

PAYSON CITY  
CITY COUNCIL MEETING AND WORK SESSIONS  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, November 16, 2022

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Kirk Beecher (on line), Brett Christensen, Linda Carter, Taresa Hiatt,  
William R. Wright

EXCUSED: Bob Provstgaard

STAFF PRESENT David Tuckett, City Manager  
Cathy Jensen, Finance Director  
Kim E. Holindrake, City Recorder  
Jason Sant, City Attorney  
Brad Bishop, Police Chief  
Robert Mills, Development Services Director  
Travis Jockumsen, Public Works Director/City Engineer  
Scott Spencer, Fire Chief (on line)  
Jill Spencer, City Planner  
Karl Teemant, Recreation Director  
Janeen Dean, Community Events Coordinator

OTHERS Austin Zobell, Natasha Buechele, Officer Trey Talcott

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m. The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Brett Christensen.

B. CONSENT AGENDA

1. Approval of the November 2, 2022 Regular City Council Meeting Minutes

**MOTION: Councilmember Christensen – To approve the consent agenda.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Kirk Beecher
Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

Austin Zobell referenced the council's discussion (Spring Creek Area Specific Plan) on November 2 and comments regarding his neighborhood at 200 South (and 1700 West). In the discussion, Robert Mills stated the neighborhood felt comfortable with the business park, which is not correct. The neighborhood is not happy with a business park or I-1 Zone. Secondly, Robert Mills also stated he would reach out to them with potential zoning changes from business park to I-1, but they haven't heard anything. They have only received one notice since the Spring Creek discussions began, which is disappointing. Councilmember Christensen gave an example of the train going by and how it's no more inconvenient than potentially changing the zoning to I-1. This isn't an accurate statement because the frequency of the train. Yes, it's inconvenient; but they all new of the train before moving into the neighborhood. The frequency of the train does not compare to the noise of I-1 uses. In September, he discussed with the Council the speed limit on 200 South. The Council had some concerns but were unsure who owned the road. He spoke to the Utah Department of Transportation (UDOT) and the State who all stated they don't own the road, which narrows it down to the City. Currently, the speed limit is 40 mph past the neighborhood and 25 mph around the bend. He requested it be changed to 25 mph through the west end of the neighborhood to slow down traffic. Councilmember Christensen also stated that with the evolution of cities, growth, and the economy, neighborhoods surround by commercial get bought up. Their concerns as a neighborhood is the quality of life up until that point, which could be a long time. His point is what is the City doing to protect their quality of life and their assets.

Mayor Wright noted one problem is the location of the neighborhood and the railroad. It's an important area to other entities as well. As mentioned, the neighborhood is isolated and away from any other residential areas and presents a substantial conundrum.

Austin Zobell noted every council meeting he has looked up or been involved in mentions his neighborhood as being surrounded by industrial, which he feels is an inaccurate statement because the nutrition plant has been empty since he has lived there. The batch plant is recent. He asked the Council to keep them in their thought and look out for them.

Mayor Wright noted the City was blindsided by the batch plant as well.

Natasha Buechele thanked the Council for all they do. She questioned the status of the Payson Main Street renovation (100 N to 700 S), any plans to upgrade Main Street south of the freeway, any updates or status of the UTA FrontRunner extension plan, and land purchased for a business park.

Mayor Wright stated the Payson Main Street project will be discussed later tonight and Main Street is a state highway so the City has no plans to upgrade. The FrontRunner corridor is ongoing and has been studied as to what form of transportation will be best. UTA and Mountainland Association of Governments put together \$5 million to do an environmental study, which will take about a year. FrontRunner is connected to a new north interchange (Nebo Beltway) that the City is working to get funded and includes a Utah Valley University campus. All three project need to come together. The City is working with a developer for land for a business park.

## 2. Staff and Council Reports

### Staff Reports

RECREATION – Karl Teemant reported the Historical Group Preservation Committee meets monthly and is working on a timeline of history video to put on the webpage. It will be narrated walking tour of history at the Peteetneet. Funding is through the historic grant from the state. The Forebay Committee meets monthly and continues to work on the conservation efforts and uses of Forebay.

COMMUNITY EVENTS – Janeen Dean reported staff is decorating for Christmas, which takes a lot of time. The Parks Department spends a lot of time at Peteetneet and parks. It’s a beautiful time to see the Peteetneet Museum. The Santa Dash is November 25, which is the seventh year. The way to register has changed, but she hopes to have a good crowd. The schools will not come to sing because it is too crowded. The new route runs down west Utah Avenue to Main Street then cuts through the park and around the pickleball courts then around Utah Avenue and back to the Peteetneet. After there will be donuts and hot chocolate. The Christmas Boutique is the next weekend and is also the seventh year. There will be 23 vendors for people to see the museum and purchase Christmas gifts.

### Council Reports

Councilmember Carter reported she has been going up Main Street a lot, and the staff is working hard putting up the Christmas decoration. She really appreciates them. The parks look wonderful with the big tree going up today. She appreciates Janeen for all she does. Her grandson did the Santa Dash seven years ago, and she has been there every year since to watch. She thanked all the employees for such a good job.

Councilmember Christensen stated the City looks great; employees are doing a great job.

Mayor Wright stated the City acquired some great Christmas decoration at a great price.

#### 3. Presentation of new police officer and oath of office

Chief Bishop introduced Officer Trey Talcott who comes to the City from the Sanpete Sheriff’s Office but grew up southeast of the Payson hospital. He worked with the ambulance department for three years.

Officer Talcott stated he grew up here and is excited to continue his service to the City.

#### 4. Discussion regarding a Dog Park

Mayor Wright suggested tabling this item because Councilmember Provstgaard is not here tonight.

### D. ACTION ITEMS

#### 1. Ordinance – Amendments to the General Plan regarding Moderate Income Housing (6:25 p.m.)

Robert Mills stated he has been in contact with the Department of Workforce Services regarding the moderate income housing report. The Legislature made changes to moderate income housing with HB 462 where the State is more interested in strategies rather than the actual numbers for reporting in 2022. These changes brought an emphasis to strategies and provided a large list of strategies where Payson was to choose three. The Council previously discussed and chose three strategies that fit Payson well and were achievable.

Strategy 1 – Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

- This ties closely to all the infrastructure improvements the City is doing specifically with the updates to the sewer treatment plant.
- Implementation Plan: Payson City will finalize contract requirements in the coming months in order to begin construction in 2023. The City will manage contract obligations to ensure timeline milestones are met. Without this critical infrastructure improvement, additional development within the City will not be possible.

Strategy 2 – Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

- Payson is very comfortable with this already. The General Plan update process has identified the areas where Payson will grow with surrounding transportation nodes. It puts density where it makes sense.
- Implementation Plan: The City is actively working with UDOT to implement planned interchange improvements at the North Main Street interchange. This is a critical improvement to allow access to additional areas already planned to include higher density housing. UTA, in conjunction with Payson City, has already begun the station area planning process for the future high-speed rail stop for Payson including assessment of plausible locations for additional high-density housing. The City will continue to follow the guidance of the Future Land Use Map in the General Plan to identify higher density residential uses to address housing needs for a variety of income levels.

Strategy 3 – Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

- The City has allowed internal accessory dwelling units for a long time, and future code amendments will allow this to incorporate easily. Accessory dwelling units help satisfy moderate income housing requirements but support the stabilization of neighborhoods and creates longevity.
- Implementation Plan: Include evaluation measures in the request for proposal process to specifically examine accessory dwelling units for the selected consultant for zoning code rewrite. Evaluate the requirements necessary to allow detached accessory dwelling units in residential zones.

It’s important for cities to show the Legislature that these are at the forefront of the city’s mind. The City went through an incredible General Plan update in 2020 so a supplement was created to adopt for this general plan amendment. The housing situation in Payson includes 6,256 housing units with 5,011 owner-occupied and 1,245 rentals. Over the last five years, a total of 1,842 housing units have been approved in Payson and the housing mix continues to grow.

Household Incomes:

Less than \$10,000	2.7%	\$50,000 to \$74,999	23.9%
\$10,000 to \$14,999	2.6%	\$75,000 to \$99,999	18.0%
\$15,000 to \$24,999	5.8%	\$100,000 to \$149,999	17.0%
\$25,000 to \$34,999	7.0%	\$150,000 to \$199,999	7.2%
\$35,000 to \$49,999	13.0%	\$200,000 or more	2.7%

Based on area median income, over 55% of Payson households are considered low-income, and 26.9% of Payson households earn more than 100% of the average median income. As of last week, there were 78 homes in Payson with an average list price of \$551,170, and the median listing price is \$480,000. Home prices ranged from \$295,000 to \$1.8 million. This is what people are facing in the housing market. KSL reported 29 available rentals with a price range from \$1,050 to \$3,000 per month.

**Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months:**

Less than \$20,000	Households	\$20,000 to \$34,999	Households	\$35,000 to \$49,999	Households	\$50,000 to \$74,999	Households	\$75,000 or more	Households
Less than 20%	0	Less than 20%	0	Less than 20%	25	Less than 20%	94	Less than 20%	1,481
20% to 29%	0	20% to 29%	7	20% to 29%	28	20% to 29%	443	20% to 29%	343
30% or more	63	30% or more	191	30% or more	304	30% or more	166	30% or more	84

The estimated mortgage payment on a \$550,000 with 10% down for a 30-year mortgage is \$3,787 per month.

The Council will continue to hear about housing. The moderate income housing report for 2022 is uploaded on line following the council’s approval of this general plan amendment.

**Council Discussion:**

Councilmember Hiatt stated people won’t reduce their rental cost unless there is an abundance of rentals. She questioned how many more moderate income housing is needed in Payson.

Mayor Wright noted the City can’t control the market but can control people having the ability to go where they need their livelihood such as transportation.

Robert Mills stated the City needs to continue putting moderate income housing and density where it is appropriate. The only way moderate income housing remains moderate is by keeping the costs lower through transportation access and goods and services in close proximity. A \$30 an hour paying job is in the middle of low-income. Currently, the City is deficient by around 1,000 units for moderate income housing, but some have already been approved and developed soon.

**MOTION: Councilmember Christensen – To approve the ordinance to amend the General Plan regarding moderate income housing.** Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

- Yes - Kirk Beecher
- Yes - Linda Carter
- Yes - Brett Christensen
- Yes - Taresa Hiatt

**E. WORK SESSION (6:46 p.m.)**

**1. Downtown Main Street Vision Project**

Dave Tuckett stated the City has been working on this Project for quite some time. Monday, the state historical group is coming down with an architect to meet with property owners on their suggestions. The big problem the City is facing is the costs keep going up. CRS Engineers hired Hogan

Construction to refine the cost estimates. The City received \$5 million from the State Legislature and Payson funded \$3.2 million from fund balance for a total of \$8.2 million. The initial estimates are now close to \$16 million, and Payson doesn't have additional funds. Some things have been cut down such as pavers verses colored concrete or regular concrete. Just to do the two blocks of Main Street is about \$8.1 million, and all the way to 700 South would be \$15 million. Then it's another million for the pretty things above ground. The state funds have to be used for this project on water and sewer infrastructure. The different scenarios can be phased such as doing the parking lots later. He and Mayor Wright have a meeting tomorrow with the lobbyists to discuss the possibility of getting additional funds from State. Staff can see if there is also extra COVID funds available from the State or County. The Project is close to being fully designed with the hope of going out to bid in the spring. He doesn't want to start moving on it if the funds aren't approved. The City doesn't have another \$8 million in fund balance to put toward the project. The Council will need to have some hard discussions and answer questions on how to move forward. The project includes a water feature that could be dry for around \$17,000; with water it's about another \$220,000.

Council Discussion:

Councilmember Christensen stated the important part is getting the infrastructure installed.

Mayor Wright stated he's not ready to give up on it yet.

Councilmember Carter questioned if phased, could two blocks be done each year.

Councilmember Hiatt questioned the cost to just do the underground and street.

Dave Tuckett noted the underground utilities need to be fixed and the state funds spent. The underground utilities, curb, gutter, sidewalk, and road is \$7 million. It's additional \$8.2 million to get to 700 South. The parking lots, landscaping, and all above ground work is extra.

Mayor Wright stated the original plan was to do from 100 South to 700 South. Hopefully, the City can get additional funds.

Dave Tuckett stated staff will try to look at all available avenues. It's not great news just like the sewer facility going up in cost. He will give an additional update following the discussion with the lobbyists.

2. Home Occupations in Accessory Structures

**MOTION: Councilmember Christensen – To table this item.** Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Kirk Beecher
Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt

F. ADJOURNMENT

**MOTION: Councilmember Christensen – To adjourn.** Motion seconded by Councilmember Carter. Those voting yes: Kirk Beecher, Linda Carter, Brett Christensen, Taresa Hiatt. The motion carried.

The meeting adjourned at 7:00 p.m.

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder