

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 15, 2023

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Kirk Beecher, Brett Christensen, Linda Carter, Taresa Hiatt, Bob Provstgaard (online), William R. Wright

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
Jill Spencer, City Planner

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 William Wright.

Pledge of Allegiance led by Linda Carter.

B. CONSENT AGENDA

1. Approval of the February 1, 2023, Regular City Council Meeting Minutes
2. Resolution – Development Agreement for Springside Meadows, Plat P, located east of Main Street between 1600 South and 1800 South
3. Ordinance – Amendments to Payson City Code Title 2.44, Establishing A Records Access and Management Program
4. Resolutions – Amended consulting agreements with Legislative Executive Consulting LLC and GTC Consulting Inc

MOTION: Councilmember Beecher – To approve the consent agenda as outlined by the Mayor.

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
Yes	-	Bob Provstgaard

49 C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

50 1. Public Forum

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52 No public comments.

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54 2. Staff and Council Reports

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56 Staff Reports

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58 ADMINISTRATION – Dave Tuckett reminded the Council of the budget retreat next weekend at
59 Zermatt in Wasatch County. The Utah League of Cities and Towns mid-year conference is April 19 to
60 21 in St. George. He will send a reminder email. April 19 is a schedule city council meeting. Last year
61 there were enough councilmembers attending that the council meeting was cancelled. Three
62 councilmembers have to be present in the council chambers to have the meeting. He proposed
63 cancelling the second meeting in April if enough councilmembers attend the conference.

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65 Council Reports

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67 Councilmember Christensen stated he visited the landfill, and it was so good to talk to the employees
68 to learn what they deal with daily. Recently, he brought up the possibility of working with Waste
69 Management and adding recycling bins after the scales at the landfill. People could recycle items
70 before it goes into the landfill such as cardboard, plastic, and glass. There is already a recycling for
71 metal. He requested a cost analysis to see if this would be viable. The new scale house is amazing and
72 gets traffic in and out quickly.

73
74 Councilmember Beecher stated he gave Dave Tucket updated water efficiency standards that Central
75 Utah Water Conservancy District published this last year. There is a section that would be wise to have
76 in the city code to ensure citizens can take advantage of some of the rebates from Utah State.

77
78 Councilmember Carter stated she is so thankful for all the employees and what they do. The landfill
79 employees were very helpful to her with her last trip to the landfill. One employee waived and helped
80 her dump the truck. They were very nice and work hard.

81
82 Councilmember Hiatt stated she was approached today with a question if there are procedures in place
83 for a natural disaster. Dave Tuckett stated the City has plans in place; he will send out the information.
84 The Fire Department works with the different ecclesiastical organizations. Mayor Wright noted the
85 City participates in the National Shake Out. The CERT program is getting up and going again as well.

86
87 Councilmember Provstgaard reported Chief Spencer is currently at the fire station training a couple
88 wards on disaster preparedness. There are lists of equipment and needs for help. He gave a shoutout to
89 Mayor Wright. He is available whenever needed and is everywhere. He's grateful the City has a mayor
90 who is interested in all things and spends the time to know the issues.

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92 D. ACTION ITEMS

- 93 1. Public Hearing/Ordinance – Vacation of the 15-foot sewer easement in the SX3 Subdivision,
94 Plat A, on Lot 2 (parcel 66:519:0002) located at approximately 800 South and 1600 West (6:15
95 p.m.)

Staff Presentation:

Jill Spencer stated this adjustment is needed before the plat is recorded. At the last meeting, the Council approved a request to amend the plat by combining lots 1 and 2 and vacating the public utility easement down the center of the two lots. There is a sewer easement crossing lot 2 that also needs to be vacated. The new plat shows the new public utility easements for sewer, etc. The tunnel easement has already been vacated by the owner, which wasn't utility based.

MOTION: Councilmember Hiatt – To open the public hearing. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

Public Comment:

No public comments.

MOTION: Councilmember Christensen – To close the public hearing. 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
Yes	-	Bob Provstgaard

MOTION: Councilmember Christensen – To (ordinance) vacate the 15-foot sewer easement in SX3 Subdivision, Plat A, Lot 2. 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
Yes	-	Bob Provstgaard

2. Amendments to the Payson Business Park Subdivision, Plat G, at approximately 1436 American Way (6:20 p.m.)

Staff Presentation:

Jill Spencer stated this request accepts additional property along American Way for the road and trail. Development Services received a site plan application for a 16-unit, multi-tenant building. While working through the review process, there is a need for an additional four feet totaling 1,059 square feet to accommodate the road, trail, etc. Everything else is consistent with Plat G. The applicant will put in the 10-foot trail.

MOTION: Councilmember Beecher – To approve the amendments to the Payson Business Park, Plat G, as outlined. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

3. RECONSIDERATION Ordinance – One Properties LLC (Springs at Spring Lake) Zone Change from A-5-H, Annexation Holding Zone to R-1-15, Residential Zone on Utah County parcels 30:084:0067, 30:084:0065, 30:084:0068, 30:084:0117 at approximately 12240 South 550 West (6:22 p.m.)

Staff Presentation:

Robert Mills stated this is being done because the last consideration did not move the application forward because of concerns with timeliness. Since that time, the applicant has provided additional information. Tonight's request is to consider this additional information. He reviewed the location of the property and the proposed development layout. The applicant has addressed the Planning Commission concerns; and received a letter from Utah County allowing access on 12240 South, which is a county road.

A trip generation study was conducted for this proposed development on a Thursday evening in January. The consultant determined 4:45 p.m. to 5:45 p.m. would provide best window of information. During that time 16 vehicles were observed on 12240 South. The consultant calculated that the proposed development would generate 344 new trips on an average weekday (24-hour period) with 26 trips in the morning peak hour and 34 trips during the evening peak hour, which is for all roads in the vicinity of the proposed development. Further calculations show that 12240 South would gain approximately 12 new trips during the evening peak hour for a total of about 28 trips for the entire hour. This equates to one vehicle for every 2.1 minutes, which are small numbers. The findings, based on the new trip generation and estimated trip assignment, it is anticipated that 12240 South has sufficient width to handle the project traffic. Figure 2 in the report shows the anticipated trip flow during that peak hour with five trips leaving the development onto 12240 South and seven trips entering the development off 12240 South. It also shows 1900 South with 14 trips coming in and 8 trips going out of the development. So, the majority of trips generating in this development are actually headed north through 1900 South.

There was a specific request by one of the Spring Lake residents to look at the possibility of a second access to 1900 South instead of access to 12240 South. This would go through the city's proposed park, which has been dedicated to the City. The request included moving the park to the south of this development leaving no connection to 12240 South. Staff review found there are specific requirements in the annexation and development agreements for Springside Meadows that makes this park necessary for that development for open space and amenities. Functionally, this proposal doesn't work and a road with additional houses creates some challenges. The Fire Department will also use this park for trainings.

Council needs to consider this additional information. Staff recommends that with these new findings, 12240 South can accommodate the traffic created by the development. Staff recommends rezoning to the R-1-15 Zone and approving the subdivision. The traffic engineer was Hales Engineering.

MOTION: Councilmember Beecher – To approve the (ordinance) zone change from A-5-H to R-1-15 for this development, finding that the traffic study indicated that there would not be major additional load on 12240 South, 12240 South can handle the additional load, and progress this forward. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Kirk Beecher
Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
No	-	Bob Provstgaard

4. RECONSIDERATION Preliminary plan for Springs at Spring Lake located on Utah County parcels 30:084:0067, 30:084:0065, 30:084:0068, 30:084:0117, 30:084:0121, 30:084:0115 at approximately 12240 South 550 West (6:33 p.m.)

Council Discussion:

Councilmember Christensen would like to see a straighter road coming into the development (from 1900 South and 500 West Street) and more of a grid system. It's difficult with the large lot to the south with an existing house (Lot 6).

Councilmember Provstgaard stated the Council remanded this back to staff asking for something different than access to 12240 South. It comes up with a traffic study that is flawed and doesn't take into account the people who will use the road for a quicker school drop off in the morning and pickup in the afternoon. He believes once the road is in, it put a lot more traffic through the residential neighborhoods instead of going up to 1900 South. Outside the traffic study, nothing else has changed for the months and months the Council has looked at it. He's not standing on a principle here. We're talking about saving some ground where the new park is going for the betterment of a city park at the pond once the pond is dredged, picnic tables are added, and inviting all citizens to enjoy.

Councilmember Hiatt noted there are a lot of kids in this subdivision including townhomes. There needs to be a park there that is close for the kids to play.

Councilmember Christensen noted previously the Council talked about a bicycle park along with the Hancock Trail and may be something to incorporate and is a great option. This park property was donated to the City.

MOTION: Councilmember Beecher – To approve the preliminary plan for Springs at Spring Lake as Robert Mills indicated. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

240 Yes - Taresa Hiatt
241 No - Bob Provstgaard
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243 E. ADJOURNMENT
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245 **MOTION: Councilmember Hiatt – To adjourn.** Motion seconded by Councilmember Carter. Those
246 voting yes: Kirk Beecher, Linda Carter, Brett Christensen, Taresa Hiatt, Bob Provstgaard. The motion
247 carried.
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249 The meeting adjourned at 6:40 p.m.
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Kim E. Holindrake, City Recorder