

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 21, 2024

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet (5:32 p.m.), Anne Moss (5:34 p.m.), Ryan Rowley, 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
Michael Bryant, Planner II
Shawn Black, Power Director

OTHERS Chris Scadden – Payson/Santaquin Chamber of Commerce, Rhett Huff – President, Payson Lions Club, Shantell Major, Isaac Major, Chuck Blackhurst, Paul Johnson, Matt Workman, Jenny Spencer,

CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:30 p.m. The meeting was properly noticed.

A. ADJOURN TO CLOSED SESSION

MOTION: Councilmember Christensen – To adjourn to closed session. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
| Yes | - | Taresa Hiatt |
| Yes | - | Ryan Rowley |

1. Pending or reasonably imminent litigation

B. ADJOURN FROM CLOSED SESSION

MOTION: Councilmember Christensen – To adjourn from Closed Session. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
|-----|---|-------------------|

- Yes - Taresa Hiatt
- Yes - Brian Hulet
- Yes - Anne Moss
- Yes - Ryan Rowley

C. PRAYER & PLEDGE OF ALLEGIANCE (6:10 p.m.)

Prayer offered by Bill Wright.

Pledge of Allegiance led by Anne Moss.

D. CONSENT AGENDA

1. Approval of the February 7, 2024, City Council Meeting Minutes
2. Resolution - Lunaria Springs Annexation petition for consideration of acceptance and further review located at approximately 1500 East and 100 South consisting of 16.229 acres
3. Resolution – Land Lease and Disposal Agreement with VanCon Inc
4. Resolution – Empower Agreement to provide recordkeeping and other related services for the administration of Payson City’s retirement investment plans
5. Resolution – Settlement Agreement with South Utah Valley Electric Service District (SESD)

MOTION: Councilmember Rowley – To approve the consent agenda except with regards to line item 5 to approve the resolution and agreement excluding exhibit H version 2. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

- Yes - Brett Christensen
- Yes - Taresa Hiatt
- Yes - Brian Hulet
- Yes - Anne Moss
- Yes - Ryan Rowley

E. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Payson/Santaquin Chamber Business, Employee, or Community Service Award

Chris Scadden announced the Chamber Business of the month for December 2023 is Walmart, which opened its doors in 2003, employees over 400 people, and provides over \$10,000 yearly in community grants. Construction is completing on a new gas station that will be done in April. Kaden Goodall with Walmart accepted the award.

2. Presentation of Victim Services Report

Chief Bishop stated the Victim Advocate Services is funded by a BOCA grant, which requires a presentation to the council twice per year. Victim Services is funded by a 70% grant. Ruthie Pedregon is the city’s victims advocate and has been with the city for four years and has 20 years of experience. It has been a great addition to the city to have a victim advocate. The programs have served 217 individuals, 193 cases, and 143 defendants. This totals 3,103 services including emotional support, information referrals, criminal/civil justice systems, person advocacy, and accompaniment. As you can see, Ruthie is very busy. The Department takes these cases very seriously, and it goes a long way to have her help with victims.

Mayor Wright noted he was on the police force for 31 years and didn't have this service. It's a great asset to the department and community.

3. Public Forum (6:21 p.m.)

Rhett Huff stated the Payson Lions Club is celebrating 100 years in Payson, which was organized January 8, 1924, and recognized by Lions Club International on January 24, 1924. The founder Melvin Jones made the journey from Chicago to Payson to personally present the charter to the first president, Dr. Grover Christiansen. Payson is the second oldest Lions Club in Utah. A 100-year celebration open house will be held March 9 from 5:30 p.m. to 7:30 p.m. at the Peteetneet with a short presentation at 6:30 p.m. He invited the council and all those who want to attend. The Lions Club provides eye exams and glasses to children at Payson schools, a yearly scholarship to Payson High School, a fund raiser before the Memorial Day Parade serving scones and honey butter, and volunteer at the Salmon Supper. The Lions Club recently completed a large project by raising 1 million pennies (\$10,000) for the Payson Library, which was matched by the city. These funds were used to create the Lion's Den at the library. Anyone interested in, joining, or participating in the Lions Club can go to Facebook or just ask.

Shantell Major stated she moved into Quail Mountain Estates in July as the first home. The residents have noticed manufactured homes being built in the subdivision, which brings many reasons for concerns. When she called the city, she was told there are laws in place that can't discriminate against manufactured homes and the city can't make regulations on how houses are built. When she looked into this, she found the East Side Comprehensive Plan, which covers her area. This Plan is in place to protect the beauty of the area and direct the growth of the area. A manufactured home doesn't meet the standards of the Plan. The manufactured homes are listed at \$488,000, which aren't worth that. The manufactured homes are being built under the laws for affordable housing, but they aren't affordable housing. These manufactured homes will devalue our homes; our homes were built with quality work. It robs us and our neighbors. Manufactured homes devalue over time, it's difficult to get financing, and the materials used won't stand the test of time. Currently, two homes are already there and three are scheduled to be built. She knows the city is working to bring these homes up to standard. She wants the two homes to truly be brought up to standard code and not allow the other three homes to be built. Only homes that meet the East Side Comprehensive Plan should be allowed to be built.

Issac Major echoed the sentiments of Shantell Major. Payson is in a growth phase and developing as a city. This is an opportunity for us to protect Payson and put foundations down now to make what Payson needs to be in 10 years. The comprehensive plan was done in 2009 and was tremendous forethought on what Payson can become. These homes set a precedent for Payson in a negative way. He provided pictures of the manufactured homes. He has nothing against manufactured homes. As Payson continues to grow, developers will look at this. Payson needs to take a stand to ensure this behavior and price gouging doesn't take place with more of these homes and developments. This builder is using this neighborhood to extrapolate and pull money out of it. Those here tonight represent hundreds of people we have talked to that are maffled as to why this type of behavior is being permitted and approved Payson. True homebuilders have to meet requirements, material lists, engineering, and other steps and are getting a bad taste for Payson. He doesn't want to lose those builders because of these manufactured homes. This is an opportunity for Payson to put legislation in place like most surrounding cities and raise the bar and avoid this.

Mayor Wright stated Development Services is aware of the situation and watching the state legislative process.

Chuck Blackhurst stated he owns two lots in Quail Mountain Estates and is a homebuilder. Payson is a breath of fresh air on the south end of Utah County. He is excited for those who want to come to Payson. He looked at the neighboring developments to Quail Mountain Estates, and this was the expectation of the area. After some of the homes began being built, these manufactured homes showed up on trailers. He has been building for 21 years and has never seen a manufactured home put in a new neighborhood like this. Surely this isn't what Payson wants or allows according to the East Side Comprehensive Plan. The Plan describes the traditional neighborhood to new estate home neighborhoods with larger homes and upgraded buildings. The Plan has a ton of forethought, details strict building in the area, and states following the Payson Code 12.12 related to planned residential development of minimum standards for the housing. These manufactured homes don't meet the minimum requirements or the intention of the Plan. He talked with the Planning Commission and others and saw that there was a lack of knowledge the Plan. There is certainly a disconnect and mistakes made. A home is a great investment to homeowners. Values in the neighborhood decreased when those manufactured homes showed up. From a builder's perspective, submitted plans are drawn by an architect, stamped by a licensed engineer, and detail all the features of the home. If information is missing, it is kicked back to him. These manufactured homes should not have received a building permit and continue to be out of compliance. The building of the home is the most important. Please make sure all builders and buildings are in compliance.

Paul Johnson noted he lives in a condo and is a big advocate for affordable housing. Thousands more units are needed in Payson. He lived in a manufactured home twice since being married, and they are not easy to maintain and degrade fast. Half a million for a manufactured home is not affordable housing. He recently tried to buy the condo he's living in for that price and couldn't afford it. It will be a heavy burden on those moving into the manufactured homes.

Matt Workman stated his kids are living at home because they can't afford an apartment or home because housing costs are so high. When thinking about these homes, it seems like predatory home building. They are taking advantage of those who can't afford a home and have to settle for whatever they can find. These manufactured homes instantly won't appraise at that price again. It's the city's chance to make a statement and not accept this behavior. Many things have been missed, and it's a horrible situation.

Jenny Spencer noted this specific area is some of the best property in the entire city. It's beautiful and has been farmland forever. She considered moving when the apartments went up in such a small area. Over 20 years ago, she moved to the area for a reason, which is slowly being taken away. She begged the council to protect this area with nice neighborhoods and decent sized lots. She's not looking for multimillion-dollar homes. There is a place and need for manufactured homes, which look like trailers. Please protect the area.

Brian Hulet appreciates everyone coming and talking about this. The East Side Comprehensive Plan is a great plan. The State Legislature is tying the city's hands and has changed a lot of rules overall. They are telling cities what they can and can't do. He asked those present to watch what the State Legislature is doing. The city may not be able to follow the Plan because of State.

Councilmember Hiatt stated she has a single-wide trailer on her property for an employee. The quality is not there, and she understands what is being said. They are not built to withstand people living there, especially with kids.

Chuck Blackhurst shared that the state regulation in reference to building design elements states a municipality may not impose a requirement for building design element on a one or two-family dwelling. It also says it does not apply to building design elements agreed to under a development agreement. The State Legislature’s intent is not to remove development agreements. It also mentions land-use regulations specific to planned residential developments. The East Side Comprehensive Plan is a development agreement, and this legislation does not discard it.

Mayor Wright thanked everyone for their opinions. He will work with staff to look at what options are available.

MOTION: Councilmember Hulet – To close the public forum. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
| Yes | - | Taresa Hiatt |
| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Ryan Rowley |

4. Staff and Council Reports (6:55 p.m.)

Staff Reports

CHAMBER OF COMMERCE – Chris Scadden thanked everyone who attended the Chamber Gala earlier this month. The upcoming annual meeting will be March 18 at the South County Lanes with free bowling, laser tag, food, and raffle prizes.

ELECTRICAL – Shawn Black thanked the council for approving the SESD agreement, which has been a lot of years coming. He recognized the Power Department employees and Brad Kearl for their help.

DEVELOPMENT SERVICES – Robert Mills stated staff is aware of the manufactured homes at Quail Mountain Estates. There is nothing the city can do to prevent an applicant from placing a manufactured home in the city. The city can and staff has explained the requirements as far as design elements that are referenced in the East Side Comprehensive Plan (ESCP) and Payson Code zoning requirements. The ESCP is an advisory document and not code. Staff is looking at ways to beef it up. The best way to ensure those design suggestions of the plan are in place is when property comes before the council for a zone change or planned residential change. The Council can then encumber those items on the property with a development agreement. The manufactured homes already on a foundation have not been completed yet and no certificate of occupancy has been issued. One manufactured home was placed on a lot that is not associated with a building permit and has been red tagged. He noted the State Legislature has been very specific in eliminating design requirements and a city’s ability to impose design requirements. Jason Sant clarified the ESCP is part of the general plan and a guideline. It is followed for zoning and the types of homes in those zoning areas. This is a neighborhood that is a little different because the lots are sold individually to different builders and not under the same builder.

Because there are no CCR's, those individuals have the right to put in the home they want within reason such as a required foundation. Councilmember Rowley stated this is a tricky situation with personal land rights and a developer. He doesn't like it; it's an eyesore; it doesn't fit in this neighborhood.

Council Reports

Councilmember Rowley recognized Travis Jockumsen and Shawn Black for their time, energy, and dedication to Payson City. There are a lot of projects in the works. He thanked Robert Mills, Jill Spencer, and Michael Bryant for taking the time to discuss this manufactured home issue with him. He visited Mr. and Mrs. Major and Chuck Blackhurst and went to the Major's home. He wants to attract good builders and good families. The situation has negatively affected the marketability of the surrounding homes. He is working with Development Services to see what can be done to learn from this and try to do better. It's not affordable housing.

Councilmember Hulet stated he previously reported that the city didn't get the tourism grant because the information wasn't received. He resent the information and received a call tonight that they messed up and the city's information was put back in. So, the rodeo arena is back on table. He gave a book to the council called Small Town Solution – An Economic Development Guide for Small Communities with Big Dreams, which he also gave to the Economic Board members.

Councilmember Christensen thanked staff for all they do. Government can be a thankless job.

F. ACTION ITEMS

1. Public Hearing/Ordinance – Vacation of the 10-foot public utility easement in the Springside Meadows Subdivision, Plat P, between Lots 102 and 103 located at approximately 1709 S Main Street (7:12 p.m.)

Staff Presentation:

Michael Bryant referred to the staff report. The owner wants to consolidate two lots to one large lot but needs to vacate the easement between the two lots. The single lot will be about 1.5 acres. A building application was submitted but not reviewed yet until this process is complete.

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

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
| Yes | - | Taresa Hiatt |
| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Ryan Rowley |

Public Comment:

No public comments.

MOTION: Councilmember Rowley – To close the public hearing. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
|-----|---|-------------------|

Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Anne Moss
Yes - Ryan Rowley

Council Discussion:

Councilmember Christensen is okay with a single-family lot but not if it's for multiple units.

MOTION: Councilmember Hulet – To vacate the 10-foot public utility easement (ordinance) in the Springside Meadows Subdivision, Plat P, between lots 102 and 103 at 1709 South Main Street. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Anne Moss
Yes - Ryan Rowley

2. Amendments to the Springside Meadows, Plat P, to consolidate two lots located at approximately 1709 S Main Street (7:18 p.m.)

Staff Presentation:

Michael Bryant reviewed the consolidation of the two lots that was reviewed in the previous item

MOTION: Councilmember Christensen – To amend the Springside Meadows, Plat P, to consolidate the two lots. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Anne Moss
Yes - Ryan Rowley

3. Resolution – Payson City Grant Agreement with The Insurance Center of Utah for the building located at 20 South Main (7:20 p.m.)

Staff Presentation:

Jill Spencer stated this is the first application for the city grant for historic Main Street. Staff reviewed the application, and it meets all the application requirements to utilize city funds in order to improve a rear entrance for a business on Main Street. The application process and obligations have been memorialized in this grant agreement.

Council Discussion:

Mayor Wright noted it would be advantageous if these agreements didn't all need to come before the city council for approval; staff can do that process.

Jason Sant clarified the city has \$100,000 for these grants. Staff determined that a grant could be up to \$10,000. After tonight, \$90,000 will remain available. Unless the council wants to see these agreements for approval, it would be quicker for the applicants to submit and have the staff approve them.

Councilmember Hiatt noted she just wants to know who received a grant.

Dave Tuckett stated to just approve this agreement and include in the motion to approve others administratively.

Jill Spencer stated there are several businesses she is in conversation with and confident three or four will submit.

Councilmember Rowley stated it's wonderful for the businesses to have access to these funds. He asked staff to encourage businesses to use the funds.

MOTION: Councilmember Hulet – To approve the (resolution) Payson City Grant Agreement with The Insurance Center of Utah for the building located at 20 South Main and that any other grant applicants can be approved by staff with that the council being informed with regards to the money set aside for the Main Street Program. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
| Yes | - | Taresa Hiatt |
| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Ryan Rowley |

Further Discussion:

Councilmember Hulet noted the city has \$100,000 available, and there is \$200,000 available with the CDBG grant. He's concerned that the city funds will be used quickly because it's not tied to so many rules and regulations as is the CDBG grant.

Jill Spencer stated she has tried to steer business owners to the CDBG grant funds if they are eligible to apply for that instead of the city grant funds. Currently, there are one or two businesses that would be eligible for the CDBG grant funds and asked that they not be scared away by the amount of paperwork for the CDBG grant. Staff is here to assist them as well as staff with Mountainland Association of Governments. The city grants are matching reimbursement grants; staff will ensure the project is complete before reimbursement is issued.

4. Ordinance – Amendments to Title 13, Zoning, regarding Detached Accessory Dwelling Units (7:28 p.m.)

Staff Presentation:

Robert Mills stated as part of Moderate-Income Housing Plan and one strategy was to reduce the barriers to accessory dwelling units (ADUs). One possibility was to look at allowing detached accessory dwelling units (DADUs). Payson has allowed interior ADUs for a number of years. The State Legislature passed legislation in 2021 that cities allowed ADUs in all single-family residential

districts as long as the unit was owner occupied. Currently, the city allows attached and basement ADUS. Through previous discussions, staff has prepared proposed ordinance amendments to allow stand-alone detached ADUs but not over a detached garage/structure. In general, the proposed amendments include the following requirements.

- Number – Only one (1) ADU (interior or detached) per single-family dwelling.
- Lot Area – Not permitted on lots less than 6,000 square feet.
- Location – Permitted in, but not above, an accessory structure.
- Setbacks – No closer than 10 feet from the side and/or rear property lines and not in the front yard.
- Appearance – Similar in design, material, and character to the existing dwelling and not permitted as a two-story structure and may not exceed 18 feet.
- Size – Must have a minimum square footage of 300 square feet and cannot exceed 1,200 square feet.
- Second Kitchen – Only one kitchen allowed in the DADU.
- Parking – Four (4) off-street parking stalls required (total for house and ADU).

Staff recommends adopting the proposed amendments.

Council Discussion:

Mayor Wright stated adopting these amendments may keep the State from coming in and requiring changes.

Robert Mills answered question from the council stating a DADU is interesting because it allows for privacy, allows the owner/occupant full use of the home, and allow a lot of flexibility. The owner could live in the ADU with the renter living in the home. Because ADUs are occupied, the requirement for a building permit is automatically in place. This affords an opportunity for those who want to follow the rules to follow the rules. There will always be those who don't follow the rules. The Planning Commission forwarded a positive recommendation unanimously including allowing an owner to be gone temporarily from the primary resident in an ecclesiastical situation and allow the ADU to remain. The reason behind no two-story DADUs was because a DADU is allowed at the 10-foot setback. The ordinance could be modified in the future to allow for a two-story DADU.

Councilmember Christensen noted that there are modular homes that would meet the building and code requirements to be placed in Payson. If the setback were larger, he would be open to a two-story DADU.

Councilmember Rowley stated he explored this while serving on Planning Commission. It does allow for the opportunity for people to rent and live in Payson. His only hesitation is it could make the home unaffordable because the ADU increases the price of the home.

Councilmember Christensen noted it does also give a supplemental income.

MOTION: Councilmember Rowley – To approve the ordinance to Title 13, Zoning, regarding detached accessory dwelling units. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen

- Yes - Taresa Hiatt
- Yes - Brian Hulet
- Yes - Anne Moss
- Yes - Ryan Rowley

G. WORK SESSION

1. Update regarding Development Projects (7:45 p.m.)

Staff Presentation:

Jill Spencer reviewed the Payson Station Area Plan for the future FrontRunner Station. The framework includes a half-mile radius area from where the new interchange will be located, which is from I-15 to Main Street on the northwest side of I-15 and from I-15 to Arrowhead Trail Road on the southeast side of I-15. The majority of the property is owned by the Church of Jesus Christ of Latter-Day Saints with some property owned by Utah Valley University.

Payson Station Area Plan Timeline:

- 2011-2013: Began with the Bamberger Ranch Annexation and Specific Plan.
- 2015-2019: The Environmental Impact Statement (EIS) was completed by the Utah Department of Transportation (UDOT) for the expanded Payson Main Street Interstate 15 Interchange and a beltway.
- 2020: Payson City General Plan updated to show Transit Oriented Development (TOD) at north end of city instead of the south end.
- 2021: Utah Transit Authority (UTA) completed the South Utah Valley Transit Study to identify what transit modes would extend from Provo south to Santaquin. The FrontRunner Station will be there whether or not UVU comes to the area. FrontRunner has hired a consultant team to do an environmental evaluation along the corridor for the construction of the rail line and preliminary designs.
- **2022-2024: Payson Station Area Plan** - New roadways could direct people to bypass Payson so it's important to plan the transportation connectivity with this Plan and the Main Street Construction Project, Payson Gateway Plan and AT Plan, and Nebo Beltway Specific Area Plan.
- 2023-2024: Main Street Reconstruction Project (design and Phase 1 under construction)
- 2023-2024: Payson Gateway Plan and AT Plan
- 2023-2024: FrontRunner Environmental and Preliminary Designs from Provo Central Station to Payson Station
- 2024-2025 Nebo Beltway Specific Area Plan – Applied for a grant to assist in this plan design and should know if successful in the next month or so. This plan will require a General Plan amendment.
- 2025-2026: Update to Payson City General Plan

Context and Connection:

- Regional and local transit between key destinations.
- Transportation Network – Expanded interchange, local and regional grid system, active transportation. An active transportation plan for the entire community has a huge barrier (I-15) between the existing Payson and new development that needs to include biking and pedestrian accesses from one side of I-15 to the other. Staff is working with consultants to help with these biking and pedestrian accesses. Other entities see the need for these connections/accesses.

- Transit Studies – South Utah Valley Transit Study (FrontRunner stations, express bus), environmental and preliminary design.
- Transit oriented development.

Transit Oriented Development (TOD)

- TOD is being replaced with Transit-Oriented Communities (TOC). This will be important with MTECH and the Red Bridge Development. A TOC can be accommodated not only with FrontRunner but with bus services. A TOC includes mixed land use, sustainability sense of place, health benefits, urban density, and mobility choices.
- Benefits include creating enhanced livable communities; providing key community building blocks such as cafes, co-working spaces, libraries, bookstores educational uses, and public spaces; providing more amenities; producing better health outcomes; helping lower combined housing and transportation costs; reducing cost of services, increasing property values, increasing sales tax revenues, catalyzing economic development, and increasing potential for retail and office space.
- Typical Land Uses
 - Diversity and mix of uses include residential and employment (higher densities/intensities); retail, office, daycare, studios, small-scale convenience shopping, and civic amenities; and educational facilities.
 - Mixture of housing types (consider proximity to core) includes low-rise and high-rise multi-family, townhomes, two-family structures, and small-lot single-family.
 - Pedestrian-friendly design that encourages and facilities walking and bicycling.
 - Create special public spaces to define character of the area including parks and open space, public plazas, decorative gardens, and gathering spaces.
 - Parking plans to support urban environment, while providing options for commuters.
 - Creating around-the-clock activities associated with active urban environments.
- Progress Report
 - Planning framework includes strengths and weaknesses and determine station location.
 - Public outreach including project website, newsletter, email updates, social media, technical and advisory committees, unforeseen delays (step back to accommodate additional discussion with key stakeholders).
 - Land use plan including mix of uses to support transit infrastructure, economic analysis and moderate-income study, and Bamberger Ranch Area Specific Plan.
 - Compliance with Utah Code.
 - Coordination with key stakeholders such as UDOT (highways, freeway), UTA (FrontRunner, bus system), Property Reserve Inc (primary landowner), Utah Valley University (educational component), Mountainland Association of Governments (compliance with State Code), and Coordination with other consultants.
- Planning Framework to identify strengths and weaknesses, coordination with key stakeholders, and consultation with UTA FrontRunner team. The UVU campus could be located in two different locations because the FrontRunner terminal will be on the Property Reserve Inc. property.
- Next Steps include preparing for plan adoption, public outreach, master plan, final report, and implementation plan.

Discussion: Concerns voiced regarding the cost of riding transit, will ridership be there, accessibility of transit compared to using a vehicle, transient people and what that brings, and a TOC helps provide the opportunity for larger lots elsewhere in the city. Payson is designing the city around the TOC instead

of the TOC being designed into an existing city, which is what happened in Salt Lake City and other areas. The air quality if helped with every transit rider. The city needs to look at the big picture, find solutions, and not miss the opportunity because of the challenges.

Payson Downtown Gateway Plan:

This is north Main Street (historic downtown) and connects the Gateway District, Main Street Corridor, and Downtown Payson and includes transportation, land uses, and design/streetscape.

Jill Spencer invited everyone to the North Main Corridor (100 North to I-15) open house tomorrow night from 5:30 p.m. to 7 p.m. at the city center.

H. ADJOURNMENT

MOTION: Councilmember Christensen – To adjourn. Motion seconded by Councilmember Hulet. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

The meeting was adjourned at 9:08 p.m.

/s/ Kim E. Holindrake

Kim E. Holindrake, City Recorder