

PAYSON CITY
SPECIAL CITY COUNCIL MEETING AND WORK SESSIONS
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Tuesday, November 18, 2025

CONDUCTING	William R. Wright, Mayor
ELECTED OFFICIALS	Brett Christensen, Teresa Hiatt, Anne Moss, Ryan Rowley, William R. Wright
EXCUSED	Brian Hulet
STAFF PRESENT	Kim E. Holindrake, City Recorder Amalie Ottley, City Recorder Brandon Dalley, City Attorney Brad Bishop, Police Chief Robert Mills, Assistant City Manager Travis Jockumsen, Public Works Director/City Engineer Jill Spencer, Development Services Director Anders Bake, Senior Planner Michael Bryant, Planner II Karl Teeman, Community Services Director Shawn Black, Power Director Melanie Marsh, Human Resources
OTHERS	Nicole Cottle, Lacee Smith, and other various members of the community. Members of the Planning Commission and Forebay Committee attended the meeting.

A. CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:00 p.m. The meeting was properly noticed.

B. WORK SESSION

1. Payson City Code Titles 12 Subdivision Regulations and 13 Zoning Updates

Jill Spencer introduced Nicole Cottle, a land use attorney assisting the City in reviewing and updating its subdivision and zoning ordinances. Nicole has been working with the Planning Commission to revise these sections to better support development goals and to ensure legal and policy compliance. The purpose of the meeting was to allow Council members, staff, and Planning Commission members to provide input regarding continuing changes at both the city and state levels.

Nicole began by asking participants how they would describe Payson's identity today. Mayor Wright described the city as a welcoming, hometown community, expressing concern that state-level, one-size-fits-all legislation does not always align with local priorities. Council and Planning Commission

members highlighted characteristics they believe contribute to the city's hometown feel, such as walkability, downtown accessibility, appropriate housing densities, outdoor and community spaces, safety, and adequate green space. Participants discussed the importance of realistic growth, maintaining local control over development, and managing traffic as the city expands. An audience member expressed concerns about affordability for new families.

Nicole asked how commercial and business elements fit into the community vision. Members emphasized the need for diverse business opportunities and amenities that support families and commerce. They noted the importance of sales tax revenue and maintaining a well-planned balance of business types and locations. Planning Commission members encouraged support for local and small businesses. Mayor Wright commented that business competition can be healthy for the community, and Nicole observed that Payson appears to manage its small-town character alongside commercial growth effectively.

The group also reviewed industrial and light industrial uses. Council and Planning Commission members agreed that current industrial zoning is functioning well. Jill Spencer noted a gradual shift in community preference toward light industrial uses. Members discussed the importance of monitoring utility demands, particularly for technology-based industries that may require larger electrical capacities.

Housing affordability, density, and diversity were also examined. Concerns were raised about integrating high-density housing within single-family neighborhoods due to traffic and compatibility issues. Members expressed the need for more mid-range affordable housing options, avoiding extremes of very inexpensive or very high-priced housing. Mayor Wright noted a concern that concentrated high-density areas could deteriorate under stringent state housing mandates. Participants agreed that mixed housing types can be successful when planned thoughtfully and strategically. Additional comments addressed considering homes-per-acre ratios to ensure stable neighborhoods during economic downturns and prioritizing homeownership over rental-heavy development. Some members referenced past government regulations that contributed to the 2007–2008 housing market collapse.

Members also discussed the need to update development standards, including open space requirements, amenities, and density calculations such as gross versus net units per acre. Mayor Wright emphasized the importance of addressing citywide parking regulations, and an audience member raised concerns about the city's ability to fund road and vehicle maintenance. Jill Spencer stated that updates to the code should accommodate future development needs while allowing current residents to maximize the use of their property.

The work session concluded with discussion of annexation practices. Councilmember Hiatt stated that the City should avoid annexing property that is not ready for development. Councilmember Rowley and Mayor Wright agreed, emphasizing that annexations should not occur before utilities are available. Nicole summarized that the overall goal is to balance city and state requirements while shaping a community that responds to resident concerns, and she emphasized that the revision process will be both expeditious and thoughtful.

C. PRAYER AND PLEDGE OF ALLEGIANCE (6:00 p.m.)

Mayor Wright offered an invocation.

Kim Holindrake led the Pledge of Allegiance

D. CONSENT AGENDA (6:03 p.m.)

1. Approval of the November 5, 2025, City Council Meeting Minutes
2. Confirmation of the Monthly Financial Information
3. Resolution – Police Department Evidence Allocation
4. Resolution – Utah County Interlocal Cooperation Agreement Regarding Payson Canyon Trail

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

Yes	-	Brett Christensen
Yes	-	Teresa Hiatt
Absent	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

E. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Payson/Santaquin Chamber Business, Employee, or Community Service Award (6:05)

Jim Rowland attended the meeting to present the Community Service Award to Kim Holindrake. Mayor Wright added that when he became mayor in 2018, Kim was a great help professionally and personally. She will be truly missed by all staff and council members at the city. Councilmember Moss thanked Kim for her friendliness and stated the honor it was to work with her. Councilmember Rowley joked that Kim makes sure to keep everyone out of jail when it's election season and thanked her for her service. Councilmember Hiatt echoed the other councilmembers' thoughts.

2. Public Forum (6:11 p.m.)

Alease Bott, a resident of Payson City, inquired about a city code violation in the city regarding turn lanes on a local road. Mayor Wright indicated that as it has been reported, it will be pursued by the Police Department.

Jesse Sorenson thanked the council for the improvements made to the Forebay area in the past on behalf of the Youth Cycling League.

3. Staff and Council Reports (6:14 p.m.)

DEVELOPMENT SERVICES – Michael Bryant introduced GIS intern, Emma Milne, who has been working for the city to development a story map for the city's website. Emma presented the story maps that she created on the website that highlight different development areas in the city such as annexations, zoning, construction, developments, and transportation projects. Councilmembers all commended Emma for her hard work. Councilmember Rowley asked how the website would continue to be updated. Michael indicated that the updating will be a joint effort in Development Services department.

LIBRARY – Dona Gay introduced the Library Board Chair Amy Pitcher. Amy invited council members and community members alike to participate in the Festival of Wreaths donation and auction event.

Council Reports (6:25 p.m.)

Councilmember Christensen had nothing to report.

Councilmember Rowley expressed concern about on-street parking in high density developments.

Councilmember Moss reminded council members of an upcoming Goal Night on December 12th from 6:00 p.m. to 8:30 p.m. The night will be put on by members of the Payson City Royalty. Councilmember Moss thanked staff for their hard work for the city.

Councilmember Hiatt echoed Councilor Moss's commendation of staff. She also thanked members of the community for attending the meeting.

F. ACTION ITEMS (6:30 p.m.)

1. Public Hearing/Resolution – Amendments to the Payson City Fee Schedule Including Power Rates and other fees

Staff Presentation: Robert Mills introduced some updates to the Payson City Fee Schedule. Mayor Wright highlighted the water fees that were being assessed for non-residents being exorbitant and unnecessary.

Shawn Black discussed electric-generating power capacity coming from solar. He discussed California's "duck curve" as over-production happens in that regional market. Along with other data, Shawn indicated the growing numbers of solar customers in Payson. Shawn discussed the proposed costs for power utility rates based per kilowatt rather than the current 3-level rate scale. Councilmember Hiatt asked about recent news involving a nuclear power plant in another city. Councilmembers discussed the need for education among residents regarding supply and demand.

MOTION: Councilmember Rowley – 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	-	Teresa Hiatt
Absent	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

The Public Hearing began at (6:45 p.m.)

Public comment: Alease Bott stated that she is a proponent of solar panels on homes. She asked if a higher tax or wattage rate would be implemented for individuals who choose to use electricity more than other residents. Shawn Black agreed with the proposal but was unsure how that would be executed. Councilmember pointed out that those who use more will pay more for electricity, but those who have solar panels will have less future buyback credits.

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

Yes	-	Brett Christensen
Yes	-	Teresa Hiatt
Absent	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

The Public Hearing ended at 6:51 p.m.

MOTION: Councilmember Moss – To approve Resolution 11-18-2025-C amendments to the Payson City Fee Schedule including power rates and other fees. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Teresa Hiatt
Absent	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

2. Resolution – Canvass of the November 4, 2025, Payson City Municipal General Election (6:52)

Staff Presentation: Amalie Ottley presented data from the November 4, 2025 General Election for Payson City. The data included voter turnout in comparison to registered voters and votes for candidates per precinct.

Council Discussion:

Councilmember Hiatt thanked all the candidates for their willingness to run for office.

MOTION: Councilmember Rowley – To approve the resolution 11-18-2025-D canvass of the November 4, 2025 Payson City Municipal “General Election. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Teresa Hiatt
Absent	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

3. Resolution – Forebay Conservation Easement (7:00 p.m.)

Staff Presentation: Adam Cowie, a Payson resident and member of the Payson Forebay Committee, presented information on the 480-acre Forebay recreation area. He provided a historical overview, described current recreational uses, and outlined the proposed conservation easement and associated agreement, including permitted and prohibited uses. He also referenced other communities that have

implemented similar easements and addressed questions regarding potential amendments and the sale of properties within the easement. Adam reported on the October 2025 Forebay Open House, noting that public comments were collected and shared with the Forebay Committee. He stated that the Forebay Committee reviewed the comments and surrounding land-use plans and recommended approval of the Forebay Conservation Easement.

Public Comment: Mayor Wright allowed public comment for a limited time.

Lee Pole, a resident of Elk Ridge, attended the meeting to express his love of the Forebay area. He is a property owner in the Forebay area. He discussed previous interactions with Payson City and accommodations for the area with regard to the golf course. He indicated that he is in favor of preserving the Forebay area property. However, he stated that the proposal, as written, does not allow for access on the north side of the property for ingress/egress for neighboring property owners. He went on to say that if Payson City were to add access to the north of the property, activities in the Forebay would not be hindered. He urged the city to finish the survey that would then show that granting access would not change the city's objectives.

Karl Shuler, a resident of Elk Ridge asked everyone to contemplate what the Forebay area will look like in the long term. He stated the city would gain more recreational opportunities if they would open up more areas along the Payson Canyon road. He stated those areas would be favorable to both Elk Ridge and Payson cities. He expressed concerns that some property owners would be completely excluded from access to the property. He asked why the city has not completed the annexation process for the Forebay area.

Bridget Cheever, a member of the Forebay Committee and resident of Payson, stated that the committee wants nothing but to keep and sustain the Forebay recreational area for a long time. She stated that as the city continues to grow and be developed, the area will increase in value.

Jesse Sorenson commented that he is a 5th generation Payson resident and as the Principal of Payson High School he addressed the mental health crisis that young people are facing in these modern times. He hoped that the city would support the easement so that the area would remain available for youth to continue to recreate. He stated the area should be sustained for future generations for recreation and it will continue to bring economic resources to the city.

Chris Slider, a Payson City resident, stated that he recreates in the Forebay area and thanked the city and councilmembers for their dedication to improving it over the past few years. He echoed Jesse Sorenson's comments on mental health and the resources Forebay provides to all those in need.

Allison Booth, a Forebay Committee member, discussed the progress of the conservation easement. She stated that all members of the committee wish to be good neighbors to Elk Ridge residents. She stated that the agreement makes it possible to have access in the future. She indicated that Elk Ridge residents have mentioned to her that they feel the Forebay area is best served for development and not recreation.

Alease Bott, a Payson City resident, expressed her passion to keep Forebay as it is now. She asked that it not be developed or that roads be built to allow for more houses to be built up the canyon. She stated that the community needs more open space and trails rather than homes.

Council Discussion: Mayor Wright discussed his favor of the easement but hoped that Payson City would keep the option to allow access in the future. Councilmember Christensen, the City Council representative on the Forebay Committee, stated that writing the easement to allow access to neighboring properties was feasibly difficult. He discussed the possibility of allowing for future roads and/or parking lots. Councilmember Christensen stated that the Forebay is an area that would benefit future generations. Councilmember Rowley discussed the progress made by the council in the Forebay area. He thanked volunteers for their upkeep of the area. He stated he does not believe that residents and councilmembers can or should vote on behalf of Elk Ridge residents. Councilmember Rowley stated that allowing access to Elk Ridge properties would cut down the green space that is needed in the City. He stated that the city and the residents do not lose anything by conserving the Forebay area and he is not in favor of putting a road in for Elk Ridge. Councilmember Moss expressed her concern for places she grew up hiking in and recreating in that no longer exist due to the nearby development. She stated that building a road to the area would be devastating to the area and would only allow for development and not conservation. She does not want Payson's canyon to look like the other canyons on the Wasatch front that cater to large housing. Councilmember Hiatt asked city staff if they reviewed other city's contracts when reviewing Payson's own. Brandon Dalley indicated that multiple conservation easements were reviewed at length. Councilmember Hiatt agreed that the city should not cater to those who want homes in the area over those who wish to keep it and use it as is.

MOTION: Councilmember Christensen – To approve the resolution 11-18-2025-E approving the Forebay Conservation Easement. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Teresa Hiatt
Absent	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

4. Ordinance – Amendments to the Payson City Code, Title 8.40.030 Overnight Parking and Residential Parking Permits (7:50 p.m.)

Staff Presentation: Brandon Dalley presented updates to the Overnight Parking and Residential Parking Permits portion of the City Code. He addressed fixes to the code that will conform with the fee amendments that were passed earlier in the meeting.

Council Discussion: Councilmember Hiatt asked the police department to enforce on individuals who park the wrong way on all city streets. Councilmember Rowley confirmed with staff that parking permits would be tracked by the city.

MOTION: Councilmember Rowley – To approve the ordinance 11-18-2025-A all night parking prohibited. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Teresa Hiatt

Absent -	Brian Hulet
Yes -	Anne Moss
Yes -	Ryan Rowley

G. WORK SESSION

1. Piping of the Strawberry Highline Canal

Staff Presentation: Staff members from the Bureau of Reclamation were not present at the meeting. Robert Mills stated that he was impressed at the amount of work done by the bureau and will invite them to present at a future meeting. Mayor Wright also commended the Bureau of Reclamation for their efforts to make the task of piping the Strawberry Highline Canal easier for residents and the city.

H. ADJOURNMENT

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

The meeting was adjourned at (7:57)

/s/ Amalie R. Ottley
Amalie R. Ottley, City Recorder