

PAYSON CITY
REGULAR CITY COUNCIL MEETING & WORK SESSION(S)
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, December 17, 2025

CONDUCTING	William R. Wright, Mayor
ELECTED OFFICIALS	Brett Christensen, Teresa Hiatt, Anne Moss, Ryan Rowley, William R. Wright
EXCUSED	Brian Hulet
STAFF PRESENT	David Tuckett, City Manager Cathy Jensen, Finance Director 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 Scott Spencer, Fire Chief Jill Spencer, Development Services Director Karl Teeman, Community Services Director Shawn Black, Power Director Shelby Bohling, Communities That Care Coordinator Melanie Marsh, Human Resources
OTHERS	Lacee Smith, Bob Provstgaard, Kirk Beecher, and other various members of the public.

A. CALL TO ORDER

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.

B. PRAYER AND PLEDGE OF ALLEGIANCE (6:01 p.m.)

Prayer offered by Mayor Wright

Pledge of Allegiance led by Jim Rowland

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

1. Approval of December 3, 2025, City Council Meeting Minutes
2. Confirmation of Monthly Financial Information

MOTION: Councilmember Rowley – To approve the consent agenda. 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

D. PETITIONS, REMONSTRANCES, & COMMUNICATIONS (6:04 p.m.)

1. Presentation of Financial Audit for Fiscal Year 2024-2025 (6:04 p.m.)

Jon Haderlie from Larson & Company attended the meeting to present the Financial Audit for Fiscal Year 2025-2025. He indicated that new requirements were implemented after COVID-19 for governments, adding that standards changed countrywide that required governments to show how a shut down would be overcome. Mr. Haderlie discussed each section of the audit and supplementary information. He reported that the audit was conducted based on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with government auditing standards. Mr. Haderlie stated that material weaknesses and deficiencies were reviewed in financial statements, for which none were found in Payson City. A compliance guide report was submitted to the State Auditor. Jon reported that fees, enterprise transfers, Utah Retirement System contributions, and Open Public Meetings Act were all reviewed. There was one small finding regarding cash management. Management quickly identified what needs to be reported in future and rectified the findings. Lastly, Mr. Haderlie reported on the future responsibilities of Larson and Company in relation to the Financial Audit to make sure that accounting practices are conducted properly moving forward.

2. Payson/Santaquin Chamber Business Employee, or Community Service Award (6:28 p.m.)

Jim Rowland attended the meeting to present the Business of the Month award to A Body Renaissance. Business Owner Jennifer Trinidad was unable to attend.

3. I-15 Interchange Update (6:33 p.m.)

Eric Rasband from the Utah Department of Transportation (UDOT) attended the meeting to report on the progress of the I-15 interchange project. Mr. Rasband stated that the environmental re-evaluation document has been signed. Mr. Rasband reported that he and other UDOT employees spent day with city staff working on the interchange project design phase. He stated that he will work on the city's request for a phasing program for the interchange to consider future funding and timing aspects.

Mayor Wright thanked Mr. Rasband for the productive meeting held that week. Councilmember Moss inquired about any further discussions on 800 South. Mr. Rasband indicated that 800 South is a phase 2 project that cannot compete for funding until 2033 to 2040. Councilmember Rowley asked if betterment discussions have been completed about the Main Street project and asked when construction will begin. Mr. Rasband stated that improvements have not been finalized but hopes that if the construction follows the proposed schedule, ground may be broken by the end of 2026. Councilmember Rowley asked about funding and billing for the city moving forward. Councilmember Christensen asked about the phasing of the Main Street project and where it will begin. Mr. Rasband indicated that the project will begin west of 1-15 near the railroad which will include the purchase of right-of-way for future construction.

4. Public Forum (6:42 p.m.)

Mayor Wright asked that comments in the Public Forum not address items on the agenda as comments will be allowed for items later in the meeting. Jackie Larson, who wished to address items already on the agenda, stated she will address them at the appropriate time.

Jesse Sorensen attended the meeting to thank the city council for their vote to support the Forebay Conservation Easement. Mayor Wright indicated that the city and council members met with Lehi City earlier in the week to finalize the easement.

Carey Pierce reiterated what Jesse Sorensen said and thanked the city council for approving the Forebay Conservation Easement.

Matt Stewart echoed the previous thoughts on Forebay Conservation Easement and area. He appreciated the council's approval of the easement and for keeping the area available to recreational activities and residents.

An individual who attended the meeting via Zoom did not wish to identify himself and was therefore not allowed to speak in the public forum.

Sarah Ogden expressed concerns regarding when residents can comment on items on the agenda. She stated concerns that constitutional rights are violated by residents not being able to address upcoming agenda items in the public forum.

Jackie Larson stated that she frequents council meetings around the county and does not feel affronted by the mayor asking her to speak later in the meeting.

5. Staff and Council Reports (6:50 p.m.)

LEGAL – Brandon Dalley reported on the progress of the Privacy Program Report and framework as required by the State of Utah in recent legislative changes.

FIRE AND AMBULANCE – Chief Spencer reported that progress is continuing forward on Station 92. He stated that detailed plans are moving forward and meetings will be held with subcontractors. He stated that interviews were held and many qualified applicants applied for the Fire Marshall position which was filled. The new Fire Marshall will be introduced at a future meeting.

Council Reports

Councilmember Hiatt, for her last meeting, thanked residents for being cordial and kind to her during her term as a council member. She stated she gave what she could to the city and looks forward to new council members coming in with new ideas. Councilmember Hiatt thanked everyone who was supportive of her.

Councilmember Christensen stated that serving as a city council member has been a learning experience and eye opening. He stated he appreciated and was proud of the time spent having input on the control over the Forebay area through the conservation easement. Councilmember Christensen stated he is grateful for the opportunity to see the city progress. He thanked staff for their support and for the support of his family.

Councilmember Moss thanked Teresa and Brett for their service on the council and welcoming her when she came on. She thanked staff for their excellent work behind the scenes. She hoped that everyone would have a Merry Christmas.

Councilmember Rowley also thanked Teresa and Brett for their service on the council and expressed his gratitude to them both. He reported that he attended the Lehi Council Meeting to fully execute the Forebay Conservation agreement. He wished everyone a Merry Christmas and expressed his gratitude to live in an area that values family and religion.

Mayor Wright added that he expressed his trust in Lehi City regarding the Forebay Conservation Easement. He thanked Teresa and Brett for their service on the council and expressed his gratitude to them. He wished everyone a Merry Christmas.

E. ACTION ITEMS

1. Resolution – Appointment of New Forebay Committee Members (7:04 p.m.)

Staff Presentation: Karl Teeman discussed the appointment of four new Forebay Committee Members. 10 applications were received for the committee, 8 of which were interviewed. Karl Teeman expressed thanks to Devin Weaver, Kevin Kirk, Darce Trotter, and Allison Booth whose terms have ended on the Forebay Committee.

Mayor Wright recommended the following individuals to fill the vacancies – Kevin Crook, Lindsay Fillerup, Art Troyer, and Matthew Earlywine

MOTION: Councilmember Christensen – To approve the resolution 12-17-2025-A Approving the Appointment of New Forebay Committee Members. 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

2. Ordinance – Zone Change for Hiatt Creek Master Plan Area to RMF-10 Multi-Family Residential Zone (#29:023:0030 and # 29:023:0023) and R-1-7.5 Residential Zone (#30:065:0073 and 45:197:0004). (7:06 p.m.)

Staff Presentation: Michael Bryant presented the Hiatt Creek Master Plan Area Zone change request. Councilmember Rowley expressed concern about the quick turnaround from Planning Commission to City Council and asked that more time be allowed in future for council members to consider planning commission items. Michael presented maps that show the area in the proposal for zone changes. The applicant, Tyler Horan, requested higher density homes in the area. Michael indicated staffs' recommendations for the areas being considered.

Discussion: Councilmember Rowley asked about the approximate acreage for the request. The applicant, Tyler Horan, thanked councilmembers Hiatt and Christensen for their service on the city council. Mr.

Horan discussed his efforts to bring a proposal to the city council after receiving feedback on the future plans and density in the area. He pointed out where development is already in the process. Mr. Horan stated that the proposal for the zone change is coming before the council now that land has been procured next to the area already under development. Mr. Horan added that as he develops south, the trail will continue and a club house will be added.

Councilmember Rowley asked if a development agreement has been entered into for this proposal. Mr. Horan indicated that a development agreement was entered into for previous developments but not the land in the current proposal. Councilmember Rowley asked about the intent of the timeline for amenities being built. Mr. Horan stated amenities will be in the plans submitted as soon as possible. Michael Bryant stated that the previous development agreement does address amenities for the proposed parcel.

Mayor Wright asked for comments regarding the Hiatt Creek Proposal.

Planning Commission Chair Kirk Beecher explained the Planning Commission's recommendation to the city council to approve the proposal as it falls in line with the current plan for the area, the R-1-1.7.5 be approved as R-1-10, and a development agreement be put in place.

Commissioners expressed concern about the lack of the development agreement.

Bob Provstgaard suggested making a motion contingent on the amending and extending the current development agreement for the land in the current proposal.

Robert Mills stated that the motion must include both areas in the request.

The applicant, Tyler Horan, discussed the area included in the proposal for the R-1-7.5 zone. Mayor Wright indicated that he has heard multiple concerns regarding the R-1-7.5 density. Mr. Horan indicated that the request is for 15 acres, which would result in approximately 57 units with detached homes, which is under 4 units per acre. Councilmembers discussed ingress and egress in the area. Mr. Horan stated the piece in question is currently a dead-end road that will have more access upon development.

Councilmembers Rowley discussed the development of the area in the west mountain and his feelings to remain cautious moving forward for developments close to I-15. Councilmember Rowley stated for councilmembers to be good stewards, he leaned toward tabling the item until a development agreement can be addressed by staff. Councilmember Moss agreed with Councilor Rowley to stay truer to the feeling of the west mountain area and have larger lots. Mr. Horan pointed out that the plan states 4 lots per acre in gross and net, that the current proposal still meets the plan. Councilmember Hiatt stated that the denser areas should remain closer to the freeway leaving larger lots further west. Mr. Horan presented renderings of the types of homes that would be built in the area.

Jill Spencer recommended that the council allow staff to consider new information brought by the applicant and table the item.

MOTION: Councilmember Christensen – To table the ordinance 12-17-2025-A. Zone Change for Hiatt Creek Master Plan Area to RMF-10 Multi-Family Residential Zone (#29:023:0030 and #29:023:0023) and R-1-7.5 Residential Zone (#30:065:0073 and 45:197:0004). 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

3. Ordinance – Zone Change for Nebo Peaks to RMF-10 Multi-Family Residential Zone (#29:012:0026, 29:012:0003, 29:012:0007, 29:011:0013, 29:011:0018, 29:011:0020 and a portion of parcel #29:011:0011), R-1-7.5 (#29:011:0005, 29:011:0019, and a portion of parcel #29:011:0011), R-1-9, (#29:011:0005) and R-1-10 (#29:012:0030) Residential Zones. (7:51 p.m.)

Staff Presentation: Michael Bryant presented the Nebo Peaks rezone request from applicant Tyler Horan. The presentation included the breakdown of the zoning for the parcels. He presented staff's recommendation to table the item to more closely consider a development agreement. Councilmember Moss expressed concern about 800 South and freeway interchange and the development on the west side of I-15. Councilmember Christensen suggested that the proposed zoning have transition areas between the currently proposed areas.

Jackie Larson, Utah County Farm Buruea Board Member, stated that even though the proposal may align with the city's plans, the development is premature. She expressed concerns on behalf of farmers in the area regarding transportation without taking property from current owners to make necessary road improvements. She expressed concerns regarding the impact of development near farming properties which includes damage to property. She asked that the council not approve the proposed development at this time.

Discussion: Councilmember Hiatt asked about the plan in the area. Michael Bryant indicated that the proposal matches it closely but the R-1-9 would be more appropriate than the R-1-7.5. Councilmember Moss reminded everyone of the traffic on Utah Avenue near the elementary school and a death that has already occurred. Councilmembers discussed routes around the area.

MOTION: Councilmember Moss – To table the ordinance 12-17-2025-B. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes -	Brett Christensen
No -	Teresa Hiatt
Absent -	Brian Hulet
Yes -	Anne Moss
Yes -	Ryan Rowley

4. Resolution – Adoption of the 2006 Wildland Urban Interface Code as the Official Wildfire, Hazard, Mitigation, and Development Standards for Designated Wildland Urban Interface Areas Within Payson City. (8:08 p.m.)

Staff Presentation: Scott Spencer discussed the requirements from House Bill 48 to implement a Wildland Urban Interface (WUI) plan, create a boundary map, enforce the WUI code within the WUI boundary, and assist with lost assessments (upon property owners' requests). Scott stated that the city

already had a WUI plan in place but with the legislation, made updates to the plan to meet the city's needs. The city put together a 5-year Community Wildfire Preparedness Plan to address yearly goals and financial obligations. Scott indicated that the WUI boundary map is currently in use. Chief Spencer stated the city's goal is to educate homeowners on specific actions they can take to better protect their property from the threat of wildfire. Councilmember Christensen asked about non-compliance with the code. Chief Spencer indicated that a tax will be enforced for non-compliance upon annual review. He pointed out the fees are assessed to high-risk areas only by the county on annual property tax notices and only on homes in the WUI area, including new construction. Under the new code requirements, residents will need to request lot assessments from the fire department. HB 48 required the city to implement the plan by 12/31/2025 to participate in the WUI program. Otherwise, the city would be liable for costs incurred in a wildfire. Chief Spencer indicated that he has no intention of making more restrictions than currently in place.

Discussion: Councilmember Rowley stated that his hesitations are relieved for the residents that are grandfathered into the code and stated that a standardized checklist for the future is a good idea.

Lacee Smith suggested that the city somehow educate future property owners and builders in the WUI area. Chief Spencer stated the WUI map, code, and other information will be available on the website.

MOTION: Councilmember Rowley – To approve the resolution 12-17-2025-B a resolution of the Payson City Council adopting the 2006 Wildland Urban Interface Code as the official wildfire, hazard mitigation, and development standards for designated wildland urban interface areas within Payson CityAmen. 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

5. Ordinance – Adoption of the 2006 Wildland Urban Interface Code (8:15)

MOTION: Councilmember Christensen – To approve the ordinance 12-17-2025-A Adoption of the 2006 Wildland Urban Interface Code. 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

6. Resolution – Revocation of Business License (8:27 p.m.)

Staff Presentation: Brandon Dalley requested that the item be withdrawn from the agenda and packet.

MOTION: Councilmember Christensen – to withdraw item number 6. Revocation of a Business License from the agenda and packet. Motion seconded by Councilmember Moss.

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

F. 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 (8:28 p.m.)

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