

**PAYSON CITY
CITY COUNCIL MEETING**
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, January 21, 2026

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, Lacee Smith, William R. Wright

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Amalie Ottley, City Recorder
Brandon Dalley, City Attorney
Robert Mills, Assistant City Manager
Travis Jockumsen, Public Works Director/City Engineer
Michael Bryant, Planner II
Janeen Dean, Community Events Coordinator
Tracy Zobell, Parks & Golf Director
Shawn Black, Power Director
Melanie Marsh, Human Resources
Jonathan Knight, City Engineer
Dona Gay, Library Director

OTHERS Diane Jensen – Payson Santaquin Area Chamber of Commerce, People Preserving Peteetneet group, and other members of the public.

A. CALL TO ORDER

Councilmember Bob Provstgaard, called this meeting of the City Council of Payson City, Utah, to order at 7:00 p.m. The meeting was properly noticed. Mayor Wright entered the meeting shortly thereafter.

B. PRAYER & PLEDGE OF ALLEGIANCE

A prayer was offered by Bonnie Parker.

The Pledge of Allegiance was led by Lacee Smith.

C. CONSENT AGENDA

1. Approval of January 7, 2026, City Council Meeting Minutes
2. Confirmation of Monthly Financial Information
3. Resolution – South Utah Valley Municipal Water Agency (SUVMWA) Board appointments
4. Resolution – Mt. Nebo Water Agency appointments

5. Resolution – Approval of the Municipal Law Enforcement Services Agreement by and between Payson City and Mountain View Hospital for Security Services

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

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

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

No award presented

2. Payson/Santaquin Chamber Quarterly Report (6:02 p.m.)

Diane Jensen attended the meeting on behalf of the Payson Santaquin Area Chamber of Commerce. She listed the chamber's accomplishments in 2025 and the activities the chamber participated in. Diane stated the chamber's enthusiasm for the upcoming year and the chamber's mission to be committed to being a strategic partner and power source for local businesses through networking. Diane invited members of the council and public to upcoming events.

3. Annual Open Public Meetings Act Training

MOTION: Councilmember Hulet – To move the Annual Open Public Meetings Act to later in the meeting. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

4. Public Forum (6:07 p.m.)

Lynda Cameron, President of People Preserving Peteetneet and other members of the group attended the meeting to present the city with a check for \$30,000 to help with the bathroom renovation. She thanked Janean Dean for her help to promote the Peteetneet Museum. She also expressed gratitude for generous donors who visit the museum and for the PARC tax.

5. Staff and Council Reports (6:11 PM)

Staff Reports

ADMINISTRATION - Robert Mills introduced David Rowley who is the newly hired Innovation Center Coordinator. He invited all to attend the upcoming open house on February 12th from 4:00 p.m. to 8:00 p.m. with a ribbon cutting at 7 pm at the Innovation Center. David Rowley expressed his appreciation for the opportunity to work for Payson City in the Innovation Center. He invited council members and mayor to come view the changes made to make the Innovation Center more user friendly. Robert Mills reported that Dona Gay, the city librarian would like to invite all to an open house tentative set for March 16th from 6:00 p.m. to 8:00 p.m. at the library. The open house will be a fun, family event, tailored to gather data to plan for future expansion of the library.

COMMUNITY EVENTS - Janean Dean expressed her gratitude to the volunteers who support the Peteetneet Museum. She was so grateful for the money donated to the city. She is also grateful for all the generosity from ghost hunters and other groups that visit the building regularly. She invited all to come visit the building and view the new facilities. She reported on celebrations for the Peteetneet this year as it turns 150 years old.

Council Reports

Councilmember Smith had nothing to report.

Councilmember Hulet stated that he met with the MTech trustees today. He encouraged the community to reach out to State legislatures to provide instructors for the students and programs at the MTech building. He suggested Payson work on a vision statement for this coming year. He also suggested that Payson have a “Shop Payson” week to educate the public about how sales tax comes into the city.

Councilmember Rowley expressed gratitude to staff, council members, and the youth council who went up to the Elected Officials Day. He expressed gratitude to staff for their work and communication to keep the equal pay program alive for the future. He expressed gratitude for first responders and asked the community to pray for snow.

Councilmember Moss echoed councilmember Rowley’s thoughts on equal pay. She expressed gratitude for the ability to attend the Elected Officials Day at the State Capitol. She thanked staff for the recent council retreat and expressed that she appreciated the opportunity to collaborate with staff and other council members.

Councilmember Provstgaard also thanked staff for the retreat and the communication of departmental needs and wants. He reported that there is currently 77% precipitation in the ground (soil) but the bad news is that there’s only 11% snowpack, which equals 3 inches. After recent water board meetings, Councilmember Provstgaard was shocked by the growth projections not just for Utah County but statewide in the coming years and emphasized the need to plan for the community. He was grateful for the opportunity to attend the Local Officials Day at the State Capitol.

Mayor Wright reported that attendance at the Local Official's Day broke a record in attendance by youth council members held since 2015. He stated over 800 kids attended the event.

E. ACTION ITEMS

1. Public Hearing/Ordinance – Vacation of portions of public street rights-of-way at 1750 W Arrowhead Trail (6:28 p.m.)

Dave Tuckett presented the proposed vacation of portions of public street right-of-way at 1750 W. Arrowhead Trail. He stated as part of the development, the road needed to be moved in order to accommodate a 90-degree angle. The road vacated will be for a portion that is no longer needed. All surrounding property owners have signed the petition to the city for the vacation of the road. The city can confirm that it is not detrimental to the city to approve the vacation. Representatives for the applicant, Arrowhead partners, were present at the meeting.

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

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

The public hearing began at 6:31 p.m.

Public Comment: No members of the public wished to address the council in the public hearing.

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

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

The public hearing ended at 6:33 p.m.

Discussion: Councilmember Rowley stated the ordinance makes sense and is straightforward.

MOTION: Councilmember Rowley – To approve the ordinance 01-21-2026-A Vacating portions of public street rights-of-way at 1750 W. Arrowhead Trail. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

2. Public Hearing/Ordinance – Request to extend the municipal boundaries containing 29.79 acres located at approximately 3751 W 9600 S (30:024:0131, 30:024:0132, 30:024:0133, 30:024:0127, 30:024:0129, 30:024:0126) known as the Clearwing Annexation
(6:34 p.m.)

Michael Bryant presented the Clearwing Annexation. He stated the applicant's request for the annexation and zoning designation. Michael Bryant showed the map where the proposed annexation is located including the parcels affected by the request. The applicant is asking for I-1 industrial zoning designation upon annexation. Michael Bryan stated that the annexation agreement is drafted, applicant notified the city today of approval of agreement.

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

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

The public hearing began at 6:38 p.m.

Public Comment:

Nancy Head via Zoom expressed two major concerns. First, infrastructure. She stated that highway 96 is not at capacity to withstand the proposed annexation. Nancy expressed concerns about Utah County being responsible for nearby roads. Second, water. Nancy opined that water is a finite resource. Developments drain aquifers which cost the farmers in the area who need to continue to feed animals and their farmland. She stated the farmers will continue to lose water if annexations continue. Nancy asked when the city will place a moratorium on growth. She stated businesses need to fill up empty warehouses first before adding new industrial buildings that won't be used in the proposed area.

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

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley

Yes - Lacee Smith

The public hearing ended at 6:42 p.m.

Councilmember Hulet made a disclosure that the property owner in the proposed Clearwing Annexation was a managing member of an LLC that Councilmember Hulet closed in the previous year. He stated the connection will not affect how he votes on the annexation.

The applicant, Randy Park, addressed concerns via Zoom. He stated he has no immediate plans to develop the parcel. He stated they will bring in good quality business that would improve the overall lifestyle of Payson residents.

Councilmember Provstgaard asked about annexations along county roads and property lines. City Engineer Jonathan Knight stated that the county's right-of-way is different in areas of the county. He stated that annexations of both sides of the road have happened in the past, but this annexation request does not include the county road. He stated that right-of-way is dedicated as development happens, but the roadway will remain in county hands for the future.

Councilmember Provstgaard expressed concerns about the county remaining in control of the county road through development and growth. Engineer Knight confirmed that once development starts to happen, the developer is responsible for finishing their side/portion of the road. Councilmember Rowley expressed concern regarding constraints on utilities for the industrial area, protection in the code for I-1 designation, and stated that the application is not ready for approval yet citing property, transportation, and utility needs in the area.

Councilmember Rowley also expressed concern about developers getting annexations approved and then selling the property shortly thereafter.

Staff recommended tableing the application in order to receive clearer plans for what the applicant intends to do with the property.

Councilmember Smith had concerns that the developer had no plans any time soon and stated that she didn't feel the urgency to approve it. Councilmember Hulet stated that he hopes the city would be agreeable to bring in industrial properties for the newly approved inland port.

Robert Mills addressed the possible motions that the council could make regarding the application.

The applicant stated his appreciation of the council wanting to know future plans for the property. He stated that the process for developers changes through the development process and indicated it would be nearly impossible to pin down a finalized plan for the area. He asked for faith from the council to support developers that have a good track record in the city who also provide good products, such as Maverick. Councilmember Rowley thanked the applicant for his perspective but hoped to work as a team moving forward to determine future uses and businesses that will use the land. Councilmember Rowley reiterated concern about traffic near raw land and stated the application is not timely enough for utilities and other surrounding vacant land already annexed. Councilmember Provstgaard stated that the annexation fits the general plan and meets the criteria of coming to Payson in the buffer zone. Councilmember Provstgaard stated he was in

favor of tabling the proposal but not in defeating it completely.

MOTION: Councilmember Moss – To Deny the ordinance to extend the municipal boundaries containing 29.79 acres located at approximately 37521 W 9600 S known as the Clearwing Annexation. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

No	-	Brian Hulet
Yes	-	Anne Moss
No	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

3. Resolution – Approval of the Clearwing Annexation Agreement

MOTION: Councilmember Rowley – To Deny the resolution approving the Clearwing Annexation Agreement. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

No	-	Brian Hulet
Yes	-	Anne Moss
No	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

4. Ordinance – Development Guideline Updates

City Engineer Jonathan Knight discussed the development guidelines updates driven by methods over the previous year. The proposed changes are minor in nature.

Councilmember Hulet inquired about the development guidelines and building permits. Jonathan clarified the meaning of the items in question. Jonathan also stated that the proposed changes were reviewed by the Planning Commission Chair, Kirk Beecher, and his comments were addressed accordingly.

MOTION: Councilmember Hulet – To approve the ordinance 01-21-2026-B updating development guidelines. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

5. Ordinance – Zone Change for Hiatt Creek Master Plan Area to RMF-10 Multi-Family Residential Zone (29:023:0030 and 29:023:0023) (7:06 pm)

Michael Bryant indicated where the proposed zone change is located. Applicant, Tyler Horan, attended the meeting to answer any questions from the council. Councilmember Smith asked what the current zoning is for the property. Michael Bryan indicated the property is currently zones as A5H - Annexation holding zone. Councilmember Smith asked about the developer's plan for the property. Michael indicated that the plans are all in a concept stage. Councilmember Smith asked about surrounding parcels being zoned as RMF-10. Michael Bryant confirmed and showed on the map what nearby parcels are zoned as. Councilmember Rowley asked Tyler Horan about development by the Christian Life Church. The applicant stated the application for that area is not tied to the annexation being considered at the current meeting. Councilmember Hulet asked if applicant owns right-of-way throughout his property. The applicant confirmed in the affirmative. Councilmember Smith asked how many units are proposed for the development. The applicant stated he doesn't know the total units at this point and is still working with staff for what the density and unit amount will be through the development process.

MOTION: Councilmember Rowley – To approve the ordinance 01-21-2026-C Zone change for the Hiatt Creek Master Plan Area to RMF-10 Multi-Family Residential Zone. Motion seconded by Councilmember Provstgaard. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

6. Resolution/Ordinance – Approval of an amendment to the Development Agreement for Hiatt Creek Phase B-1 and B-2 project to include portions of parcels (29:023:0030 and 29:023:0023)

MOTION: Councilmember Provstgaard – To approve both the ordinance and resolution for to approve the amendment to the Development Agreement for Hiatt Creek Phase B-1 and b-2 project. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

7. Item # D-3 on the agenda – Annual Open Public Meetings Act Training

Legal Counsel for the City trained employees and council members on ethics and the Open Public Meetings Act. (Utah State Code 10-3-1301 through 1313, Section 52-4) Key points of the training were as follows:

- Purpose of the act. Standards of conduct for municipal officers and employees to disclose potential conflicts of interest between public duties and personal activities.
- Definitions. Appointed officers, elected officer, improper disclosure, municipal employees, etc.
- Use of office equipment for personal benefit is prohibited.
- Occasional nonpecuniary gifts having a value of less than \$50, awards publicly presented, bona fide load made in the ordinary course of business, etc. are allowable.
- Individuals must disclose compensation for assistance in transactions involving municipality. Sworn statements are required for transactions.
- Conflicts may include interest in business entities regulated by the municipality, interest in business entities doing business with municipality, and investments creating conflict of interest with duties.
- Penalties for violation of the act
- Open Public Meeting Act and policies.
- Meetings are open to the public with the exception of closed meetings.
- What constitutes a meeting and ex parte communication.
- Closed meetings.
- Emergency Meetings - infrastructure failure, natural disasters
- Notices, agendas, and record keeping.
- What a public body may not discuss in a closed meeting.
- Predetermining public body action is strictly prohibited.
- Annual training requirements.

Brian Hulet reiterated that topics addressed in closed meetings are kept confidential outside of the meeting.

ADJOURNMENT

MOTION: Councilmember Moss – To adjourn. Motion seconded by Councilmember Provstgaard. Those voting yes: Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, and Lacee Smith. The motion carried.

The meeting was adjourned at 7:41 p.m.

/s/ Amalie R. Ottley

Amalie R. Ottley, City Recorder