

PAYSON CITY  
CITY COUNCIL MEETING AND WORK SESSION  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, March 18, 2026

CONDUCTING Mayor William Wright

ELECTED OFFICIALS Mayor William Wright, Anne Moss, Ryan Rowley, Lacey Smith,

EXCUSED Bob Provstgaard and Brian Hulet.

STAFF PRESENT David Tuckett, City Manager  
Cathy Jensen, Finance Director  
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  
Anders Bake, Senior Planner  
Michael Bryant, Planner II  
Tracy Zobell, Parks & Golf Director  
Karl Teemant, Community Services Director  
Shawn Black, Power Director  
Melanie Marsh, Human Resources

OTHERS Tyler Horan and other various members of the community.

A. CALL TO ORDER

Mayor William Wright 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 & PLEDGE OF ALLEGIANCE

A prayer was offered by Anne Moss

The Pledge of Allegiance was led by Lacey Smith

C. CONSENT AGENDA (6:02 p.m.)

1. Approval of March 4, 2026, City Council Meeting Minutes
2. Confirmation of Monthly Financial Information

**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.

Absent - Brian Hulet  
Yes - Anne Moss  
Absent - Bob Provstgaard  
Yes - Ryan Rowley  
Yes - Lacey Smith

#### D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

##### 1. Payson Santaquin Area Chamber of Commerce (6:03 p.m.)

Josh Barlow from the Payson Santaquin Area Chamber of Commerce recognized business owner Katie Higley and The HeART Collective. The HeART Collective has served over 600 students in the last year through classes, camps, and workshops. The HeaART Collective supports many members of the community through the arts. Katie thanked the community for their recognition.

##### 2. I-15 Interchange Update - no update

##### 3. Public Forum (6:07 p.m.)

Isaac Paxton from the Assistant Attorney General’s Office attended the meeting to announce that he is running for the Utah County Commissioner’s office. He wishes to represent south Utah County and promote collaboration between cities and counties.

Miss Payson Adrie Rogers attended the council meeting to offer an invitation to the upcoming Miss Payson pageant at Payson High School on March 21, 2026. Adrie thanked the council and staff for their support during the past year and hopes families will attend the pageant to support the scholarship program. Adrie looks forward to passing on her crown to a young woman who will serve the community with her whole heart.

##### 4. Staff and Council Reports (6:12 p.m.)

###### Staff Reports

ADMINISTRATION – Robert Mills reported that he attended the Utah Inland Port Authority “Congress of Ports” meeting. He reported that he also attended a legislative update meeting with local representatives to address recent legislative changes.

PUBLIC WORKS – Travis Jockumsen reported that he attended the Utah Water Users Conference with Mayor Wright and other staff members. Data shows that there is no snow in Utah under 10,000 feet including local SNOTEL sites. Records across the State of Utah have been broken this year for low snow and precipitation.

PLANNING – Anders Bake reported that the city received a grant for outdoor recreation planning assistance from the Utah Department of Natural Resources. Anders stated the grant will help tie together recreation areas and regional parks. Anders reported that the Development Services department is in the process of requesting Statements of Qualifications for an indoor rodeo facility and continues to work on the Main Street corridor and gateway plans.

## Council Reports

Councilmember Moss thanked Adrie Rogers for her service as Miss Payson for the past year. Councilmember Moss stated that she attended the library's feasibility study open house with well over 700 people. She looks forward to seeing the analysis and results of community support for the city's library. Lastly, she thanked staff for their hard work.

Councilmember Rowley prayed for more precipitation in the coming months. He stated that he toured projects in Spanish Fork with the South Valley power systems. The tour of the projects helped him see how to make power in our community more secure in the future. Councilmember Rowley praised Adrie Rogers and her passion and service to the community over the past year.. Councilmember Rowley stated the Youth City Council toured the Spanish Fork airport yesterday. He expressed gratitude to staff members in Development Services for discussions regarding the Payson Gateway plan. He stated he has attended Forebay Committee meetings and expressed gratitude to Karl T. and other members of the committee. The Forebay Committee is in the process of planning a field trip for members of the Lehi City Council near Adventure Days to come to the Forebay area for a ribbon cutting and short hike. Councilmember Rowley thanked residents for their attendance at council meetings and thanked staff for their hard work.

Councilmember Smith also reported that she attended the library's feasibility study open house. She stated that her son loves the library and she was happy to see the community's turnout to support the library. She asked about a recent shelter in place text and how residents can sign up for emergency notifications. Chief Spencer stated that anyone can sign up online on Everbridge for emergency notifications. Chief Bishop added that notifications are only sent out to certain geographic locations in the city during emergency situations.

## E. ACTION ITEMS (6:29 p.m.)

### 1. Public Hearing – Updating the Impact Fee Facilities Plans (IFFP) and Impact Fee Analysis (IFA) Related to Drinking Water, Pressurized Irrigation Water, and Wastewater Collection System

Staff Presentation: Travis Jockumsen introduced Chris Thompson from Hansen, Allen, and Luce. Chris explained that impact fees are assessed at the time of building permit issuance and are intended to ensure new development pays its share of impacts, rather than placing the burden on current residents. Chris reported that many cities update impact fees annually to reflect current study data and system growth, which helps avoid large, sudden increases that can create challenges for developers. Mayor Wright indicated that the Homebuilders Association expressed support for the consistent methodology. Council members and staff discussed questions regarding whether fees are passed on to homebuyers and their effect on housing costs and development. Staff indicated that while home prices are driven by market value, impact fees can affect developer return on investment and may influence housing density. Councilmember Smith expressed concerns about the potential burden on current residents if fees are not kept current and the possibility that state requirements for cities to cover the difference in cost. Councilmember Moss questioned the possibility of rising fees discouraging development. Chris clarified that fees are based on project costs and adjust with construction trends, ensuring growth pays its share. He added that fees can increase or decrease based on actual construction costs.

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

Absent - Brian Hulet  
Yes - Anne Moss  
Absent - Bob Provstgaard  
Yes - Ryan Rowley  
Yes - Lacey Smith

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

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

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

Absent - Brian Hulet  
Yes - Anne Moss  
Absent - Bob Provstgaard  
Yes - Ryan Rowley  
Yes - Lacey Smith

The Public Hearing ended at 6:52 p.m.

2. Ordinance – Adopting the Payson City Drinking Water Impact Fee Facilities Plan and the Drinking Water Impact Fee Analysis; and Enacting Drinking Water Impact Fees

Council member Moss expressed concerns that increasing impact fees affect only the middle class, contributing to a lack of housing options and a concentration of higher-end homes and town homes. Chris discussed how other cities across the state approach impact fees, noting that communities with the greatest satisfaction tend to maintain fees at a moderate level rather than aiming to be the lowest or highest. He emphasized that implementing gradual, consistent adjustments over time is preferable to infrequent, significant increases, promoting fairness, predictability, and stability for both developers and residents.

**MOTION: Councilmember Rowley to approve the ordinance 03-18-2026-A Adopting the Payson City Drinking Water Impact Fee Facilities Plan and the Drinking Water Impact Fee Analysis; and Enacting Drinking Water Impact Fees.** Motion seconded by Councilmember Moss roll call vote was taken as follows and the motion carried.

Absent - Brian Hulet  
Yes - Anne Moss  
Absent - Bob Provstgaard  
Yes - Ryan Rowley  
Yes - Lacey Smith

3. Ordinance - Adopting the Payson City Pressurized Irrigation Water Impact Fee Facilities Plan and the Pressurized Irrigation Impact Fee Analysis; and Enacting Pressurized Irrigation Fees

**MOTION: Councilmember Moss – To approve the ordinance 03-18-2026-B Adopting the Payson City Pressurized Irrigation Water Impact Fee Facilities Plan and the Pressurized Irrigation Impact Fee Analysis; and Enacting Pressurized Irrigation Fees.** Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Absent - Brian Hulet  
Yes - Anne Moss  
Absent - Bob Provstgaard  
Yes - Ryan Rowley  
Yes - Lacey Smith

4. Ordinance - Adopting the Wastewater Impact Fee Facilities Plan and the Wastewater Impact Fee Analysis; and Enacting Wastewater Impact Fees

**MOTION: Councilmember Smith – To approve the ordinance 03-18-2026-C Adopting the Wastewater Impact Fee Facilities Plan and the Wastewater Impact Fee Analysis; and Enacting Wastewater Impact Fees.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Absent - Brian Hulet  
Yes - Anne Moss  
Absent - Bob Provstgaard  
Yes - Ryan Rowley  
Yes - Lacey Smith

Items # 5 and #6 on the agenda were switched in order of consideration. (7:00 p.m.)

Staff Presentation: Michael Bryant reported that staff have worked with the developers of the proposed Sunset Ranch Subdivision. The applicant, Tyler Horan, is proposing a R-1-9 zoning designation for the entire property along with a development agreement that ensures that infrastructure is finished appropriately. Michael presented a layout for the proposed subdivision showing 9000+ and 6500+ square foot lots and frontages. Michael showed proposed housing products for which the majority of homes have either 2 or 3 car garage options. Staff recommended the council approve the proposed zone change and accompanying development agreement.

Council discussed the proposed development. Councilmember Rowley stated that the increased density is appropriate near I-15 but expressed concerns about access, including the frontage road and freeway entrance. The applicant, Tyler Horan, addressed roadway alignment and indicated his willingness to make adjustments to better meet intersection requirements at 1950 West. The applicant confirmed that all roads would be fully improved to accommodate emergency vehicles

and that necessary infrastructure and utilities would be extended to the area. The development consists of single-family homes ranging from approximately 1,600 to 3,000 square feet, with customizable layouts and features. Council members all expressed general support for design elements, including varied elevations, windows, trails, and yards, while also raising concerns about traffic impacts, long narrow lot configurations, and the potential precedent set by zoning exceptions through development agreements. Councilmember Moss asked about estimated home pricing. The applicant estimated that the base price for homes would be around \$600,000 and additional upgrades increasing costs. Staff noted that development agreements help ensure alignment between the city and developers, while future code amendments may reduce the need for such agreements by incentivizing amenities. Councilmember Moss addressed architectural aspects of the home and the lot sizes. Mayor Wright cautioned that the state continues to pressure cities to build smaller lot sizes. Brandon Dalley expressed his appreciation to the applicant and felt that they worked well to negotiate the current proposal together.

Robert Mills reminded the council of their options to table the item and return it back to staff to work as quickly as possible to get it on the next council agenda. Robert thanked the applicant for their good working relationship with staff. Mayor Wright also thanked the applicant for their patience.

**MOTION: Councilmember Rowley made a motion to table items #5 and #6 stating that no lots should be no smaller than 7500 square feet and ratios should stay the same as presented.** Councilmember Moss seconded the motion.

Absent -	Brian Hulet
Yes -	Anne Moss
Absent -	Bob Provstgaard
Yes -	Ryan Rowley
Yes -	Lacey Smith

5. Resolution – Authorizing the Mayor to Execute a Development Agreement for the Sunset Ranch Subdivision with White Horse Land, LLC (TABLED)
6. Ordinance Amending the Payson City Zoning Map and Changing the Zoning Designation of Parcels 30:065:0073 & 45:197:0004 (Sunset Ranch) (TABLED)

## F. WORK SESSION

### 1. Transportation Utility Fees

Dave Tuckett introduced Fred Philpot who attended the meeting to address changes relative to current state statutes regarding Transportation Utility Fees. Fred presented the following discussion points.

- What is a Transportation Utility Fee? A transportation utility fee is a fee imposed to raise money for the costs of developing, constructing, maintaining, operating, repairing,

upgrading, or replacing road systems. Transportation utility fees are distinct from impact fees and paid by property occupants rather than developers based on land use needs.

- Pros of transportation utility fees are that they promote equity, transparency, and sustainability. Fees are based on demand and are clearly set aside for dedicated road funds. Fees infuse predictability into a dedicated source of revenue.
- The basis of transportation utility fees does not come from municipalities metering the use of the transportation systems. Instead, they estimate trip generation based on land use. Most transportation fee ordinances specify the use of rates from the Institute of Transportation Engineers manual.
- The legislative timeline from 2018 to present began with cities imposing fees. For years thereafter, court hearings and appeals took place. HB 425 passed stating that transportation fees are justified and are not to be used as another taxing mechanism but to be used as guardrails to support infrastructure.
- HB 425 requires a fee study to determine transportation needs and identify current funding in order to mitigate funding gaps.
- HB 425 also requires fee calculation established on the reasonable relationship between proposed fees, services, and demand. Entities must ensure different rates for different types of users and explain the basis for the different rates.
- Entities must use methodologies based on trip generations, vehicle types, and traffic counts. Entities may not consider ownership of property, fair market value of property owned by a user subject to fees. Entities may consider property size, but only to the extent size is used to determine trip generation, vehicle types, or traffic counts. Fees would be imposed on users of the systems on utility bills.
- Entities must identify user classifications. Different rates must be established for different classes of users such as residential, commercial, and/or other.
- Overview of utility fee adoption requirements.
- Overview of annual reporting requirements to the state auditor.
- Miscellaneous items such as sunseting on utility fees. Studies must remain updated over time but essentially expire after 10 years if updates and studies aren't conducted.
- Presentation of Payson's proposed transportation utility fee model and assumptions. Existing funding sources for transportation facilities are currently accounted for in the city's B&C Road fund. Currently, no property tax revenues are allocated to transportation needs, and no appropriations of the fund balance were considered for future years.
- FY26 budgeted revenues items & amounts.
- FY 26 budgeted expenses items & amounts related to transportation.
- Future capital projects related to transportation systems.
- Future capital costs for projects up to 2031.
- User classifications and proposed user type, user count, percent of all users, number of trips, percent of trips currently in Payson City.
- A Transportation Impact Fee Study is currently being conducted which will be considered in any future transportation utility fee models.
- Sustainability scenarios and results show that there isn't a way to fund transportation projects without an additional source of funding.
- Transportation utility fee comparison among other Utah cities. The goal is for Payson to remain in the middle of fees which range from \$3 up to \$18 per utility bill.

Councilmember Rowley stated that he doesn't like to increase fees, but there does need to be availability of funds to fix and maintain roads. Council members and staff discussed that fees must be spent on roads and reported annually. Annual reports must include monies collected and projects completed in the city. Councilmember Smith appreciated the information but had concerns about residents who are on a fixed income as fees continue to rise. Residents feel that fees are the same as taxes and have a negative impact on the city. Councilmember Moss hoped that data can be more straightforward and that the city can cut back on current spending rather than adding fees for residents. Councilmember Rowley also stated that he would never want to disincentivize businesses to come to the city who would have to pay both utility and impact fees.

G. ADJOURN TO CLOSED SESSION (8:17 p.m.)

**MOTION: Councilmember Rowley – To adjourn the regular meeting and go into a closed meeting on March 18, 2026 at 8:17 p.m. to discuss the purchase, exchange, sale, or lease of real property.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

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

Present at the closed session: Mayor William Wright, Councilmember Anne Moss, Councilmember Ryan Rowley, Councilmember Lacee Smith, City Manager Dave Tuckett, Assistant City Manager Robert Mills, Finance Director Cathy Jensen, and City Recorder Amalie Ottley.

1. Discussion regarding purchase, exchange, sale, or lease of real property

H. ADJOURN FROM CLOSED MEETING

**MOTION: Councilmember Moss – To adjourn from Closed Meeting and the regular meeting OR reconvene the regular meeting.** Motion seconded by Councilmember Smith. A roll call vote was taken as follows and the motion carried.

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

I. ADJOURNMENT

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

The meeting was adjourned at 8:45 p.m.

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