

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 15, 2026

CONDUCTING Council Member Bob Provstgaard

ELECTED OFFICIALS Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, Lacey Smith

EXCUSED Mayor William R. Wright

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
 Jill Spencer, Development Services Director

A. CALL TO ORDER

Council member Bob Provstgaard called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m. The meeting was properly noticed.

MOTION: Councilmember Rowley– To approve Mayor Pro Tem Bob Provstgaard. 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	-	Lacey Smith

B. PRAYER & PLEDGE OF ALLEGIANCE

A prayer was offered by Mayor Pro Tem Bob Provstgaard.

The Pledge of Allegiance was led by Brandon Dalley.

C. CONSENT AGENDA (6:05 p.m.)

1. Approval of the July 1, 2026, City Council Meeting Minutes
2. Confirmation of Monthly Financial Information
3. Resolution – Allowing Additional Properties in the Pony Express Inland Port
4. Resolution – Water Conservation Plan Update

Councilmembers discussed the proposed water conservation plan update, including the fee structure and tier schedule. Councilmember Smith asked about an audit program recommended in 2021. Robert Mills explained that the City's water department conducts ongoing audits. Councilmember Smith also inquired about educational opportunities and incentives for residents, particularly for water-efficient landscaping. Robert Mills reported that plans are underway for a demonstration garden along American Way to showcase water conservation landscaping. He also noted that the City has adopted landscaping standards for rebate programs through Central Utah Water Conservancy. Councilmember Hulet stated that while Payson City has sufficient water to accommodate some growth and development, water conservation should remain a priority. Dave Tuckett added that the City will be in a strong position once federal water becomes available.

MOTION: Councilmember Hulet– 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	-	Lacey Smith

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Chamber of Commerce Quarterly Report (6:09 p.m.)

Jim Rowland, president of the Chamber of Commerce, attended the meeting to offer a quarterly report. Mayor Pro Tem Provstgaard thanked Jim Rowland for his efforts at the ribbon cutting for Jersey Mikes Subs earlier that day. Jim reported that the Chamber's monthly business lunches continue to draw 30 to 40 local business owners, providing networking opportunities. The Chamber partnered with Santaquin City to host the Santaquin Hometown Market, which featured 62 vendor booths, six food trucks, and live entertainment for families. He also reported that the Chamber has partnered with Payson City to launch a Payson Hometown Market on the City Center campus beginning next year. Jim noted that the Chamber participated in the groundbreaking for the WICP project, which is expected to attract additional businesses to the area. He reported that the Chamber welcomed 28 new members, maintained an 88% membership retention rate, hired two new employees, and generated a positive financial balance with \$46,000 in revenue. Jim announced that the next Garage to Great workshop will be held on October 22, 2026, at the MTECH campus in Payson and that the Annual Awards Gala is scheduled for February 4, 2027 in Santaquin. He also encouraged continued public education and promotion of the PARC Tax, noting that information was shared during the Scottish Festival.

2. I-15 Interchange Update

Robert Mills reported that the city and UDOT have met with the Federal Highways Division to work on solutions, safety precautions, and other measures for upcoming projects. He indicated that highway projects in Payson City remain on schedule.

3. Public Forum (6:15 p.m.)

Sandy Huff from the Payson Lion's Club announced a Tabitha's Way free backpack and school supplies giveaway for school aged children at Landmark Highschool in Spanish Fork. She stated that the Lion's Club will also help with eye testing in the coming school year.

4. Staff and Council Reports (6:20 p.m.)

Staff Reports

Robert Mills announced that Aaron Watson will headline the Onion Days concert and expressed appreciation to Mountain View Hospital for its continued support of Onion Days. He reported that more than 1,000 people attended the most recent Downtown Friday event and thanked the Historic Downtown nonprofit organization for its support. Robert also reported that the Business Retention Committee, under the Economic Development Board, is developing a networking event to encourage collaboration among Payson businesses and identify ways to support the local business community. He announced that planning has begun for the Payson Christmas Festival, which will be held on the Saturday following Thanksgiving and will include a Santa Dash, the lighting of Peteeetneet, and the lighting of the City's Christmas tree.

Council Reports

Councilmember Moss reported her attendance at the recent Scottish Festival. She had the opportunity to walk in the parade. She expressed her gratitude for attending the event and saw the bagpipes and community support. She stated that she loves that Payson embraces the Scottish Festival and heritage. Councilmember Moss also expressed appreciation for the Fireman's BBQ and was grateful to interact with the current and retired fire and EMS staff. As Councilmember Moss did not attend the last council meeting in person, she wanted to say that she loves our country. Lastly, Councilmember Moss thanked staff for their hard work.

Councilmember Rowley thanked landscaping crews around the city for their hard work on Main Street and the parks. He stated that he has been watching the buzz of downtown Main Street and sees potential for businesses in that area. Councilmember Rowley thanked the Utah Food Bank for the food truck that parks at the city offices once a week to provide meals for families. Councilmember Rowley brought up concerns about the Railroad tracks on Utah Avenue just past I-15. He stated that the asphalt needs to be refilled in that area especially with all of the heavy commercial traffic. He added that the West Mountain church road has been repaved on the county side but where it meets Payson City there is a noticeable difference. That road needs to be widened and repaved within Payson City limits. Councilmember Rowley thanked staff and residents for working hard and for being timely in their responses and communication to council.

Councilmember Hulet wished a Happy Birthday to Councilmember Smith.

Councilmember Smith thanked everyone for the birthday wishes. She expressed her excitement for Aaron Watson to come to the concert in Payson City. She reported on her attendance at the Scottish Festival. Councilmember Smith asked who she can could address to clean up the city of political signs. Legal Counsel Brandon Dalley stated that political signs were highly debated at the last legislative session adding that the city must collect them, hold on to them, and get them back to the owner. Political signs remain a hotly contested item at legislative sessions. Chief Bishop stated that his department would be willing to help. Councilmember Smith thanked Robert Mills for meeting with her. Councilmember Smith addressed concerns about comments she made at the June 17th City Council meeting. She wanted to make sure that based on previous comments all city employees know that she supports and respects them and appreciates their hard work. She wanted to say that any resident or city employee can come to her directly to discuss her comments and wishes to have open communication and hopes to prevent any future misunderstandings.

Mayor Pro Tem Provstgaard gave a shout out for the demolition of the old Dixon Meat building. He reported that he has received comments back from the letters sent out by the Beautification Committee and hopes that it will have a positive impact on the community.

Councilmember Rowley asked if plaques have been installed around the city that were purchased with PARC tax dollars.

E. ACTION ITEMS

1. Ordinance – Amendment to Payson City Code 2.52.040 Economic Development Board – (6:37 p.m.)

Brandon Dalley presented the proposed amendment that simplifies the process of appointing board members to the Economic Development Board. The code amendment allows for the city manager, board chair, development services director and/or designees to sit on a hiring committee to review applications and interview prospective Economic Development Board members. Councilmember Rowley made the correction that assignments to the Economic Development Board are at Mayor's discretion and not the councils.

MOTION: Councilmember Hulet– To approve the Ordinance 07-15-2026-A Amendment to Payson City Code Title 2.52.040 Economic Development Board including the mayor continues to make the appointment of the City Council representative to the board. 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	-	Lacey Smith

2. Resolution – Dinkins Annexation Petition for Consideration of Further Review (6:40 p.m.)

Michael Bryant presented a proposed annexation petition for Parcel No. 30:050:0075 with a requested zoning designation of R-1-10 Residential upon annexation. He outlined staff concerns related to utility planning, transportation and traffic circulation, block length, the City grid system, connectivity to adjacent properties, and the challenges smaller annexations present for long-term planning and emergency response.

Councilmember Smith asked about the process of reviewing smaller annexation requests and the impact they have on staff. Michael explained that developers often work with individual landowners to make properties available for development. Michael discussed the City's planning documents, including the General Plan and the East Side Comprehensive Plan with council members. Mayor Pro Tem Provstgaard noted that the General Plan identifies the area as R-1-A, while the East Side Comprehensive Plan designates it as a traditional neighborhood with one-quarter to one-third acre lots. Councilmember Rowley asked whether staff had reviewed the East Side Comprehensive Plan, and Michael Bryant responded that it had only been reviewed previously in connection with a specific zoning request. Councilmembers discussed infrastructure considerations associated with the proposed annexation. Councilmember Rowley asked whether a sewer lift station would be required. Michael Bryant stated that staff did not yet have sufficient information to make that determination, but the preferred option would be for sewer service to flow north to 100 South. Councilmember Rowley also asked whether right-of-way dedication for the future Payson Parkway should be considered. Michael Bryant agreed that road dedication would be a prudent consideration for the property. Councilmember Hulet asked whether the Council could require developers in the area to work together on a more comprehensive plan. Michael Bryant responded that staff and the Council should expect developers to coordinate with one another to promote cohesive planning and development. Councilmember Rowley expressed hesitation about approving annexation petitions that are submitted incrementally, stating that piecemeal development can create infrastructure and service challenges and may shift costs to existing residents. He encouraged developers to coordinate with neighboring property owners and pursue a more comprehensive approach. Mayor Pro Tem Provstgaard respectfully disagreed, stating that individual annexation requests still allow staff to evaluate both the specific proposal and the broader area, while recognizing that property owners have the right to seek development of their land. Councilmember Rowley emphasized that the Council has the legislative responsibility to evaluate annexation requests, particularly when multiple petitions are submitted separately.

MOTION: Councilmember Hulet – To approve Resolution 07-15-2026-C – Dinkins Annexation Petition for Consideration of Further Review. 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
No	-	Lacey Smith

3. Resolution – Approving the First Amendment to the Villages at Arrowhead Park Development Agreement (6:56 p.m.)

Michael Bryant presented a proposed amendment to the Villages at Arrowhead Park Development Agreement to allow three-story twin homes and townhomes in Phase 2 of the development in place of the currently approved two-story units. He reviewed the location of Phase 1, which is under construction, and Phase 2, where the proposed amendment would apply. He explained that the prospective builder intends to construct only three-story units rather than a mix of two- and three-story products. The amendment would not increase the number of dwelling units but would allow for larger floor plans with additional bedrooms. Staff recommended adding language to the development agreement requiring double driveways to increase off-street parking. Council members discussed the market demand for three-story units, parking impacts, neighborhood character, and housing design. Councilmember Moss stated that she hates three-story townhomes and that the three-story units to the left already have issues with street parking. Councilmember Rowley asked what the purpose of increasing the height is and if it would limit the buyer pool. Michael pointed out that a development agreement has already been mutually approved by the developer and the city and that the city council had no further obligation to make amendments. Staff recommended that additional language be added to the development agreement to require double driveways. Michael also indicated that staff doesn't get into market analysis as it is not under the city's purview and don't have a strong opinion on whether or not the amendment should be approved or denied.

Quin Millet of DR Horton Homes addressed the Council in support of the amendment. He explained that the revised site plan would add approximately 108 parking spaces through double driveways while maintaining landscaped streetscapes. He stated that the three-story design would increase living space from approximately 1,500 square feet to about 2,000 square feet, provide a functional four-bedroom layout, and better meet current market demand for younger buyers and growing families. He noted that basements are generally not feasible in the area because of groundwater conditions and stated that the proposed homes would remain within FHA loan limits. Councilmember Smith asked if the fourth bedroom downstairs would be an actual separate bedroom. Quin confirmed that it's a separate bedroom. Councilmember Smith asked if the new layout would increase the selling price and in turn lose buyers. Quin Millet stated the new layouts are still within the FHA limits and would be in the low \$400,000 price range. Councilmember Moss stated that 3-story buildings block the city's views, have bad design and floorplans and lose the cozy feeling of a neighborhood on top of increased parking issues. Quinn stated that the functionality of a 3-story unit is highly desirable. Councilmember Rowley stated that there would be more rentals in the area rather than home ownership. Quinn explained the difference between the two options stating that instead of 2 car driveways, they would replace one driveway with a garage to allow for more square footage, adding 2 parking spaces per town house outside of the garage. Councilmember Moss asked if there would be HOA restrictions. Quinn confirmed that there would be HOA restrictions and enforcement. Councilmember Smith asked if there could be requirements for a percentage of rentals versus home ownership. Councilmember Smith stated that she hoped that the builder would review what homes are not selling in the area and work toward a product that would be re-sellable. Councilmember Smtih stated that if carefully designed and considered, 4 bedrooms could be achieved in a 1500 square foot, 2-story home. Councilmember Hulet asked for a way to have relief between each building

unit for residents. Councilmember Rowley stated he was in favor of a mix but not 100% 3-story units. Councilmember Moss stated that builders haven't followed what the council wants the city to look like and hates 3-story or higher units. Councilmember Smith pointed out that the area works for a 3-story community in comparison to other areas in the city. Councilmember Rowley stated that the council couldn't dictate the look the builder has to offer.

MOTION: Councilmember Rowley – To approve Resolution 07-15-2026-D the 1st Amendment to Development Agreement as presented adding the ability for staff to flexibility on driveway measurements, code, etc. Motion was seconded by Councilmember Smith. A roll call vote was taken as follows and the motion carried.

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

4. Resolution – Approving an Amendment to the Agreement with Utah County Regarding the 2026 Municipal Recreation Grant (7:24 p.m.)

Jill Spencer presented a proposed amendment to extend the timeline to spend grant money under the Municipal Recreation grant, also known as the Restaurant Tax. She indicated that Utah County had agreed to extend the expenditure timeline to this fiscal year.

MOTION: Councilmember Rowley – To approve Resolution 07-15-2026-E – Approving an Amendment to the Agreement with Utah County Regarding the 2026 Municipal Recreation Grant. 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

5. Discussion on Update to Outdoor Recreation Plan (7:25 p.m.)

Anders Bake introduced Michael Clawson and David Nicholas, who presented an update on the development of the Payson Outdoor Recreation Strategic Plan. They reviewed the planning process, which is intended to establish a long-term vision for outdoor recreation in Payson by evaluating the City's outdoor recreation economy, engaging the community, and incorporating input from elected officials. The presentation highlighted Payson's existing outdoor recreation assets, opportunities, and gaps. Development of the proposed plan included site visits, staff interviews, existing planning documents, mapping and analysis, and regional outdoor recreation economic research. The presenters explained that the plan is intended to enhance quality of life, strengthen downtown and local businesses, attract and retain businesses and workforce, reinforce

Payson's identity as the "Home to Adventure," and build upon existing recreation opportunities and community events.

Key recommendations included investing in parks and neighborhood recreation, improving trail and pathway connections, expanding recreation opportunities, enhancing the Forebay Recreation Area to better accommodate multiple user groups, and increasing outdoor recreation through public events. The presenters stated that the next phase of the project will focus on community engagement.

Councilmember Hulet discussed the community engagement process and encouraged staff to include a public open house in addition to a community survey to maximize resident participation. Councilmember Smith emphasized the importance of understanding what level of investment the community is willing to support. Councilmember Rowley commented that expanding outdoor recreation opportunities could improve residents' physical and mental well-being while generating economic benefits for the community. He discussed the need for additional visitor amenities, including lodging options, to better serve recreation users and retain tourism-related spending in Payson. He also noted the popularity of the City's disc golf course and encouraged continued development of multi-use recreational amenities. Councilmember Hulet discussed opportunities to support businesses that provide outdoor recreation equipment rentals and referenced winter recreation and Forest Service parking opportunities. Robert Mills noted that reliable data regarding accommodations and short-term rentals is limited. Councilmember Rowley expressed interest in understanding community perspectives on short-term rental opportunities in Payson. Mayor Pro Tem Provstgaard reported that a public survey is anticipated to be conducted in August, with a final draft of the Outdoor Recreation Strategic Plan expected to be completed during the winter of 2026.

F. ADJOURN TO CLOSED MEETING

MOTION: Councilmember Rowley – To adjourn the regular meeting and go into a closed meeting on July 15, 2026 at 7:50 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.

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

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

G. ADJOURN FROM CLOSED MEETING & REGULAR CITY COUNCIL MEETING

MOTION: Councilmember Hulet – To adjourn from Closed Meeting and the regular 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

The meeting was adjourned at 8:20 p.m.

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