PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 19, 2026

CONDUCTING	Mayor William Wright
ELECTED OFFICIALS	Mayor William Wright, 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 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 Janeen Dean, Community Events Coordinator Tracy Zobell, Parks & Golf Director Karl Teemant, Community Services Director Shawn Black, Power Director Shelby Bohling, Communities that Care Coordinator Melanie Marsh, Human Resources Jill Spencer, Development Services Director

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 Mayor Wright

The Pledge of Allegiance was led by Council Member Anne Moss

C. CONSENT AGENDA (6:01 p.m.)

1. Approval of the August 5th, 2026, City Council Meeting Minutes
2. Confirmation of Monthly Financial Information
3. Resolution – Approving an Agreement for Construction Services for the Short Course at Gladstan Golf Course

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
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. I-15 Interchange Update – Steven Loveland (6:01 p.m.)

Steven Loveland from the Utah Department of Transportation (UDOT) attended the meeting to give a report on the I-15 Interchange project. He reported that the design plans should be complete before the end of this year. He indicated that advertising for the plan will begin in early 2027. He added that UDOT is currently working on agreements with the railroad. Ryan Richins, a design consultant for the project, discussed the plans and how the railroad track will be considered.

2. Annual Report from the Forebay Committee – Matthew Earlywine (6:03 p.m.)

Matthew Earlywine offered an update on the Forebay Committee's activities, efforts, and work in the Forebay Area in the past year. He reported that there was a Conservation Easement Celebration wherein officials from Lehi and Payson City were both invited to attend. He reported that the committee received a Parks, Arts, Recreation, & Culture (PARC) Tax grant and will use that funding for a kiosk and trailhead signage. Matthew reported that the Forebay Committee continues to focus on community outreach through opportunities like Adventure Days, trail maintenance, volunteerism, and high-school team sports. He stated the committee continues to work on future amenities including expanding the parking lot and is committed to protecting the Forebay Area as a whole.

3. Public Forum (6:05 p.m.)

Tristan Porter spoke about the Mayor's Monarch Program, which promotes butterfly and pollinator conservation in partnership with the National Wildlife Federation. She encouraged the City to educate the public about the decline of monarch butterfly populations and ways the City and residents can support conservation efforts. She noted that planting drought-tolerant native plants can provide habitat for monarchs and other pollinators. She also suggested that the program could attract tourism, involve the community in conservation projects, and promote community pride and cohesion. Councilmember Rowley requested that staff follow up on the proposal.

Theresa Howley, representing the Peteetneet Daughters of Utah Pioneers, shared historical information about James Pace, a descendant of whom she is, and his role in the founding and early development of Payson City. She described Pace's service as a lieutenant commander in the Mormon Battalion, his leadership in bringing settlers to the Salt Lake Valley, and his role in settling southern Utah County. She explained that Pace and 16 settlers arrived in the area in 1851 and that, in March 1852, Brigham Young visited the settlement and appointed Pace as Stake

President. The settlement was subsequently named Payson, and the City was recognized by the State in 1853. She also discussed the contributions of Pace's wife, Lucinda, who was Utah's first female postmaster. She spoke of Pace's involvement in farming, business, and the construction of the dam at Spring Lake. Ms. Howley expressed appreciation for the efforts of the early pioneers and the importance of preserving Payson's history. She presented the City Council with a photograph of James Pace and asked whether a photograph of Pace could be displayed in the Payson City offices or hallway. She also mentioned a monument near the Daughters of Utah Pioneers cabin that provides information about Payson's history. Ms. Howley presented the City Council with a handmade pioneer doll as a gift and encouraged the City to preserve its history while moving forward into the future.

4. Staff and Council Reports (6:10 p.m.)

Staff Reports
FIRE AND AMBULANCE – Chief Spencer reported on progress of fire station. He stated that crews are moving forward on grubbing and groundwork for the building in order to bring the site to proper elevations. He reported that meetings will be held to review site plans and construction is anticipated to begin in 2027. He stated that one hurdle to overcome is capping the well that went the previous home.

ADMINISTRATION – Robert Mills reported that he, Shawn Black, and Councilmember Rowley attended a conference regarding new power generation technology and linear power generation. He reported that it's only two weeks to the city's Onion Days celebrations. Staff is working hard to get the Aaron Watson concert and other events in order. Councilmember Provstgaard asked if the parade route will be paved and ready. Robert confirmed in the affirmative. Ms. Howley stated that the Daughters of Utah Pioneers will have a float in the parade this year.

PUBLIC WORKS – Travis Jockumsen introduced the new City Engineer Joshua Reidhead. Joshua stated he was excited to start work in the city.

LIBRARY – Dona Gay reported that Librarian Candice Hope was awarded Librarian of the Month through the Bywater website and cataloguing system company. Candice is at the forefront for technologically for the Library and the Onion Days booklet. Dona expressed her gratitude to Candice and all library employees.

Council Reports
Councilmember Provstgaard reported that he has been working with several department heads on various projects and expressed appreciation for the City staff's collaboration with the City Council. He also reported on the Beautification Committee's upcoming work at the north interchange on Saturday, August 29, including weeding efforts. Residents and local businesses were invited to participate.

Councilmember Moss reported on her experience serving at the Salmon Supper and expressed appreciation for the opportunity to participate and interact with residents and attendees. She enjoyed meeting people and learning about their connections to the community. Approximately

4,500 pounds of salmon were served, and approximately 4,200 tickets were distributed. She also looked forward to the upcoming Onion Days celebration and expressed appreciation for Payson's founders and the community's growth.

Mayor Wright reported that he had observed families enjoying downtown Main Street. He spoke with a family from Springville about Payson's history and noted that their daughter had been named Payson.

Councilmember Rowley thanked residents for attending the meeting and expressed appreciation to the Daughters of Utah Pioneers for their presentation. He noted that his grandmother had been a member of the organization and expressed gratitude for the area's pioneer heritage. He provided an update on the South Utah Valley Power System, noting that a power line project through Spanish Fork, in partnership with Salem, Spanish Fork, and SESD, was nearing completion. He stated that the project would help support the community's future power needs. He also reported learning about new power generation technology and assured residents that the City Council, in coordination with the Power Director, is working to keep fees and costs manageable. He thanked the Police Chief and staff for their work during the Salmon Supper, expressed support for maintaining Payson's small-town events, and thanked the Fire Chief for the update on the fire station. He also thanked the Forebay Committee for its presentation and for its work regarding the easement associated with the Forebay area.

Councilmember Smith reported that this was her first time serving at the Salmon Supper. She expressed appreciation for Lieutenant Copley and the Police Department for monitoring the extreme heat and ensuring that she and others at the event were safe. She looked forward to the upcoming Onion Days celebration. She also requested a follow-up regarding the proposed relocation of the Tabitha's Way donation bins closer to the Police Department. She expressed interest in attending the upcoming UAMPS convention and learning how to provide residents with additional information.

E. ACTION ITEMS (6:25 p.m.)

1. Resolution – Appointment of a New City Engineer (6:40 p.m.)

MOTION: Councilmember Moss– To approve the Resolution 08-19-2026-B Appointment of a New City Engineer. Motion seconded by Councilmember Provstgaard. A roll call vote was taken as follows and the motion carried.

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

2. Ordinance – Amendment to Payson City Code Title 11 Chapter 16 City Cemetery (6:42 p.m.)

Dave introduced Derek Weight, Cemetery Sexton, who provided an update on cemetery operations and proposed improvements. He discussed renaming the area currently known as “Baby Land” to “Angel Garden,” along with other updates to the cemetery, including the addition of a cremation wall. Derek discussed efforts to simplify the City Code governing the placement of monuments and skirting to make the requirements easier for residents, staff, and monument makers to understand and follow. Derek reported that Bobbi has been working with residents and has streamlined the process at the front office. Councilmember Smith asked about the process for abandonment of burial rights and whether the City should reach out to affected residents. Staff explained that all available resources are being used to locate and contact residents and that bringing Bobbi on full-time to assist with reviewing and organizing cemetery records would be beneficial. Staff is also working to locate and preserve historical cemetery records.

MOTION: Councilmember Moss – To approve the Ordinance 08-19-2026-A Amendment to Payson City Code Title 11 Chapter 16 City Cemetery. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

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

3. Public Hearing/Resolution – Adopting the Amended Payson City Fee Schedule Regarding Cemetery Fees (6:48 p.m.)

Derek reported that he, Tracy, and Bobbi had researched cemetery fees charged by other cities in Utah County and recommended updating Payson City’s cemetery fees to more closely align with those rates. He noted that Payson’s current non-resident fees are relatively low and that the cemetery attracts non-residents because of the lower cost. He stated that, given the City’s high standards for beautification and maintenance, non-residents should pay fees comparable to those charged in other communities. Councilmember Provstgaard asked whether residents who previously lived in Payson but have since moved away would be considered non-residents. Staff confirmed that they would. The Council discussed the possibility of establishing a single fee for both residents and non-residents. Derek explained that, in his role as Cemetery Sexton, he regularly sees non-residents from outside the area choosing Payson’s cemetery because of its lower fees and worried that the cemetery would be filled before residents had a chance to purchase their own plot(s). He expressed support for maintaining a lower rate for current residents who live in and contribute to the community. Councilmember Smith asked about the proposed increase to the infant burial fee. Derek explained that these fees are negotiable and that infants are typically buried with family members, requiring only an opening and closing fee. He stated that he would not oppose keeping the infant burial fee at its current rate. Councilmembers recommended that the infant burial fee remain unchanged. Cathy and staff will verify the applicable opening and closing fees.

Councilmember Hulet entered the meeting at 6:54 p.m.

Councilmembers recommended tabling the item to verify infant prices.

<u>MOTION: Councilmember Provstgaard – To open the public hearing.</u> 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 opened at 7:01 p.m.

Public Comment: Connie Erickson asked if there are different rates for public safety officers? Staff stated no.

<u>MOTION: Councilmember Provstgaard – To close the public hearing.</u> 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 closed at 7:02 p.m.

<u>MOTION: Councilmember Provstgaard – To table the Resolution 08-19-2026 -C Adopting the Amended Payson City Fee Schedule Regarding Cemetery Fees.</u> Motion seconded by Councilmember Rowley – clarify the fee schedule for veterans and infant rates. 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. <u>Ordinance – General Plan Amendment – East Side Comprehensive Plan Land Use Map (7:03 p.m.)</u>

Michael Bryant reviewed the applicant's request to amend the General Plan designation for a Payson property from Active Living to Traditional. He reported that the Planning Commission held a public hearing on the request and discussed the approvals that would be necessary for future development of the property. Michael summarized the history of the request. The original application was reviewed by staff, who recommended allowing approximately 6–8 units per acre. The Planning Commission subsequently recommended an R-1-9 zoning designation. Following further discussion between staff and the applicants, staff recommended amending the General Plan designation to Traditional and changing the zoning to R-1-9 or R-1-10. Public comments received by the Planning Commission and City Council included concerns regarding growth, infrastructure, neighborhood stability, safety, parking, property values, agricultural land, taxes, and wildlife.

Michael Bryant explained that the East Side Comprehensive Plan identifies Traditional areas as supporting housing styles and densities similar to established suburban neighborhoods, such as Curtis Meadows and Loafer Meadows. He clarified that the Traditional designation does not specifically limit development to single-family or twin homes. Councilmember Rowley asked whether the Active Living designation identified a specific density and whether high-rise or high-density apartments could be developed under the designation. Michael clarified that such development would not be permitted under the proposed designation. He explained that the anticipated housing types would include single-family homes and townhomes. Councilmember Moss noted that multifamily housing can encompass a range of densities and housing types. Michael explained that the proposed zone change is contingent upon approval of the General Plan amendment.

The requested R-1-9 residential zone establishes minimum lot size, frontage, and setback requirements, and accessory apartments are permitted as provided by state law. A two-family overlay could also be requested at a later time in the application process within the R-1-9 zone, which would allow for twin homes. Councilmember Provstgaard asked whether the Council could approve the R-1-9 zone and later deny a request for the two-family overlay, or instead approve an R-1-10 zone. Staff confirmed that either option would be available to the Council. Staff further explained that future subdivision and building permit applications would be administrative approvals, while an overlay would require a separate application. Councilmember Moss discussed the proposed zoning map, future planning considerations, and the relationship between the request and the current General Plan. Councilmember Rowley stated that changes to the General Plan should result in an improvement to the community. He and Councilmember Moss discussed the potential for appropriate density to provide additional housing options for residents age 55 and older, including single-level housing. The Council also discussed the possibility of reevaluating the East Side Comprehensive Plan as a whole.

Councilmember Hulet asked whether public hearings would be required for future zone changes if the council chose to make additional changes in a motion. Staff recommended that the Council consider only the zone change currently requested rather than applying a change to surrounding properties. Mayor Wright clarified that a public hearing was not scheduled for the item on the current agenda. He stated he would allow one individual to speak on behalf of the community in support of the proposal and one individual to speak in opposition. The Mayor also discussed the City’s authority to establish zoning designations and expressed concern regarding potential state efforts to limit municipal land-use authority. He reminded those present to maintain appropriate decorum during City meetings.

Kirk Beecher, representing the Planning Commission, explained that the Commission ultimately recommended R-1-9 because members did not support the higher density associated with the original proposal. He stated that the Commission viewed R-1-9 as a transition or buffer between the existing neighborhood and potential future higher-density areas.

Jimmy DeGraffenreid, speaking in support of the proposal and representing the Mangelson property, explained that the intent of the request was to change the property from a 55-and-older designation because senior living housing has been difficult to market and can take an extended period to sell. He stated that older couples and individuals are increasingly purchasing smaller homes and easy-to-maintain smaller lots rather than moving into traditional senior communities. He explained that the proposed development was intended to provide a transition between existing neighborhoods and surrounding areas.

Jeremy Smith, a Payson resident, spoke in opposition to the proposal and stated that he was also following the proposed development of the property and other pending annexations. His primary concern was the potential overlay. He stated that residents generally supported R-1-9 or R-1-10 zoning but opposed any future overlay that would allow duplexes or twin homes. He expressed concerns regarding road infrastructure, parking, potential development of apartments or townhomes, and future changes in property ownership, developers, and City Councils that could affect the original zoning expectations. He also expressed concerns regarding the impact of additional density on the water system and water pressure, as well as potential effects on residents' properties and property values. He stated that residents felt some of their questions had not been adequately answered and expressed concern that staff were more supportive of development interests than residents. He requested that the Council consider R-1-9 zoning without allowing a future overlay or a R-1-10 zoning. He also referenced the General Plan and East Side Comprehensive Plan, noting that smaller area plans are intended to encourage neighborhood cohesiveness. Smith raised concerns about the high water table in the area and noted that basement construction may be limited. He thanked the Council for the opportunity to speak.

Councilmember Smith noted that residents in senior living communities do not typically seek larger lots. Councilmember Rowley thanked staff and residents for their extensive consideration of the issue. He noted that on-street parking occurs in all zoning districts and discussed concerns he had previously raised with Mayor Wright regarding potential state intervention in local land-use authority. Councilmember Rowley disclosed that he lives near the proposed area but did not feel that it would affect his decision. Councilmember Rowley stated that the East Side Comprehensive Plan calls for development to be proportionate to surrounding neighborhoods. He discussed the difficulty of controlling future development adjacent to existing properties and the importance of planning for the area as a whole. He stated that if the General Plan is amended, he would favor lower density in this specific area.

Councilmember Smith stated that she took the residents' concerns seriously and had attempted to address the questions raised during the discussion. She agreed with many of Councilmember Rowley's comments and stated that she viewed the existing road size as a buffer between the proposed development and surrounding neighborhoods. She noted that residents who opposed the proposal had purchased and built their homes based on the existing General Plan and smaller area plans and had the expectation that it would be followed.

Councilmember Hulet thanked the residents for attending and providing their comments. He stated that the Council should consider the recommendations and work completed by the Planning Commission and City staff. He compared the R-1-9 and R-1-10 zoning designations and noted that the resulting lot sizes would be similar. Brian stated that he did not support the overlay, although the Council would retain discretion to deny an overlay application in the future. He indicated support for the staff recommendation.

Councilmember Moss expressed appreciation for the community's comments and participation. She stated that the Council should focus on how residents want to live in Payson rather than making decisions based solely on potential state action. She also expressed appreciation for staff's work and noted that changes in ownership and development practices can affect how homes are marketed and sold. She emphasized the importance of providing appropriate housing options for retirees. Councilmember Moss indicated that she was leaning toward R-1-10 zoning as a way to avoid the potential for a future overlay discussion and stated that she preferred not to mix town homes with single-family homes in this area. She emphasized the importance of making a decision that considers the residents already living in the surrounding neighborhoods.

Councilmember Provstgaard stated that he believed a compromise could be reached but did not support the overlay. He expressed support for remanding the matter to staff and suggested considering R-1-9 zoning without the possibility of a future overlay.

MOTION: Councilmember Smith – To approve the Ordinance 08-19-2026-B General Plan Amendment to the East Side Comprehensive Plan Land Use Map – traditional designation be applied. 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. Ordinance – Mangelson Zone Change Request R-1-A to R-1-9 (7:52 p.m.)

MOTION: Councilmember Rowley – To approve the Ordinance 08-19-2026-C Mangelson Zone Change Request from R-1-A to R-1-10. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

No	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard

Yes	-	Ryan Rowley
Yes	-	Lacee Smith

Mayor complimented the public for being orderly and attending the meeting. Residents asked for clarification.

ADJOURN TO CLOSED MEETING

MOTION: Councilmember Provstgaard – To adjourn the regular meeting and go into a closed meeting on 7:57 p.m. on August 19th 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	-	Lacee Smith

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

F. ADJOURN FROM CLOSED MEETING

MOTION: Councilmember Moss – To adjourn from Closed Meeting and the regular meeting Motion seconded by Councilmember Smith. 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 8:30 p.m.

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