PAYSON CITY
SPECIAL CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, September 30, 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	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 Karl Teemant, Community Services Director Shawn Black, Power Director Melanie Marsh, Human Resources Jill Spencer, Development Services Director
OTHERS	Kirk Beecher, Planning Commission Chair Ric Johnson, Planning Commission Member Kepi Himuli, Planning Commission Member Bob Gedeborg, Planning Commission Member Ryan Frisby, Planning Commission Member Perry Adams, Planning Commission Member Jeff Acerson, UTA Commissioner Valerie Williams, TOC Project Specialist Nick Wilcox, Senior Service Planner Dane Hill, Asset Manager for Property Reserve Taylor Leavitt, Asset Manager for Land Reserve

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 Councilmember Rowley

The Pledge of Allegiance was led by Councilmember Provstgaard

C. ACTION ITEMS (6:00 p.m.)

1. Public Hearing regarding proposition #1: The renewal of the Parks, Arts, Recreation, & Culture (PARC) local sales and use tax of 01/10 of 1% (1 cent for every $10.00 spent) for a period of ten (10) years

Karl Teemant introduced the Parks, Arts, Recreation, & Culture (PARC) local sales tax and explained how it is used to fund projects in the city.

MOTION: Councilmember Hulet – 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 opened at 6:05 p.m.

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

MOTION: Councilmember Provstgaard – To close 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 closed at 6:06 p.m.

D. WORK SESSION

1. Payson Station Area Plan

Anders Bake offered a presentation on the Payson Station Area Plan. Members of the City Council and Planning Commission both participated in the conversation regarding the plan. The purpose of the Payson Station Area Plan was to establish a vision for the future of the area and provide guidance to the City Council in making informed decisions regarding land use, design, housing mix, and development intensity. The proposed land uses and densities were based on transit-oriented development principles.

Mayor Wright explained that the state had established guidelines that cities were required to meet and that the Station Area Plan satisfied the requirements set forth by the state. Councilmember Rowley asked whether the city was working with all stakeholders and landowners. PRI representatives confirmed that there had been significant input and collaboration with the city throughout the planning process. The planning process included public engagement, stakeholder engagement, and involvement from City Council members. The key elements of the plan included goals and objectives related to mobility, land use, and open space. Mobility focused on the street network and active transportation. Councilmembers, commissioners, and PRI discussed the land use component, including approximately 300 to 400 acres designated for commercial use. Open space was also identified as an important element of the plan.

The next steps include completing the draft plan and presenting it to the Station Area Plan Policy Committee, followed by Planning Commission review in January 2027 and City Council review in February 2027. Following these presentations, the city would move toward implementation of the plan.

Councilmember Rowley asked whether there had been communication with Utah Valley University (UVU) and whether the plan would remain flexible if key stakeholders, including UVU, did not participate as anticipated. The discussion emphasized the importance of establishing strong partnerships among key stakeholders. Jeff Acerson, a Utah Transit Authority (UTA) Commissioner, explained that transit was a valuable resource for the state and that the state required station area plans to ensure cities were prepared for public transit and other forms of active transportation. Councilmember Hulet noted that the frontrunner station would be necessary for future growth, regardless of whether UVU became involved.

PRI representatives explained that development and planning could vary depending on market conditions and that they were interested in identifying opportunities for retail development. Successful development would depend on attracting strong anchor businesses and establishing sufficient residential rooftops to support commercial activity. The area was expected to develop over an extended period, with a relatively long buildout timeline.

Councilmember Provstgaard asked about the City's infrastructure plans and its financial ability to support development in the area. Mayor Wright stated that the city was studying federal bond options. Robert Mills provided an update on the Utah Department of Transportation (UDOT) interchange project, explaining that UDOT planned to put the project out to bid in February 2027 and that the necessary infrastructure funding would need to be available at that time. The city was working to complete the Water Infrastructure Finance and Innovation Act (WIFIA) process as quickly as possible. The estimated cost was approximately $14 million to $15 million. PRI would pay the applicable impact fees required for development and reimburse the city for the WIFIA financing. It was also noted that infrastructure costs continued to increase over time. Mayor Wright emphasized that the city needed to remain mindful of upcoming deadlines and continue exploring potential funding sources. Councilmember Provstgaard asked what alternatives would be available if the WIFIA financing did not come through. It was explained that the state might allow the city to access infrastructure funding, although the funding would

not be in the form of grants. This was identified as a possible alternative, and the group discussed other potential plans for financing the project.

Councilmember Hulet asked whether office space could be incorporated into the first development area. Discussion indicated that retail, high-density housing, and office space were all being considered for Area 1. Valarie Williams, a transit-oriented communities (TOC) project specialist, explained that mixed-use development brought a variety of people into an area, supported transit use, and could improve safety by increasing activity throughout the area. Councilmember Hulet also discussed the commercial areas identified as Areas 3 and 5, including the frontage along Interstate 15. Area 3 could accommodate larger, big-box retailers that would attract customers from outside Payson, while Area 5 could provide space for smaller retailers that would be more accessible to residents in the surrounding neighborhoods.

Councilmembers and staff thanked Anders for his presentation and commended the Development Services team for the work put into the project.

E. ADJOURN TO CLOSED MEETING

MOTION: Councilmember Rowley – To adjourn the regular meeting and go into a closed meeting on September 30, 2026 at 6:59 p.m. to discuss pending or reasonably imminent litigation. 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

1. Discussion regarding pending or reasonably imminent litigation

F. ADJOURN FROM CLOSED MEETING

MOTION: Councilmember Moss – To adjourn from Closed Meeting and reconvene the regular meeting. 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

ADJOURNMENT

MOTION: Councilmember Provstgaard – 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 7:15 p.m.

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