

PAYSON CITY  
SPECIAL CITY COUNCIL MEETING AND WORK SESSION/FIELD TRIP  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, June 8, 2022

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt, Bob Provstgaard, William R. Wright

PLANNING COMMISSION Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner

STAFF PRESENT Dave Tuckett, City Manager  
Cathy Jensen, Finance Director  
Kim E. Holindrake, City Recorder  
Jason Sant, City Attorney  
Brad Bishop, Police Chief  
Robert Mills, Development Services Director  
Scott Spencer, Fire Chief  
Jill Spencer, City Planner  
Michael Bryant, Planner II  
Jacob Roberts, Planning Intern

OTHERS Jay Bollwinkel – MGB+A the Grassli Group, Brian Hulet, Kepi Heimuli, Jim Rowland, Gale Skousen, Lacey Smith, Mike Hardy

A. WORK SESSION/FIELD TRIP

1. Tour Main Street (100 North to 100 South)
2. Discussion regarding the Downtown Payson Vision Plan

Staff Presentation:

Robert Mills reviewed the Downtown Master Plan Development project and discussion was held. The Plan includes a phased concept but most of the project will done construction at the same time. The idea is to create a destination.

- Streetscape – The intention is to have bulb out areas with flowering trees and benches. Proposed tree options include a flowering cherry, imperial honey locust, and crabapple. Trees will grow to about 20 feet tall with a 15-foot spread and are more ornamental than shade.
- Street Cross Section – Each street side has an eight-foot sidewalk, six-foot planter strip on the west side, 12-foot planter strip on the east side, eight feet of parking on each side, and a 20-foot travel lane. Dining decks could be incorporated during the summer months. Bulb outs create friction to slow down traffic.
- Buildings - The backs of the buildings will be improved including screening to cover utility boxes, etc. Stores will have back entrances as well. State Historic Preservation Office (SHPO) met with staff yesterday to view the buildings to give guidance to the owners in upgrading the facades and address possible grants.
- Parking – Parallel parking allows significantly more space than angled parking and allows a better benefit to the residents and visitors. It creates a walkable area. There will be

approximately 270 parking stalls available, which is close to what is currently available. A few stalls could be eliminated to create an even more walkable environment and destination. A few stalls could be assigned 15-minute parking for quick store access for picking up items or deliveries.

- Water Feature – This is along the east side of the street at grade level, which allows the street center to align moving south. It is a meandering stream with trees and plants from 100 South to HWY-6. It is very similar to City Creek in Salt Lake City. The water will not be treated. Therefore, it is not intended for children to play in the water. The water feature is meant to be aesthetic. There will be signage that it's not intended for play. The water is recirculated underground.
- Concrete and Pavers - Sidewalks are eight feet wide. The lighter colors are concrete and the darker colors are pavers. Pavers can be reduced in order to save funds if needed. Pavers are brick for longevity and are placed close together to avoid weed issues. The Council reviewed different paver colors and concrete colors against a building and in the sunlight. Because of material costs, the concrete could be brushed to give a texture instead of color.
- Benches and Waste Receptacles – Currently, the City is using green benches and waste receptacles with the new logo along the trail systems.
- Funding will take this project to 700 South, but these two blocks will be the challenge. Staff is in the process of hiring a contractor through the CMGC process and received 10 applications. Staff has asked for someone who has experience with historic buildings.
- Bike Racks – The consensus of the Council is option 4 on the bike racks.
- Lighting – The electrical engineer is working on a photometric pattern of the street to get an 8 to 10-foot candle light level and a 2 to 4 candle in the back. The lights are not dark sky with a cap on top but a reflective cap can be added inside to send the light down.

The work session/field trip ended at approximately 6:10 p.m.

## SPECIAL CITY COUNCIL MEETING

William R. Wright, Mayor, called this special meeting of the City Council of Payson City, Utah, to order at 6:30 p.m. The meeting was properly noticed.

### B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Brett Christensen.

### C. CONSENT AGENDA

1. Approval of the May 18, 2022 City Council Meeting Minutes
2. Resolution – Agreement with Vereo Impact regarding consulting services

Dave Tuckett stated the Vereo Impact Agreement is for six months and then economic development will move to Brian Hulet.

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

- Yes - Linda Carter
- Yes - Brett Christensen
- Yes - Taresa Hiatt
- Yes - Bob Provstgaard

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

E. ACTION ITEMS

1. Ordinance – Thompson Family Home zone change located at approximately 1285 W Utah Avenue from R-1-A, Residential-Agriculture Zone to BPD, Business Park Development Zone

Staff Presentation:

Michael Bryant stated the property is approximately 0.89 acres. The adjacent property zoning was recently changed to the BPD Zone, and the applicant is requesting the same zone. The Planning Commission held a work session on April 13, 2022, and made a positive recommendation of approval on May 11, 2022. The parcel currently surrounded by BPD zoned properties. The request fits with the future land use map and General Plan. Staff recommends making the zone change.

Council Discussion:

Councilmember Christensen noted there are still three houses in the area, but the area is headed in the BPD Zone direction.

Michael Bryant stated he hasn't received any requests from the other houses to change their zoning.

**MOTION: Councilmember Provstgaard – To approve the (ordinance) zone change from the R-1-A, Residential-Agriculture Zone to the BPD, Business Park Development Zone as requested.**

Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

- Yes - Linda Carter
- Yes - Brett Christensen
- Yes - Taresa Hiatt
- Yes - Bob Provstgaard

2. Final Plat approval of the Evolve Twin Home Estates at 110 South 300 West (6:37 p.m.)

Staff Presentation:

Michael Bryant noted the site is the old green church location, and the old church has been demolished. The preliminary plan was addressed at the last meeting and given approval as well as the RMO-1 Overlay. The project includes nine lots with three single-family lots and six twin homes. The Planning Commission held a public hearing on May 13, 2022, and a positive recommendation was given. Staff recommends approval of the final plat.

**MOTION: Councilmember Christensen – To approve final plat for the Evolve Twin Home Estates at 110 South 300 West.** Motion seconded by Councilmember Provstgaard. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter  
Yes - Brett Christensen  
Yes - Taresa Hiatt  
Yes - Bob Provstgaard

3. Final Plat approval of the Black Hawk Subdivision (26 lots) located at approximately 1600 South and 1080 West (6:40 p.m.)

Staff Presentation:

Michael Bryant reviewed the three parcels consisting of 26 single-family lots on 12.67 acres. The zoning designations include the R-1-9, R-1-10, and R-1-20. The zone changes and preliminary plan approval were given on February 2, 2022. The project meets the General Plan and underlying zone requirements as well as the minimum zoning designation requirements. Staff recommends approval of the final plat.

Council Discussion:

Councilmember Provstgaard questioned if the frontage on the smaller lots fit the zone.

Kirk Beecher stated yes.

Michael Bryant noted the smaller lots are just over 1/5 of an acre.

**MOTION: Councilmember Provstgaard – To approve the Black Hawk Subdivision at 1600 South and 1080 West as platted.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter  
Yes - Brett Christensen  
Yes - Taresa Hiatt  
Yes - Bob Provstgaard

4. Interview and appointment of City Council Midterm Vacancy and Oath of Office (6:45 p.m.)

Staff Presentation:

Mayor Wright noted Councilmember Hulet gave his resignation effective May 16. Christine Dalton withdrew. Mike Hardy, Kathy Marzan, and Kepi Heimuli are on line. He thanked the applicants for stepping up and wanting to be a part of the council. The Council will each ask the applicants a question. He asked each applicant to first introduce themselves.

Applicant Interviews:

**Kirk Beecher**

He has works for Central Utah Water for 22 years and currently serves on the Planning Commission for over eight years. He is currently the Chair of the Planning Commission. He has lived in Payson for almost 15 years.

1. What do you believe is the single-most compelling issue facing Payson City and how do you keep the hometown feeling? Managing growth. The City needs a tax base and be able to work with people who want to develop and come into the City. The City needs to be a part of it and not exclude it, but keep the hometown feel. Keeping the hometown feel is the hard part. Everyone in the City needs to work on it to make things work that are right for the residents. One size doesn't fit all. The City is not like Vineyard that has townhome after townhome. The City is not where it needs five-acre lots for everyone. The City needs a good mix. A lot of time was spent on the General Plan and getting input from the citizens on the location of different activities, housing, and business. The City needs to stick with the General Plan.
2. Outside of growth, what is the most compelling issue? Water. Water is the life blood and what we have to have. We cannot be who we are without water, period. What is your vision of obtaining water? The City needs to utilize the existing water resources with conservation and develop new water sources and avenues. There have been some good avenues of getting additional water and the City can't be afraid to spend some money on making water available. It's a hard pill to swallow.
3. Why do you want to serve on the City Council and why is serving on the City Council important to you? He has enjoyed serving on the Planning Commission and has enjoyed the interaction with the staff, Council, and others. He enjoys being a part of making something good for others to follow for our children and grandchildren. He is a civil engineer by trade and enjoys planning, designing things, and making things happen. This is a good way to do it.
4. If selected, how do you plan to involve the citizens of Payson in the decision-making process? There has been good history of this in the past by using social media and other avenues besides just the city meetings. Now the City needs to expand on it. He was pleasantly surprised doing the General Plan update on how people got involved and the different methods used. It's a good way to continue.
5. What do you hope to accomplish as a city council member? He doesn't really have a pet project. He would like to see Payson continue to grow and be a place people want to live and enjoy.

### **Mike Hardy**

He has lived in Payson since 2003. He became very active in the Chamber of Commerce and served as president three years. He served on the Planning Commission three years, and then the Council from 2010 to 2018. Payson is a great place to live. He is interested in the economic growth, to ensure affordable housing, preserving green space, water conservation, and rehabilitating Main Street. The Huish is one of his passions. We need to be on top of transportation and recreation.

1. What do you believe is the single-most compelling issue facing Payson City and how do you keep the hometown feeling? Managing the growth, which has always been the problem, and balancing that with water. Water is a very important asset and a resource that needs to be managed carefully. Down the line things may change, and there won't be as many lawns. He has been involved with Main Street and the Huish. This kind of atmosphere downtown will help keep some of that hometown feel. The City has to be careful to balance off the growth with making sure to keep that feeling that is here and love so much.
2. What would be your #1 and #2 priorities as far as funding in the budget? One would be making sure the City provides the opportunity for citizens to have recreation in the City. The pool has

been a nice asset, but the City needs to look at other things to do to keep it in place and working. He liked the change with the pickleball courts. With the economic growth that comes our way, the City needs to be very careful with zoning and managing growth.

3. Why do you want to serve on the City Council and why is serving on the City Council important to you? He likes having an opportunity to represent the citizens and to give them the opportunity through him to voice their concerns. This and economic development. This is how he can be of help because he has more time than before when he was working.
4. What three words would other members of a governing board or organization use to describe you, your participation on that board, or your leadership style? Collaborative – He feels government is something we do together and we need to be very concerned with all points of view. In a city of this size, we need to be talking to each other and representing the people. Compassionate – He loves Payson and the lifestyle we have. He wants to preserve it; but at the same time, others want to come here. He wants to make sure the growth doesn't take us away from the core virtues. Diligent – When he sees an issue, he wants to be diligent in exploring all the alternatives and ways to go about solving problems or helping citizens.
5. What do you think you could do different and accomplish this time around? Being on the City Council in some respects is kind of restraining. There are only certain things you can do. He would have the time to show more leadership and be able to talk with citizens about concerns and make sure he reflects that in the planning of the City.

### **Kepi Heimuli**

He has lived in Payson since 2000 with his wife and four kids. He has volunteered at his kids' schools in many ways. He is currently employed with Zions Bank. He is originally from New York City with a vision of a larger as well as small towns. He likes to help out where he can. He is honored to be considered for the position.

1. What do you believe is the single-most compelling issue facing Payson City and how do you keep the hometown feeling? It's communication and transparency. Making sure the citizens know the vision of the City Council and not what social media deems as what should be focused on. Getting that word out so people understand what the City is doing in order to help the citizens of Payson. We keep the hometown feeling with the parade, Scottish Festival, and salmon supper.
2. What is your vision of what the city can do to downtown Main Street to make it a focal point and bring people from within and without the community to a destination place? It's food. Anything to have more sandwich shops and places that bring people into the shops to look at items. Food options for everyone coming to Payson after activities, the temple, and Onion Days.
3. How do you bring openness to make sure everyone knows what's going on? First, he would do what Doug Welton was doing by answering questions on Facebook as quickly as possible. Second, he would get people more involvement. For example, he got 725 people signed up to do food for the LDS Temple open house, 625 people with the Spring Lake Elementary school fund raiser, 450 people cooked for the Republican Party luau, 300 eagle scouts boarded before the LDS Church discontinued scouts, 124 choir kids were taken to Orlando. He is here to help, make your time valuable, and get people involved. He wants to get people involved.
4. What three words would other members of a governing board or organization use to describe you, your participation on that board, or your leadership style? Punctual – It's unusual for a Polynesian. Living in New York, he learned if you aren't on the 707 train, you are missing it. Inclusiveness – Make people feel comfortable. Organizational Skills – Organization is all a part

of calendaring and thinking ahead to put the best foot forward for any activity to make it worth while including food.

5. What do you hope to accomplish as a city council member? To ride in the parade and show the citizens of Payson that a transplant from Boston Massachusetts is here to help them feel welcome and support them. Also, do what we can about hunger. The little cabinet outside the City Center needs to be bigger to help people have more food so they don't have to be embarrassed to ask. He wants to be involved to make Payson just as good as you heard before and better. Think bigger but keep the small-town feel.

### **Kathy Marzan**

She grew up in Springville and has lived in Payson seven years with her husband and three kids. She is serving her fourth year on the Planning Commission, which has been very rewarding yet challenging to balance the growth and keep the close community feel. She has also been involved with her kids' activities at schools and with recreation. She and her husband put on two battle of the bands. She sewed costumes for theater productions and attended ball games. She loves Payson and being here. She is a business analyst and senior solutions engineer at New Skin. Product formulation. She works with many departments and users worldwide. She has observed and analyzed processes and implemented new processes, trained users, and built relationships. She has worked to bridge the gap between business and technology. All this has helped her build critical thinking skills and interpersonal skills. This helps make her an asset to the City and Council.

1. What do you believe is the single-most compelling issue facing Payson City and how do you keep the hometown feeling? Growth. Working on the Planning Commission, she sees everything coming and addresses how to manage and keep the hometown feel. Activities such as Onion Days, the Scottish Festival, and place to hang out keeps the hometown feel. She and her husband enjoy hanging around downtown. Downtown needs to be more inviting with restaurants and benches. Bring people in but keep the hometown feel.
2. What would be your #1 priority as far as funding in the budget? It was very interesting going through the General Plan rewrite over last few years and seeing how much infrastructure issues there are such as sewer and roads. The City needs to keep running in order to have people come and support those who are here.
3. Why do you want to serve on the City Council and why is serving on the City Council important to you? Planning Commission has been very interesting, which is a recommending body. The City Council are the ones who enact changes and make change happen. It would be nice to be on the City Council to help make the change for Payson.
4. What are the three greatest strengths of Payson City? The City is dedicated to improving the lives of the residents through infrastructure, growth, and recreation. Payson has the potential to be the hub of the south Utah County area and will be a destination. We have a sense of community. She loves going to Memorial Park and seeing the community come together.
5. Expand on why you want to be on the City Council and growth? She wants to help guide Payson grow correctly and represent the younger families in the City. Growth is a challenge. There is so much high-density housing coming into the City. It's needed; but at this point, it may need to be capped. She would like to see less dense and some infill projects.

### **Jim Rowland**

He moved to Payson 18 months ago from Kissimmee Florida but grew up in a Payson-like town in upstate New York. His roots are strong, and he loves the hometown feel of Payson. He and his wife are empty nesters with family close by. He is in the promotional products industry helping entities brand their companies.

1. What do you believe is the single-most compelling issue facing Payson City and how do you keep the hometown feeling? The common theme seems to be growth. You feel the wave coming south and Payson is fighting to keep a wall up. Without growth, the City will get dormant. If the City isn't moving ahead, it's falling behind. The City needs to find a way to grow but keep the hometown feeling. Interaction with the people consistently and often keeps the hometown feeling. There are many different avenues in Payson to develop the joy and love of a hometown feeling.
2. What drew you to Payson and why are you staying? When looking for a home, they drifted south and found the opportunity and a home in Payson. It was purely accidental. He stays because of the feeling everywhere from church, the store, the salmon supper; just all the activities. Doing business with the locals feels good. At the post office, he is taken care of within minutes and told sorry you had to wait. In Florida, you are out the door and lucky to get out of the post office in 45 minutes. It brings a sense of community and a longing to stay here.
3. Explain your statement Payson is putting up a wall and stopping growth and why do you want to serve on the City Council? He doesn't say the City is trying to put up a wall, but senses the City feels that other cities are feeling the pressure of growth. The wall is the City wants to stay a hometown community, an adventure community, and an outdoor community. We can't do that if it turns into a Lehi. His desire is to keep Payson growing so that more people can live here and work here but not become this metropolis. He wants to be on the Council because he loves to be a leader. He serves on the Chamber of Commerce Executive Board and wants to support small business, which is what builds community. He wants to be a part of those decisions to bring his experience of living in Kissimmee with 75,000 people and some of the hazards that it created. He may have some good insight on what not to do.
4. What three words would other members of a governing board or organization use to describe you, your participation on that board, or your leadership style? How do you get citizens involved? Persistence – He gets things done. He is more of a doer than a visionary person. He would rather serve and help others than create the plan. The City Council implements what the community wants. Reliable and Trustworthy. There has to be something happening that they can do to get citizens involved. He doesn't know what that is but everyone has an opinion. If there is nothing specific to be done, they don't get involved. The communication is the challenge. He gets his information from the city newsletter. It's a struggle; he doesn't have an answer.
5. What do you hope to accomplish as a city council member? The biggest frustration and the thing that creates anger in people are the roads. He would do anything in his power to keep the roads wider than the people. Florida waited until there were so many people on the road before doing construction. Keep the roads ahead of the people.

### **Gale Skousen**

He is a retired family practice physician and has lived here about 12 years. He is currently a software salesman. He enjoys Payson immensely.

1. What do you believe is the single-most compelling issue facing Payson City and how do you keep the hometown feeling? It's taking care of the youth and growth is part of it. There needs to be things the youth want to do to find enjoyable outside the home in a safe environment. People enjoy Onion Days and the salmon supper, but traffic is the challenge. In downtown, the tiny road is part of the challenge. A parking structure in the downtown area to allow people to park and walk rather than driving through crowds and throngs of people. Memorial Park is huge for keeping the hometown feel. When it stands for a long time, it makes a big difference such as the band concerts on Sunday evenings and the theater programs. These bring the

hometown feeling. It goes back to parking and making those things accessible and safe. He suggested doing city council meetings in the park sometimes to get people involved and include food.

2. The forecast is Payson will double in population by 2060, so how do you keep the hometown feel? Revere Health put their clinic in the middle of a field stating it would be the center of population. His father-in-law was honored by the city council he participated in where he stressed that early on they made serious efforts to attract large healthy businesses into the area to build the tax base. Once the tax base is built, funds are available for parks and other things. This foresight made a difference in that community and the same is true here. Land is needed for growth with a tax structure to support places for people to do things. The Huish Theater is a big deal, and it's nice to see businesses participating in it.
3. What do you hope to accomplish as a city council member? When he saw those applying for the position, his concerns went away. He didn't want there to not be somebody that would benefit the City. He wants to continue that kind of involvement; these are incredible individuals. Answering questions in Facebook in a way to get people involved. Having a booth for the Council at each summer activity for people to stop in, ask questions, and throw out ideas.
4. What three words would other members of a governing board or organization use to describe you, your participation on that board, or your leadership style? Work-a-holic. Listen – Not just what they say but body language. Decision Maker – Some feel a decision is great while others don't. You have to be comfortable with a decision.
5. What are the three greatest strengths of Payson City? The people, the people, the people.

### **Lacee Smith**

She has lived in Payson since 2016 with her husband and three kids. She is a senior international accountant and a realtor. She loves Payson.

1. What do you believe is the single-most compelling issue facing Payson City and how do you keep the hometown feeling? Growth, but there are so many things under growth. Hearing from people on line and personal experience, there are a lot of different opinions or understandings with growth. People aren't being educated when a decision is made. You can't please everyone, but the reason behind a decision will help people figure out what that decision will do for the community. She agrees with the different community activities that are needed. You can be in a little city and not feel it's a hometown. We need to keep the kind community and what we have already such as the canyon and riding a horse. She liked the poll to the residents regarding the downtown. The City needs to get more people involved and ideas.
2. As a councilmember, what would be your generational vision of Payson and what can you bring to table with your social media ideas? She found out about Dutch Brothers coming before anyone and has a south Utah County mom group and made sure all the ladies knew it was coming. People reach out to social media when they hear a siren. It's about educating the generations that will live here 20-30 years to come on what Payson will look like and to get involved now. You can make a change, and this is how you do it.
3. What are the three greatest strengths of Payson City? It's a great town to raise a family and affordable for many who want the dream of homeownership. It's a caring community when someone is in need.
4. What three words would other members of a governing board or organization use to describe you, your participation on that board, or your leadership style? Passionate. Dedicated - She finished her bachelor's degree with two-year-old twin girls and finished her master's degree

while single, getting married and a one-year-old baby. When she puts her head to it, it will get finished. Caring – She wants to help as many people as she can.

5. What do you hope to accomplish as a city council member? She would love to have some kind of community resources for kid involvement. A resource center for kids to go to especially in the summer. People reach out for help for a reason but don't have the time to find the help because it's not easily accessible. Something like a YMCA

Mayor Wright thanked everyone for being here. The council will take some time to consider the responses and will make the decision at the June 15 meeting.

F. ADJOURN TO CLOSED SESSION (7:55 p.m.)

**MOTION: Councilmember Hiatt – To adjourn to closed session.** Motion seconded by Councilmember Provstgaard. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Bob Provstgaard

1. Purchase, exchange, sale, or lease of real property

G. ADJOURN FROM CLOSED SESSION

**MOTION: Councilmember Christensen – To adjourn from Closed Session that also included pending litigation.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Bob Provstgaard

H. ADJOURNMENT

**MOTION: Councilmember Christensen – To adjourn.** Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Bob Provstgaard. The motion carried.

The meeting adjourned at 8:25 p.m.

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder