

PAYSONCITY
CITY COUNCIL WORK SESSION
Friday, July 17th, 2026
MTech Building, 993 S 1950 W, Payson, UT 84651

CONDUCTING Dave Tuckett, City manager

ELECTED OFFICIALS Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley (8:55 a.m.),
Lacee Smith,

STAFF PRESENT David Tuckett, City Manager
Robert Mills, Assistant City Manager
Cathy Jensen, Finance Director
Amalie Ottley, City Recorder
Brandon Dalley, City Attorney
Brad Bishop, Police Chief
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Tracy Zobell, Parks & Golf Director
Shawn Black, Power Director
Jill Spencer, Development Services Director
Melanie Marsh, Human Resources

OTHERS Cameron Diehl (Utah League of Cities and Towns - ULCT) via Zoom

Welcome and Agenda Outline

Dave Tuckett welcomed members of the City Council and staff to the City Council Work Session. He explained that the work session was set to discuss growth and development in Payson City. Dave went over the agenda and the discussion items set for the session.

ULCT Update: Cameron Diehl

Cameron Diehl from the Utah Leagues of Cities and Towns joined the meeting via Zoom. He discussed and answered questions from the group on the following topics:

- Starter homes and Moderate-Income Housing.
- The possibility of statewide zoning restrictions and how municipalities play their part.
- The annexation process, both at a municipal and state level.
- Impact Fees, updates and implementation.
- Embracing growth in our communities.
- The senior citizen community and needs.
- Density versus desired outcome.
- Data Centers and zoning, water, electricity, and other limited resources.
- Utah Inland Port Authority.

General Plan Discussion: Jill Spencer

Development Services Director Jill Spencer discussed with the group the following topics:

- Upcoming review of the General Plan. The last overhaul of the General Plan was adopted in 2020.
- The upcoming review of the General Plan will include new data, studies, legislation, growth, and housing requirements.
- What is the shared vision of Payson City moving forward? The group agreed that Payson City should thrive and continue to provide services and opportunities to residents. What “thrive” meant to everyone.
- What is the meaning and definition of density? The group discussed low, medium, and high density and the differences and preferences between the three.
- The purpose of the General Plan includes setting a vision for the community, guiding land use, creating a basis for zoning, anticipating growth, coordinating infrastructure, protecting public welfare, encouraging public engagement, and providing a predictable pathway for project approvals.

Responsible Growth Discussion: Robert Mills

Assistant City Manager Robert Mills discussed with the group the following topics:

- What does responsible growth mean? The group discussed transportation, sales tax & economic growth, and educational opportunities.
- How to gain trust in the community.
- How can the city thrive and keep up with growth rather than being reactive and playing catch-up? How to keep inflation in mind.
- What communities have grown responsibly? Or what communities have not grown responsibly? The group discussed what Utah communities have in their favor and what they lack.
- How city staff and council members can look to and follow the General Plan.
- What are concerns for development in the city? Members of the group expressed concerns about infrastructure and disconnection among developments.

Tools in the Toolbox Discussion: Robert Mills & Dave Tuckett

Dave and Robert asked the group what tools the city has in their toolbox when it comes to growth and development. The group responded with the following ideas:

- Annexations.
- Zoning designations.
- Development Agreements and legal counsel.
- The City Code and enforcement of the code.
- Partnerships with developers.
- Good relationships with legislators and voting in the elections.
- Contracts with lobbyists.
- Investments.
- Impact Fees.
- Employees, training & memberships, staff retention.

Legal Training: Brandon Dalley

Legal Counsel Brandon Dalley discussed with the group the following topics:

- Why land use decisions create risk.

- Resources the city has: Land Use Development Management Act (LUDMA), Open Public Meetings Act (OPMA), the General Plan, existing case law.
- What is the role of the city council? Administrative decisions versus legislative decisions.
- What are pitfalls of decision making? Is there a legal standard of review? How and when the council can determine how much weight public opinion holds on certain topics. What information from the public is valuable, factual, and/or relevant? Are administrative decisions outlined properly in the city code? When there are legal obligations to approve applications.
- Political promises and campaigning.
- Ex parte communications, unintentional communications, and pre-determined outcomes. Concerns with bias and due process. Proper noticing of meetings or communications among council.
- Best practices moving forward. Creating adequate findings for decision making and supporting your findings with evidence. Arbitrary and capricious standards.
- Bias or the appearance of bias. Bradley v. Payson City case law.

MOTION: Councilmember Provstgaard – To adjourn the Work Session meeting. Motion seconded by Councilmember Hulet. 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

The meeting was adjourned at 12:15 p.m.

/s/ Amalie R. Ottley

Amalie R. Ottley, City Recorder