

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 8, 2025, THAT 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Bob Gedeberg, Kevi Heimuli

Absent: Rachel Becker

Staff: Jill Spencer, Development Services Director
Anders Bake, Senior Planner
Michael Bryant, Planner II
Kim E. Holindrake, City Recorder
Jeffrey Seawell, Assistant City Attorney/Prosecutor
Jonathan Knight, City Engineer
Brandon Dalley, City Attorney
Robert Mills, Assistant City Manager

Others: Tyler Horan, Nathan Horan, Mike Horan

1. Call to Order

This meeting of the Planning Commission of Payson, Utah, having been properly noticed, was called to order at 6:00 p.m.

2. Invocation/Inspirational Thought – Commissioner Beecher

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of September 24, 2025.

MOTION: Commissioner Brinkerhoff - To approve the Consent Agenda. Motion seconded by Commissioner Heimuli. Those voting yes – Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Bob Gedeberg, Kevi Heimuli. The motion carried.

4. Public Forum

No public comments.

5. Review Items

5.1 PUBLIC HEARING - General Plan Amendment – South Meadows Area Specific Plan. Request by Tyler Horan on behalf of White Horse Land LLC for an amendment to the South Meadows Area Specific Plan, an extension of the Payson City General Plan. The amendment seeks to add density to most of the western portion of the Land Use Plan (page 19) of the South Meadows Plan.

Staff Presentation:

Michael Bryant began the presentation by giving a review of the location of the property and the existing South Meadows Area Specific Plan. The applicant is seeking to increase density to most of the western portion of the South Meadows Plan. The proposed amendment would increase total dwelling units from 3,545 to 4,494 units and 11,698 to 14,840 in population. Staff have some concerns regarding accessibility of the area due to traffic and vehicular flow on 800 South, which currently is a problem. 1950 West is not yet a through street heading south (near MTECH). 1700 West is only a collector road but is forced to carry the majority of the traffic. Traffic on these streets is burdened by current residents of the area and will increase with other developments that are already entitled. Park space is another concern. To maintain Payson's current level of service for parks, approximately 82 acres of park space will be needed in the plan area at buildout. With the proposed amendment, approximately 104 acres will be needed. The applicant has paid for a utilities study including the cost to upsize, he has offered to pay for a transportation study to further identify the traffic issues in the area, a transportation impact fee study, and a civil design to widen the 800 South and 1700 West intersection. He will donate 4 acres for a public park with the approval of the General Plan amendment and zone change and proposed to connect 1950 West south bound near the southern boundary of the planning area. They plan to offer quality affordable homes with many being single family detached homes. They have been respectful of the city's desire for 25' drive approaches.

Jonathan Knight pointed out that with the current phases in Hiatt Creek Plat B, the applicant self-restricted to 6 units per acre when the allowed number was 10 units per acre, which was approved by the city council.

Michael Bryant clarified for the commissioners that the 4 acres of parkland will help the parks situation. The applicant can't be required to donate land but can be required to put in amenities for the development. The city will need to purchase more property for a regional or community park. He then went on to discuss staff's recommendations.

Applicant Presentation:

Tyler Horan stated that as landowners and developers they have already purchased the property and do not plan to sell the property after approval. They also own a company to build the homes and units which they think will take approximately 10 years to build out. They feel it is important to have a working relationship with the city. They are asking for an increase in density, which creates an impact on the city, but they are looking at what they can offer the city to offset the increase in density. He stated that the increased density isn't just for them to make more money but is for affordability for the residents coming to Payson. They are working with the city to create a transportation impact fee which would allow the city to have funding for system improvements. If the project is approved and the impact fee is approved, they projected that they would pay about \$2.9 million in transportation impact fees.

Jonathan Knight added that the transportation impact fees will help the city improve the existing city infrastructure. It's not only helping the developer, but the city as a whole.

Tyler Horan stated they did a traffic study that showed the area is a problem. He feels the first step is the civil design they are offering to have done. He thinks a phased solution is the answer to solving the backing up issues. The transportation impact fee will continue to be collected to help solve the issue moving forward.

Robert Mills stated his opinion is that cities are living breathing organisms and must grow to thrive and live. Cities can't provide housing and must partner with the development community. In this case we have a willing partner with solutions for affordable housing. The traffic situation in the area is suboptimal. Sometimes there needs to be a catalyst to make it better and we have some plans in place to make it better and get additional attention for the improvement of the 800 South interchange. It is important to remember everything is a partnership and we are not asking for residents to pay for the development itself, but the city participates with all the development community.

Jonathan Knight stated sewer, water, and other utilities will be extended by the developer with upsizing from the city. Red Bridge finally got the Army Corp approval, and 1950 West can now be extended to 1130 South. Whitehorse will build 1950 West to Taylor Ranch. 1700 West won't be the only route for much longer.

Michael Bryant feels the transportation impact fee is a good idea if adopted because development pays for development.

Tyler Horan put in a temporary access road about 1550 South going east to connect 1950 West to 1700 West. but can't build the road without approval. He feels that it will be a great help to the city.

Tyler Horan concluded with a recap of what they would like to see happen.

Commissioner Heimuli feels, based on what staff have presented, it would be okay to approve the suggested staff recommendation. He likes the designs that were presented and is in favor of a more modern look for Payson. He also feels the trains coming here will attract more people.

Michael Bryant discussed with the commissioners the options for their recommendation.

MOTION: Commissioner Heimuli – To open the public hearing. Motion seconded by Commissioner Frisby. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Bob Gedeborg, Kepi Heimuli. The motion carried.

Public Comment:
No public comments.

MOTION: Commissioner Heimuli – To close the public hearing. Motion seconded by Commissioner Camarie. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Bob Gedeborg, Kepi Heimuli. The motion carried.

Commission Discussion:

Commissioner Frisby stated that traffic is a big issue to address. He questions what extra benefits there would be for the city and new residents with allowing the extra density. Another concern is that the plan seems to transition in and out of high and low density. Timing is a big question; is this the right time? UDOT has control of 800 South. Will they be cooperative? Other developers will want to almost double units on their properties because it's allowed here. He appreciates the developer wanting to be a good partner, but others are trying to do the same. He doesn't see that modifying the plan is the best way to proceed.

Jonathan Knight responded that 800 South is a phase 1 need but a phase 2 project. It means there is no money now until phase 2 begins in 2031. If the lobbyist could push the project higher up the list that would be helpful.

Commissioner Gedeberg appreciates the efforts. He feels that a lot of design and work needs to be done and until addressed, he is hesitant to move forward. He would like to delve deeper.

Commissioner Adams feels the same way. He would rather see more single-family units. He is in favor of keeping the density as is.

Commissioner Heimuli is only comfortable supporting what Chief Bishop mentioned. 800 South needs to be rectified and is not the builder's responsibility. He would love to see this builder come into Payson to see Payson grow but he is only able to support what staff has recommended.

Michael Bryant reiterated that Chief Bishop is not favorable with any of the density increases. Staff has worked with the applicant a lot and see some possible density increase. There is some concern bringing emergency services over 800 South especially during peak times; however, Michael stated the fire chief wasn't concerned because there are optional routes.

Commissioner Beecher's biggest concern is the access to the area. He is not uncomfortable with the density change and is okay with what the staff feels is acceptable. Several options include recommending denial totally, going with staff recommendation with certain parcels, proposing a new plan, or recommending adopting the plan as submitted by the applicant.

MOTION: Commissioner Frisby – To recommend to the City Council to deny the plan. Motion seconded by Commissioner Adams. A roll call was taken as follows and the motion carried.

Yes	-	Perry Adams
Yes	-	Camarie Brinkerhoff
Yes	-	Ryan Frisby
Yes	-	Bob Gedeberg
Yes	-	Kepi Heimuli
No	-	Kirk Beecher

Further Discussion:

Commissioner Frisby stated he would need additional plans on amenities and future improvement for the city as well. Again, why this area gets the additional density and not other areas.

Commissioner Beecher would like to look at imposing a transportation impact fee. He feels there is a way to work through this.

6. Commission and Staff Reports and Training

Michael Bryant reported that the next meeting will have a public hearing on another General Plan amendment on a water element required by state law. He gave a reminder that the first meeting in November will be cancelled due to the South County Training on November 12 which will be held in Mapleton. Lastly, there is only one meeting in December.

7. Adjournment

MOTION: Commissioner Adams – To adjourn. Motion seconded by Commissioner Gedeberg. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Bob Gedeberg, Kepi Heimuli. The motion carried.

The meeting adjourned at 7:25 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician