



In-Person and Electronic Meeting

Go to www.paysonutah.gov for login information.

Notice is hereby given that the Payson City Planning Commission will hold their regularly scheduled meeting on Wednesday, December 10, 2025, beginning at 6:00 p.m. All commissioners and the public are invited to participate in person at the Payson City Center, 439 West Utah Avenue, Payson, Utah, as well as virtually through a link with Zoom Video Communications. (The meeting order may change to facilitate the public or specific needs).

1. Call to Order
2. Invocation/Inspirational Thought
3. Consent Agenda
 - 3.1 Approval of minutes for the meeting of October 22, 2025
 - 3.2 Resolution – Planning Commission Annual Meeting Dates and Times
4. Public Forum
5. Action Items
 - 5.1 PUBLIC HEARING – Hiatt Creek Master Plan Area Zone Change: Request by Tyler Horan, on behalf of White Horse Land, LLC for an amendment to the Payson City Zone Map. The applicant is seeking to add density by amending the following Utah County Parcels:
 - RMF-10, Multi Family Residential Zone: for portions of Utah County Parcels #29:023:0030 and # 29:023:0023.
 - R-1-7.5, Residential Zone: for Utah County Parcels #30:065:0073 and 45:197:0004.
 - 5.2 PUBLIC HEARING – Nebo Peaks Zone Change: Request by Tyler Horan on behalf of White Horse Land, LLC for an amendment to the Payson City Zone Map. The applicant is seeking to add density by amending the following Utah County Parcels:
 - RMF-10 Multi-Family Residential Zone: for portions of Utah County Parcels #29:012:0026, 29:012:0003, 29:012:0007, 29:011:0013, 29:011:0018, 29:011:0020 and a portion of parcel #29:011:0011.
 - R-1-7.5 Residential Zone: for the following Utah County Parcels #29:011:0005, 29:011:0019, and a portion of parcel #29:011:0011
 - R-1-9 Residential Zone: for a portion of Utah County Parcel #29:011:0005.
 - R-1-10 Residential Zone: for the following Utah County Parcel #29:012:0030.
 - 5.3 REVIEW AND RECOMMENDATION – Clearwing Annexation: Request by Randy Park to annex Utah County Parcels #30:024:0131, 30:024:0132, 30:024:0133, 30:024:0127, 30:024:0129, and #30:024:0126 into Payson City. The properties are located at

approximately 3751 West 9600 South and total 29.79 acres. The applicant is requesting Industrial zoning designation upon annexation.

6. Commission Reports, Staff Reports, Training

7. Adjournment

I, Amalie R. Ottley, do hereby certify that the above notice was posted in the Payson City Center and on the Utah Public Notice Website on this 8th day of December 2025.

/s/ Amalie R. Ottley

Amalie R. Ottley, City Recorder

In accordance with the Americans with Disabilities Act, Payson City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling 801-465-5204 at least 48 hours in advance of the meeting to be held.