

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, December 10, 2025, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Rachel Becker, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli,

Absent: Robert Gedeberg

Staff: Anders Bake, Senior Planner
Michael Bryant, Planner II
Amalie Ottley, City Recorder
Jeffrey Seawell, Assistant City Attorney/Prosecutor

Others:

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 Adams offered an invocation.

3. Consent Agenda

3.1 Approval of minutes of October 22, 2025

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

3.1 Resolution – Planning Commission Annual Meeting Dates and Times

3.2 Approval of minutes for the regular meeting of October 22, 2025.

4. Public Forum

No members of the public wished to address the Planning Commission in the 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

Staff Presentation: Michael Bryan presented the request from Tyler Horan on behalf of White Horse land LLC, who is requesting an amendment to the Payson City Zoning Map. The applicant seeks to add density to several parcels of land in the South Meadows Plan area. Michael addressed three concerns from staff as follows: traffic, public open space, and utilities. Michael indicated that staff is agreeable to the zone change for the RMF-10 zoning on certain parcels as it is in line with the South Meadows Specific Area and city's general plan. Michael also indicated that staff is not fully supportive of the R-1-7.5 zone change as it is not in line with those plans.

The applicant, Tyler Horan, attended the meeting to address his proposal with the Planning Commission.

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

Public Comment:

Jordan Carlisle expressed his concerns about the density of the project and the impact that it will have on traffic in the area, especially 800 South. He thinks that the rural area is not appropriate for high density housing.

Rudy Ekins thinks that homes per acreage should stay at 3 or 4 rather than be increased to more. He does not agree with high density coming into that area.

Verlyn Ekins expressed concern about the existing townhomes and apartments in the area that have not been good neighbors. She stated her fields are trespassed upon by the neighbors. She stated that the developer should be responsible for the actions of the residents in high-density areas. She expressed concern about the developers not being concerned about her as a property owner.

Sarah Ogden stated that she does not live in the affected area but stated she did not feel that staff ever recommended higher density in the area in previous meetings.

Kalene Collard expressed concern about the infrastructure in the proposed area as well as the roads. She feels that the roads are already encroaching on her property at 1950 West. She stated as the roads were being built, she had to show the developer where the property line was and has on multiple occasions shoveled material off of her property.

Hoby Metz expressed concern about the water table in the west mountain area especially in high water drain off years. He does not see how development is a viable way to build in the high-water areas. He echoed Jordan Carlisle's concerns about traffic near the freeway. He thanked the commission for the opportunity to speak in the public forum.

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

Commission Discussion:

Commissioner Adams discussed the water table and the springs in the proposed development area. He asked what would happen in a high-water year. Michael Bryant stated that all developments require geotechnical studies in the site plan review process. He added that should development be sub-standard to requirements in high-water areas, the city would not allow that. Commissioner Adams discussed with Michael Bryant the need to keep farmers and property owners able to irrigate their land as needed.

Commissioner Heimuli inquired about what mechanisms are in place to study road access. Michael indicated that the applicant would be required to improve roads where they develop. He stated there is not enough funding for the city to develop the roads between. He added that the city has started a traffic impact fee study that will help assess how to keep roads updated as development happens.

Commissioner Frisby stated that development often is a chicken and the egg issue with development. He expressed concern that 800 South is not yet ready for further development as traffic is already an issue. He stated his preference that the motion follows the general plan and not consider the R-1-7.5

Commissioner Becker agreed with Commissioner Frisby that the R-1-7.5 does not make sense for the area.

Michael Bryant indicated that staff recommendation would be that the RMF-10 be approved and R-1-10 rather than the R175 which aligns more with the general plan..

MOTION #1: Commissioner Frisby – to recommend approval of the RMF-10, Multi Family Residential Zone: Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. The motion carried.

MOTION #2 Commissioner Frisby – to recommend R-1-10 be specified on net buildable acreage and not gross acreage. Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. The motion carried.

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 the following Utah County Parcels a portion of parcel #29:011:0005.
- R-1-10 Residential Zone: for the following Utah County Parcels #29:012:0030

Staff Presentation: Michael Bryant presented the request from Tyler Horan on behalf of White Horse land LLC, who is requesting an amendment to the Payson City Zoning Map. The applicant seeks to add density to several parcels of land in the Spring Creek Area Specific Plan which would add a variety of housing types. Michael addressed some of the concerns from staff for the overall vision for the area, reiterating concerns from the previous request such as traffic, public open space, and utilities. He indicated that staff are agreeable to the zone change request for the RMF-10, R-1-9, and R-1-10 on certain parcels. Staff is not in full support of the zone change to R-1-7.5.

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

Public Comment:

Due to technical issues, the first gentleman to address the Planning Commission's name was not on the recording. He expressed concern about how notices are sent to neighboring property owners. He expressed concerns about the farmers in the area who have hay and livestock to take care of, which is difficult with high-density neighbors. He added concerns about the traffic on the roads, especially to and from the city dump and the freeway exits. He wondered why the city continues to change the general plan and development plans.

Kristy Metz expressed concern about how plans repeatedly change in the city. She expressed concern about the impacts to the rural area by developments such as

Michael Bryant indicated that staff felt that the request closely matches the Spring Creek plan with the exception that the parcels affected in the zone change request for the R-1-7.5. Staff believe the proposal is very close to the general plan. Michael indicated that transportation and traffic is all taken into consideration when development comes to rural areas of the city.

Jill addressed comments about the impacts to the area with growth. She indicated that the city plans for infrastructure as development happens. She clarified that the applicant is asking for a deviation from the master plan and not to change the general plan as a whole. She thanked Michael for his thoroughness in explaining the development approval process. She stated that growth is difficult and the city looks to pay close attention as growth will inevitably reach the area.

Hoby Metz again addressed concern about the capacity of water in the city.

Kirk indicated that the water in the development area does

Verlyn Ekins asked about wells in the area and how that affects rural properties already on wells.

Kirk Beecher inquired if the city requires developers to bring water when they develop. Michael confirmed that culinary is brought in through the development process.

MOTION: Commissioner Heimuli – To close the public hearing. Motion seconded by Commissioner Brinkerhoff. Voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kevi Heimuli. The motion carried.

Commission Discussion:

Commissioner Adams discussed his own concerns about the development in his own back yard. He thinks the zones should be R1-9 or R1-10 to bring in bedroom communities rather than transient homes like apartments.

Commissioner Frisby stated that the R1-9 more aligns with the general plan

All other commissioners concurred.

MOTION: Commissioner Frisby – To recommend approval of the RMF 10, R 1-10, and the R-1-7.7 parcel be zoned as a R 1-9. Motion seconded by Kevi Heimuli. Those voting yes: Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kevi Heimuli. Those voting no: Perry Adams. The motion carried.

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. Review & Recommendation of the Clearwing Annexation –

Michael Bryant presented the proposed Clearwing Annexation pointing out the Planning Commission's responsibility to make a recommendation to city council. A public hearing for the annexation will occur at future city council meeting. Michael stated that the development agreement that goes hand in hand with the annexations states that as development occurs, infrastructure will be required to be installed by the developer. Michael went on to say that the annexation proposal asks the land to be zoned as I-1, Industrial, but does not provide further information or plans for what would be industrial when it develops. Michael indicated that staff recommend the BPD zoning designation to enhance the future major corridor within the city.

Commissioner Frisby expressed concerns about annexation without immediate plans for an industrial zone. He stated that the I-1 does fit the plans but expressed concern about annexations without further information as the applicant may come in at a later date to request a rezone.

Michael Bryant indicated that staff has requested more information from the applicant and has not received any indication of plans. He stated the annexation has been moved forward at the applicant's request for only the land and industrial zoning. Michael went on to say that future development can be part of the development agreement.

Commissioner Beecher recommended that the annexation be approved with the I-1 zoning on the condition that any development follows business park building requirements.

MOTION: Commissioner Heimuli – To recommend that the annexation be approved with the I-1 zoning on the condition that any development follows business park building requirements.

Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli. Those voting no: Commissioner Frisby. The motion carried.

6. Commission and Staff Reports and Training

Michael Bryant reported on recent Planning Commission training.

7. Adjournment

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

The meeting adjourned at 7:35 p.m.

/s/ Amalie R. Ottley

Amalie R. Ottley, City Recorder