**ORDINANCE NO. 01-21-2026-**

AN ORDINANCE AMENDING THE PAYSON CITY ZONING MAP TO REZONE PROPERTY WITHIN PAYSON CITY INSIDE THE SOUTH MEADOWS AREA SPECIFIC PLAN BOUNDARIES TO THE RMF-10 (MULTI-FAMILY RESIDENTIAL) ZONE.

**WHEREAS,** Payson City is a Utah municipal corporation organized and operating under the laws of the State of Utah; and

**WHEREAS,** Utah Code Title 10, Chapter 20 authorizes municipalities to enact and amend zoning regulations and zoning maps to promote the public health, safety, and welfare; and

**WHEREAS,** Payson City has adopted a General Plan and applicable master plans, including the South Meadows Area Specific Plan, which guide land use, density, transportation, infrastructure, and development patterns within the City; and

**WHEREAS,** The property that is the subject of this ordinance is located within the South Meadows Area Specific Plan and is more particularly described in Exhibit “A” attached hereto and incorporated by this reference (the “Property”); and

**WHEREAS,** An application was submitted requesting a zone change for the Property to the RMF-10 Multi-Family Residential Zone consistent with the development pattern contemplated by the South Meadows Area Specific Plan;

**WHEREAS,** The Payson City Planning Commission held a duly noticed public hearing on December 10, 2025, reviewed the proposed zoning map amendment, and forwarded a positive recommendation to the Payson City Council; and

**WHEREAS,** The Payson City Council held a duly noticed public hearing on January 21, 2026, considered the Planning Commission’s recommendation, the staff report, public testimony, and all relevant evidence;

**WHEREAS,** The Payson City Council finds that the proposed zone change:

1. Is consistent with the Payson City General Plan and the South Meadows Area Specific Plan;
2. Promotes orderly growth and compatible land uses;
3. Provides a logical transition between residential densities;
4. Is supported by available public infrastructure and services, or will be conditioned upon their provision; and
5. Is in the best interest of the public health, safety, and welfare.

**NOW THEREFORE, BE IT** **ORDAINED BY THE PAYSON CITY COUNCIL AS FOLLOWS:**

**Section 1. Zoning Map Amendment.** The official Payson City Zoning Map is hereby amended to rezone the Property as follows:

A. The subject Property identified in Exhibit “A” is rezoned to RMF-10 (Multi-Family Residential Zone) subject to the regulations and standards set forth in the Payson City Code.

**Section 2. Compliance With Applicable Plans and Codes.** Development of the Property shall comply with:

1. The applicable zoning regulations for the RMF zone;
2. The South Meadows Area Specific;
3. The Payson City General Plan;
4. All applicable subdivision, engineering, public works, and design standards; and
5. Any conditions imposed through subsequent land use approvals and/or development agreements.

**Section 3. No Vested Rights.** Approval of this zoning map amendment does not create vested development rights and does not authorize development except in compliance with all applicable City ordinances and approvals.

**Section 4. Effective Date.** This ordinance shall take effect upon passage and publication.

PASSED AND ADOPTED BY THE PAYSON CITY COUNCIL ON THIS 21ST DAY OF JANUARY, 2026.

William R. Wright, Mayor

ATTEST:

Amalie R. Ottley, City Recorder

**EXHIBIT A**

**Legal Description of the Area Subject to Rezoning**

A parcel of land situate in the Northeast Quarter of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°13'47" East 560.59 feet along the West Section line and West 16.74 feet from the Northeast Corner of Section 24, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 387.09 feet; thence South 89°47'00" West 873.25 feet; thence North 112.71 feet; thence North 30°25'09" East 107.01 feet; thence North 2°38'53" East 152.60 feet; thence North 12°02'50" East 27.33 feet; thence North 89°44'37" East 350.42 feet; thence North 89°24'50" East 455.91 feet to the point of beginning.

Contains 323,068 Square Feet or 7.417 Acres

**EXHIBIT B**

**Map Depicting RMF-10 zone boundaries.**