**Development Services Department**

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| **Hiatt Creek Master Plan Zone Change Request:** Tyler Horan on behalf of White Horse Land LLC is requesting an amendment to Payson City Zone Map. The amendment seeks to add density to portions of two parcels of land in the South Meadows Plan area. See the applicant request below for all the requested changes. |

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| **Applicant:**  Tyler Horan  White Horse Land LLC  **Staff Coordinator:**  Michael Bryant  **Citywide Application:**  Zone Change Requests for  RMF-10  R-1-7.5  **Commission/Council Action Required:**  Yes  **Alternative Actions:**   1. Approval of the request for changes 2. Deny the requested zone changes 3. Table the request with guidance to the applicant and staff regarding what additional information the city council would like to see. | **Relevant History:** The South Meadows Area Specific Plan was adopted in January of 2016. It was developed after construction of the Payson, Utah LDS temple and because of the area’s proximity to the 800 South interchange, the Walmart commercial center, the Payson Business Park and with the idea in mind that a higher educational facility was being sought for the community.  Development has begun to happen on the west side of I-15 including infrastructure and buildings in the Redbridge Development. Primarily Ridge Stone Condominiums, Payson Point Apartments and the MTEC Campus. This zone change will add to the density near the Redbridge Development and complement that area (the requested RMF-10 zone change).  On December 10th, 2025, a public hearing was held with the planning commission on this request. The planning commission voted with a positive recommendation to approve the RMF-10 zone change request in this proposal with unanimous approval.  On December 17th, 2025, this request was brought to the city council for approval combined with the request for another zone change further south. The City Council elected to table the request and have each zone change requests to be separate agenda items. This report details the request for the RMF zone change request from the previous meeting held on December 17, 2025. |
| **Applicant Request:** Refer to Attachment #1 Zone Change Request for more detail   * RMF-10 Multi-Family Residential Zone: for portions of Utah County Parcels #29:023:0030 and #29:023:0023 |
| **Development Review Committee Concerns:** In discussion with the applicant and various departments of the city three major concerns were regularly raised.   1. ***Traffic.*** Traffic along the 800 S. corridor is already at an F during peak traffic times. With the entitled density for the Red Bridge Development (1240 dwelling units), the MTEC campus, future commercial development, the Payson Business Park and the area detailed in the current South Meadows Specific Area plan traffic volume and wait times will only increase. 2. ***Public Open Space.*** The west side of Payson until recently had very little development. As a result, very little useable public open space exists. With development occurring in this area parks and open space will be needed. 3. ***Utilities.*** There is a need for additional utilities and increased utility capacity within the area. |
| **Summary of Key Issues:**   * In general, staff is agreeable the zone change request for RMF-10 zoning on parcels #29:023:0030 and #29:023:0023 as shown in Attachment 1 Zone Change Request. This will bring increased population and traffic to the area. However, this change is in line with the South Meadows Specific Area Plan. * Transportation and adequate road networks are currently very limited in this area for the anticipated growth. With a zone change and further development some of these concerns will be alleviated but transportation concerns will still exist due to the increased density and inadequate transportation facilities currently in place. Some of the only ways to address this issue, however, is through development. The planning commission and city council will have to determine if this zone change is timely to expect this development and added transportation impact. * 1950 W. and 1700 W. are the primary north/south roads, and both are undersized for the transportation needs of the area. 1950 W. has areas that do not connect which adds to the transportation difficulties of the area. * 800 S. and 1130 S. are the only east/west roads, and both are undersized for transportation needs. * The applicant paid for and conducted a traffic study that identifies the related concerns and recommended solutions for the transportation concerns. * The applicant has paid for and completed an inventory of the utilities system and has shown what is needed for additional utilities and increased capacities in the area. Utility infrastructure will have to be improved upon further development of the property. This may be an opportunity for the city to upsize utilities in the area, either by the developer upsizing and being reimbursed through a pioneering agreement or some other mechanism |
| **Staff Comments:**  *Public Works:* **Favorable recommendation.** The applicant has paid for and provided utility infrastructure modeling to increase the capacity for utilities on and off site the proposed properties. Transportation remains a concern that will need to be addressed.  *Police Dept:* **Partial Negative recommendation.** The police department is concerned with current traffic and doesn’t wish to see it increased by an amendment to the plan.  *Fire Dept:* **Partial Negative recommendation.** While transportation issues are a concern the fire department generally feels that a change to the plan will not burden them significantly.  *Power Dept:* **Favorable recommendation.** Provided that the Power Department can obtain easements and property to adequately provide power to the area, the department has no further concerns.  *Development Services:* **Favorable recommendation.** Planning staff are generally favorable to increased density in the area as described in this zone change request. However, the issue of timing is of most concern to planning staff. Currently the transportation network in the area is not suitable for higher densities. Staff recommend approval of the RMF-10 Zone change as it meets the land use plan of the South Meadows Area Specific Plan. |
| **Staff Recommendation:**  Staff have a positive recommendation for approval of the following requested zone change amendment   1. RMF-10 Multi-Family Residential Zone: for portions of Utah County Parcels #29:023:0030 and #29:023:0023 |

**OVERVIEW**

The South Meadows Specific Area Plan was adopted in January 2016. Since that time a few amendments have been made to the plan to better reflect the intent for the area and to realize goals identified in the plan for higher education. With the physical barriers to the western portion of the plan area, staff are of the opinion that some added density between the railroad and I-15 Interstate makes sense. The primary concern for realizing this density is timing. Utilities and transportation facilities need to have adequate solutions to address the concerns with additional densities. Future development west of the railroad tracks is naturally prohibitive. For this reason, staff feel that if additional density is warranted, that it should happen to be east of the railroad tracks including in the vicinity identified by the applicant in their zone change request.

The South Meadows Specific Area Plan is an extension of the Payson City General Plan and thus the following has relevance when considering a zone change request.

**GENERAL PLAN RELEVANCE**

The proposed zone change map amendment has relevance to several goals and strategies of the existing General Plan.

* **Goal 2.4** Collaborate with higher educational institutions (UVU and MTEC) to provide workforce housing/student housing and job opportunities (internships)
* **Goal 2.6** Focus development and redevelopment efforts on creating well designed centers, corridors, and connections that link housing, jobs, and services.
* **Goal 7.2** Build vibrant new neighborhoods consistent with the Vision
* **Goal 7.3** Increase housing choice
* **Goal 7.5** Provide a realistic opportunity for the development of moderate-income housing within the next five years to meet the needs of people of various income levels living, working, or desiring to live or work in the community.

**FINDINGS OF FACTS**

1. The area is already planned for higher density surrounding the MTEC campus and the Red Bridge Station Development.
2. The RMF-10 Zone change request is consistent with the South Meadows Specific Area Plan.
3. Physical barriers constrain development to this area without significant additional cost for utilities, road crossings beyond the railroad.
4. Transportation access in and through the area is constrained at times. Especially around peak travel times.

**STAFF ANALYSIS**

The proposed amendment to the Zoning map will increase the current density and add additional residential homes to the western portion of Payson. While anticipated in the South Meadows Specific Area Plan. Development must happen in a manner that is least impactful to current residents, transportation systems and utilities.

Before approving a zone change, the City Council shall determine whether such change is in the interest of the public and is consistent with the goals and policies of the Payson City General Plan. The City Council should also take under consideration the recommendations of Staff and the Planning Commission. The following guidelines shall be used to determine consistency with the General Plan: **(responses in bold)**

* Public purpose for the zone changes in question.

**This zone change will add to the overall density of the South Meadows area. It will bring additional residential housing opportunities to Payson City and bring additional residents to support higher education and commercial businesses.**

* Confirmation that the public process is best served by the zone changes in question.

**The proposed zoning amendment will bring additional housing choices to the area and help to support additional growth and development of higher education and commercial businesses.**

* Compatibility of the proposed zone changes with General Plan policies, goals and objectives.

**The proposed amendments advance the goals, policies and strategies of the General Plan, especially related to housing. By increasing density in this area, it helps to achieve the General Plan goals noted above in the General Plan Relevance section of this report.**

* Consistency of the proposed zone changes with the General Plan “timing and sequencing” provisions on changes of use, in so far as they are articulated.

**Timing is a big concern for this area. It primarily revolves around infrastructure improvements, the transportation network and parks and open space which are all identified as areas of concern within the plan. While an amendment to the zoning map may be reasonable at this time, timing of approval must be considered prior to any subdivisions and commercial development approvals to ensure that the proper infrastructure and roads are available to meet the development’s needs. Parks and open space remain a big concern for the western portion of the South Meadows Area Specific Plan area. City Council, Staff and the development community should work together to create adequate public open space in the planning area.**

* Potential of the proposed zone changes to hinder or obstruct attainment of the General Plan’s articulated policies.

**Not Applicable**

* Adverse impacts on adjacent landowners.

**Further development will always have some impact on current landowners. As the area develops people will have to endure the dust and inconveniences of construction nearby. Some people will not be in favor of denser development because it changes the environment around them. However, the city must always balance the property rights of all landowners and ultimately make decisions based on the entire community.**

* Verification of correctness in the original zoning or General Plan for the area in question.

**Not Applicable**

* In cases where conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

**Not Applicable**

**CITY COUNCIL ACTIONS**

1. **Staff Recommendation:** Staff and the Planning Commission have a positive recommendation for approval of the following requested zone change request
   1. RMF-10 Multi-Family Residential Zone: for portions of Utah County Parcels #29:023:0030 and #29:023:0023
2. Alternatively, the City Council may consider amended approval or approval with conditions.
3. Finally, the City Council may deny the requests for the zone change within the South Meadows area. This motion should state reasons for denial.

**ATTACHMENTS**

* Attachment #1 Zone Change Request
* Attachment #2 South Meadows Land Use Map