

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, March 25, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Camarie Brinkerhoff (arrived at 6:01 pm), Ryan Frisby, Kepi Heimuli,

Absent: Rachel Becker, Robert Gedeberg

Staff: Jill Spencer, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Jeffrey Seawell, Assistant City Attorney/Prosecutor (arrived at 6:02 pm)

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

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of March 11, 2026.

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

4. Public Forum

No public comment.

5. Action Items

5.1 PUBLIC HEARING – Zoning Map Amendment: Guy Williams on behalf of several landowners is requesting a zone change from the MH-1, Mountain and Hillside Zone to the MH-2, Mountain and Hillside Zone on the following Utah County parcels 30:078:0066, 30:078:0316, 30:078:0055, 30:078:0056 south of the Gladstan Golf Course. The intent of the zone change request would be to develop an executive large lot subdivision.

Staff Presentation:

As stated, this is a zone change request to convert the property from Mountain and Hillside 1 to Mountain and Hillside 2 which would include at a later date a development agreement. A map was displayed of the area just south of Gladstan Golf Course, and staff explained that density is the primary difference between the two zones. In MH-1, you can have one housing unit per ten acres; in MH-2, you can have one per acre with some flexibility to have smaller lots, provided that the overall density is one per acre. A concept layout of the lots and road placement was shown. Each of the lots is proposed to be in excess of a half-acre up to just over an acre. The housing product is to be custom executive homes. A list of development agreement items was shown which included the following:

- An easement going through the golf course
- Timing of sewer improvements to have the least impact on the golf course
- An understanding by the property owner and future owners that there will be impacts on their residency from the golf course such as announcements, golf balls, golfers nearby, etc.
- An attractive site obscuring fence to separate homes from the golf course
- Attractive, natural looking slope retention and minimal impact on vegetation and hillsides
- Executive custom homes that blend with the environment and are attractive from all sides - housing product concepts were shown and described along with a list of prohibited items.

Staff would recommend approval of this zone change; however, it was discovered that one small parcel affected by this zone change was not noted on the public hearing notice. Because of this we will repeat this public hearing on April 8th. Courtesy notices will be resent and public hearing notices reposted.

Various questions from the commissioners regarding some of the lots, roads, and utility easements were discussed.

MOTION: Commissioner Heimuli – To open the public hearing on this proposal to go from Mountain and Hillside 1 to Mountain and Hillside 2.

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

Public Comment:

Brett Williams lives at Gladstan Manor in Elk Ridge, right on the border of Payson. He has concerns regarding the property line along the golf course. He thinks that there may be another strip of land in between that may need to be evaluated or looked at. He hikes this hillside every day, and his biggest concern is that the slopes are way too steep to build homes on and to have a safe road. He encouraged the commissioners to walk the property. He feels it would be high liability with low return.

Gary Winterton, president of Suburban Land Corporation, stated they are in support of the zone change and agrees the hillsides are steep, but believes there is ample room and homes can be built with the right engineering. They are grateful for the zone change and believe this is the type of development that should be there.

John Wright, the developer, understands Brett's concerns, but has confidence in his engineer, who he stated specializes in hillside lots. He is excited about the project and stated it will be a very high-end, fabulous product when it is done. He talked about each of the lots having a specific building envelope that the builder needs to stay within. He feels this subdivision will be a real bonus for the city of Payson. He already has four reservations for lots and has been inundated with calls. He is still in talks with the

property owner of the five acres on the southwest corner to include that property at a later date. The integrity of the design they have will not be ruined if the five acres are added.

Rob Haddock, the mayor of Elk Ridge, loves the golf course. He stated concern regarding the number of residences and ingress and egress issues with the dead-end street. He thinks it would be great to include a trail plan to connect to Forebay. He has questions regarding sewer and water connections and anticipated needs. He is happy to work with Payson with those things. He would also like to see the road to the RV park paved to cut down on dust.

Brett Campbell lives on the 9th hole, the farthest house down. He is concerned about the impact on the deer in the area and is opposed to the project due to the impact on wildlife and the steep slopes.

Charles Nunn lives on Gladstan Dr. in the house on the ridge closest to golf course. He doesn't see a lot of pros with this concept. He has concerns regarding the steepness of the lots, the speeding traffic, and safety of pedestrians on Gladstan Dr.. More homes would increase the traffic on an already dangerous road. He would like to see some speed enforcement in place. He also stated that the road is not plowed in winter so Payson would have to take on snow removal. Adding another subdivision on that road is inviting more people to get hurt.

Marlyn Wilcox lives in Elk Ridge and owns property in Payson. She has done development in Elk Ridge and is in favor of the zone change. She feels everyone is entitled to develop their property in a way that is beneficial to them. If you are able to engineer it and it fits with the ordinances and laws, that's what a development should be based on. She is in favor of changing the zoning of small pieces of property that are right next to lots that are similar so the owners can benefit from the development of their property.

MOTION: Commissioner Heimuli – To close the public hearing on the proposal from MH-1 to MH-2. Motion seconded by Commissioner Frisby. Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kevi Heimuli. The motion carried.

Commission Discussion:

Commissioner Heimuli asked for clarification regarding parcel that was not included. Staff clarified that a second public hearing would be scheduled after the proper notifications.

Commissioner Frisby had questions regarding protecting a right-of-way for access through the five acres in the southwest corner if it should be added at a later date. Staff said that can be considered.

Some discussion was had over the standards of cul-de-sac length.

MOTION: Commissioner Frisby – To make a favorable recommendation to City Council for the zone change pending an additional public hearing at a future date as well as that there would be a development agreement in place and as part of that development agreement we do address possible access later from the cul-de-sac as additional development occurs. Motion seconded by Commissioner Heimuli.

After additional discussion, the prior motion was withdrawn by Commissioner Frisby.

MOTION: Commissioner Frisby – To table this item until we can have an additional public hearing to make sure that the proper notices are in place. Motion seconded by Commissioner Heimuli. A roll call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. Those voting no: None. The motion carried.

6. Commission and Staff Reports and Training

Staff will update the commissioners regarding the new legislation changes coming soon.

7. Adjournment

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

The meeting adjourned at 6:55 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician