

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 8, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Camarie Brinkerhoff (joined remotely), Kepi Heimuli,

Absent: Rachel Becker, Ryan Frisby, Robert Gedeberg

Staff: Michael Bryant, Planner II
Marty Dargel, Planning Technician
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 6:22 p.m.

2. Invocation/Inspirational Thought – Commissioner Heimuli

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of March 25, 2026.

MOTION: Commissioner Heimuli - To approve the minutes of March 25th. Motion seconded by Commissioner Adams. A roll-call vote was taken. Those voting yes – Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli. Those voting no: none. 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, and 30:078:0079 south of the Gladstan Golf Course. The intent of the zone change request would be to develop an executive large lot subdivision.

Staff Presentation:

Staff again presented this item from a previous meeting. See minutes from meeting dated March 25, 2026, item 5.1.

Applicant Statement:

John Wright, one of the owners, stated that the public comments from the previous meeting were helpful. He is in favor of having traffic control and will explore options for that. He also likes the idea of a trail. He would like to put a new gate in, and he stated he is willing to work with the residents. An email with his full comments is included in the information packet for this meeting on the Payson City website and State Public Notice Website.

Various questions from the Commissioners were addressed by staff.

MOTION: Commissioner Heimuli – To open the public hearing. Motion seconded by Commissioner Adams. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Kevi Heimuli. Those voting no: none. The motion carried.

Public Comment:

Todd Poulson stated his home backs up to the project. He is opposed to the zone change. He feels that it was initially zoned MH-1 for a reason and is curious as to what that reason was and why that reason now is no longer valid. His views will be dampened and traffic will be worse. He feels 99% of the impact of this development will be to Elk Ridge residents, and there is no reason to add more density. It will take away precious land and deer habitat. He feels there is no consideration for Elk Ridge residents.

Gary Winterton is one of the owners of the property involved in the zone change. He stated that as the golf course was being built there was a lot of give and take between Payson and Elk Ridge and the landowners. They actually gave Elk Ridge their park. The negotiation was done with the idea that there was always intent on seeing residential development in that area.

Jared Peterson is on the Elk Ridge City Council. He referenced the 2018 Interlocal Agreement between Elk Ridge and Payson which outlines water-sharing between the two cities. He stressed that it is a temporary agreement, but he feels Payson is treating it as a permanent agreement. He stated that the agreement requires formal discussion and decisions on the water resources prior to either party taking action, and feels because this process has started without Elk Ridge being formally invited to the table, Payson is in breach of the agreement. They have concerns about the demands this will place on their system. He stated the increased connections with the zone change will exceed the number of connections agreed upon in the agreement. He has concerns with maintenance of the sewer lines that run through their city, road concerns with the additional traffic, and the number of lots and length of the cul-de-sac for emergency response. He believes two means of egress are required, and that legally Elk Ridge must be involved in any change of density in this area moving forward.

Charles Nunn lives on Gladstan Dr. He reiterated his concerns with traffic and safety on Gladstan Dr. from the previous hearing. He would like to see the relationship between Payson and Elk Ridge maintained and appreciates John Wright being willing to work with them on this subdivision. He would like to see an increase in police presence on the road.

Mindy Haugen lives at 8 S Elk Ridge Dr. She has questions regarding whether Concord LLC and Concord General Contracting are connected. She questions whether Payson has done any research on the company to make sure there are no lawsuits or problems with what they have built. She is concerned that they do not file bankruptcy and stand behind the home warranties. She hopes an environmental study has been done to protect the elk that use that land for water. The new development will block her

view and cause more light pollution. She is concerned about a drainage issue, a second access with the fire potential, and snow removal.

Guy Williams, the applicant and civil engineer, addressed the city representative from Elk Ridge. He stated that they have tried to contact the (Elk Ridge) city engineer several times to get him involved in the project, with limited response. Guy would like to get everybody together to talk about it. He addressed the safety concerns regarding the traffic, stating that the impacts from the new development would be minimal and not the cause of the problem. The fire requirements by the State and International Fire Code allow up to 30 lots on a single access road. They will put in two drainage ponds that will infiltrate the water into the ground. Perc tests have already been done. They will have two snow storage easements for snow removal. He personally has over 2000 acres of experience with mountain and hillside design and is working closely with Payson engineering. Lastly, the hillside is too steep on the east property to put a road through to Gladstan there. If they wanted to develop that property, the driveways would have to come directly off Gladstan Dr.

Brett Campbell lives at 26 S Elk Ridge Dr. If the project moves forward he would like to have a solution to a drainage problem with water that drains from the road to his property and then down to the lower property.

MOTION: Commissioner Heimuli – To close the public hearing. Motion seconded by Commissioner Adams. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli. Those voting no: none. The motion carried.

Commission Discussion:

Commissioner Heimuli appreciated things being addressed and hopes to work with Elk Ridge residents in order to try to alleviate concerns on both ends.

Commissioner Adams also hopes to work with Elk Ridge residents and have more open discussions. He also has concerns about having a second turn around point for emergency vehicles and access to the cul-de-sac.

Commissioner Beecher feels they need to look at this as what is best for Payson. If it meets our guidelines and code and go from there.

MOTION: Commissioner Heimuli – To recommend approval for the zone change from MH-1 to MH-2 for the five parcels that are listed in today’s agenda with a development agreement and to work out sewer and water with Elk Ridge. Motion seconded by Commissioner Adams. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli. Those voting no: none. The motion carried.

6. Commission and Staff Reports and Training

Staff reminded commissioners to please be diligent in looking at emails and communications in order to be at the meetings on time if at all possible. Commissioner Heimuli suggested an RSVP to the meeting when the packet is sent out. An apology to the public was given for the late start of this meeting while a quorum was gathered.

7. Adjournment

MOTION: Commissioner Adams – To adjourn. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli. Those voting no: none. The motion carried.

The meeting adjourned at 7:20 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician