
Proposed General Plan Amendment and Zoning Changes for Mangelson property

From Kenton Phillips <kentonjphillips@gmail.com>

Date Tue 6/23/2026 7:09 AM

To Marty Dargel <martyd@paysonutah.gov>; Michael Bryant <michaelb@paysonutah.gov>

Cc Cheryl <phillipsfunnyfarm@gmail.com>

Dear Planning Commission Members,

I will be out of town and unable to attend the meeting in person, so I am writing to express my concerns regarding the proposed General Plan amendment and zoning changes affecting the Mangelson property.

While I support transitioning this land to low-density, single-family housing under R-1-10 zoning, I strongly oppose the proposed RMF-15 multi-family zoning designation and respectfully request that the plan be revised to allow only detached single-family homes.

Primary Concern: Agricultural Water Shares, Irrigation Ditch, Field Drain, Access, and Maintenance

My greatest concern regarding this proposed development is the potential impact on existing agricultural water shares, the irrigation ditch, the agricultural field drain, access to these facilities, and their long-term maintenance.

In addition to the irrigation ditch that serves my agricultural property, and the only practical means to deliver water to our agriculture parcels to the west. There is also an existing field drain that begins at the south end of the field and runs north through middle of the Mangelson property. Both systems are essential components of the agricultural infrastructure that supports the continued use, productivity, and value of surrounding agricultural parcels. Any disruption, relocation, obstruction, or inadequate maintenance of either the irrigation ditch or the field drain could have significant and lasting impacts on water delivery, drainage, field conditions, and agricultural operations.

Before any zoning change or development approval is granted, the City should require that all agricultural water shares, water delivery rights, ditch ownership, drain ownership, access easements, and maintenance responsibilities be clearly identified, documented, and protected. The development plan should demonstrate how existing water users and property owners will continue to receive uninterrupted water delivery, adequate drainage, and reasonable access for operation, inspection, repair, and maintenance of both the irrigation ditch and the field drain.

If any modification is proposed to the irrigation ditch or field drain—including relocation, piping, covering, rerouting, enlargement, or other improvements—the City should require consultation with affected property owners and water users. Any changes should preserve or improve the existing water-carrying capacity, drainage function, accessibility, and overall effectiveness of these systems. No

modification should impair established water rights, drainage patterns, agricultural access, or farming operations.

The City should also require legally enforceable agreements that clearly assign responsibility for future maintenance, repair, and operation of both the irrigation ditch and the field drain so that these critical agricultural facilities remain functional and accessible for future generations.

Maintaining Payson's Character

Payson has historically been a family-centered community characterized primarily by single-family homes. Preserving that development pattern supports long-term neighborhood stability, protects community character, and helps families remain in the area.

School Capacity

Local schools are already experiencing crowding and enrollment pressures. Adding higher-density housing could place additional strain on classrooms, teachers, and educational resources, impacting the quality of education for current and future students.

Cumulative Growth Impacts

Significant residential growth is already occurring in nearby areas, including Arrowhead and along Highway 198 in Salem. Additional high-density development at this location would further increase traffic volumes, place additional demands on public infrastructure, and contribute to regional congestion.

Neighborhood Stability

Single-family neighborhoods tend to support long-term residency, stronger community relationships, and greater investment in homes and properties. If the City approves a medium-density designation in an area planned and developed as Rural Residential, it would undermine the predictability and stability that property owners rely upon when making long-term investments in their homes and neighborhoods.

Infrastructure and Livability

Increased residential density can result in additional traffic, parking overflow, and greater demands on water, sewer, and city services. The roads serving this area were designed to support the existing rural residential pattern. Residents already experience concerns regarding traffic volumes, roadway capacity, pedestrian safety, and access. Increasing residential density without corresponding roadway improvements would place additional strain on infrastructure that is not currently designed to accommodate substantially higher traffic volumes.

Inconsistency with the Payson General Plan

The Payson General Plan emphasizes preserving and improving existing neighborhoods and property values, ensuring the appropriate distribution of residential density, and protecting established neighborhood character. The Plan further states that future development should protect existing neighborhoods while directing growth to locations where it can be adequately supported by infrastructure and where it is compatible with surrounding land uses.

The subject parcels are currently located within a Rural Residential area and are surrounded by development patterns that reflect that designation and R-1-10 zoning. A change to Medium Density Residential would represent a significant departure from the established character of the neighborhood. Such a change would introduce a level of density that is inconsistent with the surrounding development pattern and would create an incompatible transition between neighboring properties and the proposed development.

For these reasons, I respectfully request that the Commission:

1. Deny the proposed RMF-15 multi-family zoning designation.
2. Approve consistent R-1-10 single-family zoning for this property.
3. Require clear documentation and protection of all agricultural water shares, irrigation ditch rights, field drain facilities, access easements, and maintenance responsibilities before any development approval is granted.
4. Ensure that any modifications to the irrigation ditch or field drain preserve existing water delivery, drainage capacity, functionality, maintenance access, and agricultural operations.
5. Carefully gather and review updated data regarding traffic impacts, infrastructure capacity, and school enrollment before making a final decision.
6. Ensure that future growth remains consistent with the Payson General Plan and the established character of the surrounding Rural Residential neighborhood.

Thank you for your time, consideration, and commitment to thoughtful, responsible growth in Payson. I appreciate your careful review of these concerns and your efforts to protect both existing neighborhoods and the agricultural resources that remain an important part of our community.

Respectfully,

Kenton J. Phillips