

Marty Dargel

From: Monica Elder <m68elder@gmail.com>
Sent: Wednesday, June 17, 2026 5:37 PM
To: Marty Dargel
Subject: Comment on Mangelson Zoning Proposal

Dear Members of the Planning Commission,

I am writing to share my concerns about the proposed General Plan amendment and zoning changes for the Mangelson property. As a resident of Payson and a neighbor to this property I care about how this land is developed and the long-term impact on our community.

I support transitioning this land to low-density, single-family housing (R-1-10). However, I strongly oppose the proposed RMF-15 multi-family zoning and ask that the plan be revised to allow only detached single-family homes.

My concerns include:

Maintaining Payson's character as a family-centered community with primarily single-family homes. Preserving that pattern supports long-term residents, stronger community connections, and greater investment in the area.

Keeping traffic, infrastructure strain, and area congestion to a minimum.

If the City approves a medium-density designation in an area planned and developed as Rural Residential, it would also undermine the predictability and stability that property owners rely upon when making investments in their homes and neighborhoods.

For these reasons, I respectfully request that the Commission:

Deny the RMF-15 multi-family zoning
Approve consistent R-1-10 single-family zoning for this property
Carefully gather and review updated data on traffic, infrastructure, and school capacity before making a final decision

Thank you for your time and for your commitment to thoughtful growth in Payson.

Sincerely,
Monica Elder
399 South 1360 East
Payson, UT