

Marty Dargel

From: Stephanie Ellis <stephaniehellis07@gmail.com>
Sent: Wednesday, June 10, 2026 9:48 PM
To: Marty Dargel
Subject: Mangelson Property Rezoning Comment

Dear Members of the Planning Commission,

My name is Stephanie Ellis, and I live at 619 S 1400 E here in Payson. I am writing to share my concerns about the proposed General Plan amendment and zoning changes for the Mangelson property.

While I have only lived in this area for 4 years, during that short time I have already personally observed how development has changed the day-to-day safety and livability of our neighborhood. Since the high-density housing was built directly across from the property now under consideration, cars line both sides of the street almost constantly. This has made it difficult—and at times genuinely dangerous—to see past parked cars when turning at that intersection. That experience has shaped my perspective on what level of density is appropriate for this area.

Because of these concerns, 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 — One of the reasons families, including mine, choose Payson is its long-standing pattern of single-family neighborhoods. Preserving that character supports stability and helps families remain in the community.
- School capacity — Our local schools are already crowded. Higher-density housing would add additional strain on classrooms, teachers, and support staff.
- Cumulative growth in this corridor — With significant development already underway in Arrowhead and along Highway 198 in Salem, adding more high-density housing here will compound traffic, infrastructure pressure, and regional congestion.
- Neighborhood stability — Single-family neighborhoods tend to foster long-term residents, stronger community ties, and greater investment in homes. Introducing medium-density zoning into an area planned and developed as Rural Residential undermines the predictability that homeowners rely on when making decisions about their property.
- Infrastructure and livability — The roads serving this area were not designed for the traffic volumes that come with higher-density housing. Residents already experience limited visibility, congestion, and pedestrian safety concerns—issues that would worsen without significant roadway improvements.
- Consistency with the Payson General Plan — The General Plan emphasizes protecting existing neighborhoods, distributing density appropriately, and ensuring compatibility with surrounding land uses. These parcels are currently within a Rural Residential area surrounded by R-1-10 development. A shift to Medium Density Residential would be a substantial departure from the established character of the neighborhood.

For these reasons, I respectfully request that the Commission:

1. Deny the RMF-15 multi-family zoning.
2. Approve consistent R-1-10 single-family zoning for this property.
3. 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. I appreciate the opportunity to share the perspective of someone who experiences the impacts of these decisions every day.

Sincerely,
Stephanie Ellis