Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, September 23, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson

Absent: Bob Gedeborg, Kepi Heimuli

Staff: Jill Spencer, Development Services Director
Anders Bake, Senior Planner
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Joshua Reidhead, City Engineer

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 Johnson

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of August 12, 2026.

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

4. Public Forum

No public comment.

5. Action Items

5.1 PUBLIC HEARING - Zone Change Request: Ken Berg, on behalf of D-S Meat Processing, Inc. is requesting a recommendation of approval of an amendment to the Payson City Zoning Map. Approval of this request would change approximately 4 acres of land located on Utah County parcels 300720134, and 300720029 from R-1-A Residential Agricultural Zone to the R-1-7.5 Residential Zone, with the intent to utilize the RMO-1 Two-Family Overlay for the development of a Planned Residential Community of up to 19 single-family homes.

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Staff Presentation:

Staff reviewed the request by Ken Berg, on behalf of D-S Meat Processing, for a recommendation for approval of an amendment to the Payson City Zoning Map for approximately four acres located on Utah County Parcels 30:072:0134 and 30:072:0029. The request was to change the zoning from R-1-A to R-1-7.5 and apply the RMO-1 Two-Family Residential Overlay for a planned residential community of up to 19 single-family homes.

Staff explained that, although the RMO overlay allows two-family residential development, the proposed development would consist of single-family homes. Staff indicated that a development agreement would be used to establish the requirements of the planned residential community.

Staff also recommended that the zone change encompass the full area shown in the staff-proposed zoning map rather than only the parcels identified in the applicant's request. The additional zoning change would provide consistency with the surrounding zoning and existing property boundaries.

Staff presented a conceptual layout of the proposed residential development and clarified that subdivision review and approval is an administrative process handled by staff rather than by the Planning Commission or City Council.

Discussion also addressed the existing Gary's Meat operation and the Bureau of Reclamation's identification of its property boundaries along the canal. Staff explained that structures associated with the existing business are located within the area affected by the property boundary issue.

Mike Smith, one of the owners of Gary's Meat, addressed the Commission regarding the future of the business. He stated that the business is not currently planning to relocate within Payson City due to the time required to establish a new facility and the potential loss of business during the relocation process.

Staff stated that transitioning the property from a meat-cutting operation to residential use would reduce impacts associated with the existing business on surrounding residential properties.

MOTION: Commissioner Frisby - To open the public hearing. Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. The motion carried.

Public Comment:

Byron Haslan stated he lives at 571 East Canyon Road. He asked for clarification regarding the General Plan's low-density designation and the proposed number of residential units. Staff explained that the most recent General Plan associates density designations with specific residential zoning districts rather than assigning a specific number of units per acre to the low-density designation.

Mr. Haslan also raised concerns regarding the proposed roadway connection and noted that portions of the area identified for the roadway may be privately owned open space associated with the development to the east. Staff acknowledged that right-of-way and property ownership issues would need to be addressed during the subdivision and civil plan review process.

Mr. Haslan stated that he was not opposed to development of the property but expressed concern about the proposed density.

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Dale Ellsworth stated he lives at 1151 South 550 East. He addressed the Commission regarding the existing private roadway and HOA property in the area. He explained that the roadway and an associated parcel are owned by the HOA and asked how the proposed development might affect the roadway and an existing wall near the property.

Staff explained that the proposed roadway and any potential public right-of-way would be addressed during the subdivision process. If the HOA property were dedicated to the City as public right-of-way, the applicable portion would become a public street and would be maintained by the City. Staff also clarified that 1200 South is already a public street, while the 550 East spur is privately owned by the HOA.

MOTION: Commissioner Johnson – To close the public hearing. Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. The motion carried.

Commission Discussion:

The Commission discussed the acreage and proposed density. Staff clarified that the development area is approximately four acres, with up to 19 residential units, resulting in a density of slightly more than four units per acre.

The Commission also discussed the General Plan's current definition of low-density residential development. Staff explained that the General Plan update removed the previous specific units-per-acre definition and instead associates the low-density designation with the applicable residential zoning districts, including the R-1-7.5 Zone and the RMO-1 Two-Family Residential Overlay.

The Commission discussed the proposed roadway connection. Commissioners expressed interest in maintaining connectivity through the development, while recognizing that property ownership and any potential dedication of the existing private roadway would need to be resolved through the subdivision review process.

MOTION: Commissioner Johnson – To recommend the alternative staff recommendation which is a modified request that includes the zoning change as identified by the applicant including the RMO-1 Two Family Overlay and the additional zone changes as shown in the packet as Attachment #4 and shown on the "Staff Proposed Zoning" slide of this presentation, and that the residential development stay single-family homes as part of the development agreement Motion seconded by Commissioner Frisby. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. Those voting no: none. The motion carried.

5.2 PUBLIC HEARING – Zone Change Request: Nathan Horan, on behalf of Hawkmoon Holdings, LLC is requesting a recommendation of approval of an amendment to the Payson City Zoning Map. This request would change approximately 2.07 acres of land located on Utah County parcels 300650081, 300650002, and 300650074 from A-5-H Annexation Holding Zone to RMF-10 Multi-Family Residential Zone. This zone change request is conducive to the intended future land use shown in the South Meadows Specific Area Plan.

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Staff Presentation:

Staff reviewed the request by Nathan Horan, on behalf of Hawkmoon Holdings, LLC, for a recommendation for approval of an amendment to the Payson City Zoning Map for approximately 2.07 acres located on Utah County Parcels 30:065:0081, 30:065:0002, and 30:065:0074. The request is to change the zoning from the A-5-H Annexation Holding Zone to the RMF-10 Multifamily Residential Zone.

Staff explained that the A-5-H Zone is an annexation holding zone intended to transition to zoning consistent with the applicable General Plan or specific area plan. The South Meadows Area Specific Plan identifies the subject area for RMF-10 zoning.

Staff recommended a positive recommendation for the zone change, stating that the proposed zoning is consistent with the South Meadows Area Specific Plan and would complement development occurring immediately to the west.

The Commission discussed the surrounding development and the number of existing and anticipated housing units in the area. Staff explained that nearby developments include townhome development to the west, additional residential development under review, RMF-10 zoning south of St. Zena's Church, and the Redbridge development to the north. Staff further explained that the South Meadows Area Specific Plan establishes the applicable density for the subject area.

MOTION: Commissioner Brinkerhoff – To open the public hearing. Motion seconded by Commissioner Johnson. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. The motion carried.

Public Comment:

No public comment.

MOTION: Commissioner Adams. - To close the public hearing. Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. The motion carried.

Commission Discussion:

The Commission discussed the proposed zone change and its consistency with the General Plan and South Meadows Area Specific Plan. They felt it was straightforward, meets the General Plan, and would improve the road serving that area.

MOTION: Commissioner Frisby – To recommend approval to the City Council of the requested zone change for the subject parcels from to RMF-10 as outlined. Motion seconded by Commissioner Brinkerhoff. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. Those voting no: none. The motion carried.

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6. Commission and Staff Reports and Training

Staff gave reminders to the commissioners regarding the South Utah County Planning Commission Training on October 29 and a joint work session with the City Council for the Station Area Plan.

7. Adjournment

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

The meeting adjourned at 6:37 p.m.

/s/ *Marty Dargel*
Marty Dargel, Planning Technician

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