

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF PAYSON CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP OF PAYSON CITY BY REZONING CERTAIN REAL PROPERTY LOCATED GENERALLY AT 1923 WEST 1130 SOUTH FROM A-5-H (ANNEXATION HOLDING) TO RMF-10 (MULTI-FAMILY RESIDENTIAL)

WHEREAS, Payson City is authorized pursuant to Utah law and the Payson City Development Code to amend the City's official zoning map; and

WHEREAS, The owner of certain real property located generally at 1923 West 1130 South and identified as Utah County Parcel Nos. 30:065:0002, 30:065:0081, and 30:065:0074 submitted an application requesting that the property be rezoned from A-5-H (Annexation Holding) to RMF-10 (Multi-Family Residential); and

WHEREAS, The property is depicted on the vicinity map attached as Exhibit C and the current and proposed zoning map attached as Exhibit B; and

WHEREAS, The Planning Commission conducted a duly noticed public hearing, reviewed the application, received public comment, and forwarded a recommendation of approval to the Payson City Council; and

WHEREAS, The Payson City Council has conducted a public hearing regarding the proposed zoning map amendment and has reviewed the application, staff report, planning documents, exhibits, public comments, and the recommendation of the Planning Commission; and

WHEREAS, The City Council finds that the proposed zoning map amendment promotes the health, safety, and general welfare of the residents of Payson City and is consistent with the City's adopted planning policies.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PAYSON CITY, UTAH:

Section 1. Findings. The foregoing recitals are incorporated herein as findings of the City Council. The City Council further finds and determines that:

A. The subject property consists of approximately 2.07 acres and is legally described in Exhibit

B. The property is located within the planning area addressed by the South Meadows Area Specific Plan.

C. The South Meadows Area Specific Plan identifies the subject area for High Density Residential development and specifically contemplates RMF-10 zoning within this portion of the planning area.

D. The proposed RMF-10 zoning designation is consistent with the Payson City General Plan and the South Meadows Area Specific Plan.

E. The location of the property adjacent to existing and planned residential development, transportation facilities, employment centers, and public infrastructure makes the property appropriate for RMF-10 zoning.

F. The proposed zoning amendment will further orderly growth and development and implement the City's adopted land use policies.

Section 2. Incorporation of Exhibits. The following exhibits are attached hereto and incorporated by this reference as though fully set forth herein:

Exhibit A – Legal Description

Exhibit B – Current and Proposed Zoning Map

Exhibit C – Vicinity Map

Exhibit D – South Meadows Area Specific Plan Excerpt

Exhibit E – Planning Commission Recommendation and Public Hearing Record

Section 3. Amendment of Official Zoning Map. The Official Zoning Map of Payson City is hereby amended as shown on Exhibit B. The real property legally described in Exhibit A is hereby rezoned from: A-5-H (Annexation Holding) to RMF-10 (Multi-Family Residential).

Section 4. Development Subject to City Regulations. The rezoned property shall be developed in accordance with all applicable provisions of the Payson City Municipal Code, Development Code, engineering standards, and all other applicable federal, state, and local laws and regulations.

Section 5. Authorization of Administrative Actions. The Mayor, City Recorder, Community Development Department, and other appropriate City officials are authorized and directed to take all actions necessary to implement this Ordinance, including amendment of the Official Zoning Map.

Section 6. Severability. If any provision of this Ordinance is determined to be invalid by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall take effect upon publication and expiration of any applicable referendum period as required by Utah law.

PASSED AND ADOPTED by the City Council of Payson City, Utah, this ____ day of _____, 2026.

PAYSON CITY

By: _____

William R. Wright, Mayor

ATTEST:

City Recorder

By: _____

Amalie R. Ottley

EXHIBIT A-Legal Description

Property Subject to Rezone

Utah County Parcel Nos.:

30:065:0002:

Commencing at the Northwest corner of Section 19, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°41'00" West 12.5 feet; thence South 00°31'00" East 187.8 feet; thence South 89°51'02" East 132.8 feet; thence North 00°08'58" East 71 feet; thence North 89°34'16" East 155 feet; thence North 00°26'00" West 118.16 feet; thence South 89°40'00" West 277.3 feet to the beginning.

Tax Serial No. 30-065-0002 AREA: 1.000 AC +/-.

- 30:065:0081:

COM S 116.48 FT & E 256.02 FT FROM THE NW COR. SEC. 19, T9S, R2E, SLB&M; N 89 DEG 34' 16" E 20.78 FT; N 0 DEG 26' 0" W 118.2 FT; N 89 DEG 40' 0" E 291.33 FT; S 0 DEG 16' 51" E 156.99 FT; S 89 DEG 12' 0" W 131.56 FT; N 84 DEG 51' 50" W 181.1 FT; N 0 DEG 14' 27" W 12.54 FT; N 0 DEG 4' 1" W 10.02 FT TO THE POB. AREA 1.037 AC.

30:065:0074:

Commencing South 89°41'00" West 12.5 feet and South 00°31'00" East 117.44 feet and East 133.25 feet from the Northwest corner of Section 19, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°34'16" East 134.22 feet; thence South 00°08'58" East 10 feet; thence South 89°34'16" West 134.22 feet; thence North 00°08'58" West 10 feet to the beginning.

Tax Serial No. 30-065-0074 AREA: 0.031 ACC.

From A-5-H (Annexation Holding) to RMF-10 (Multi-Family Residential).

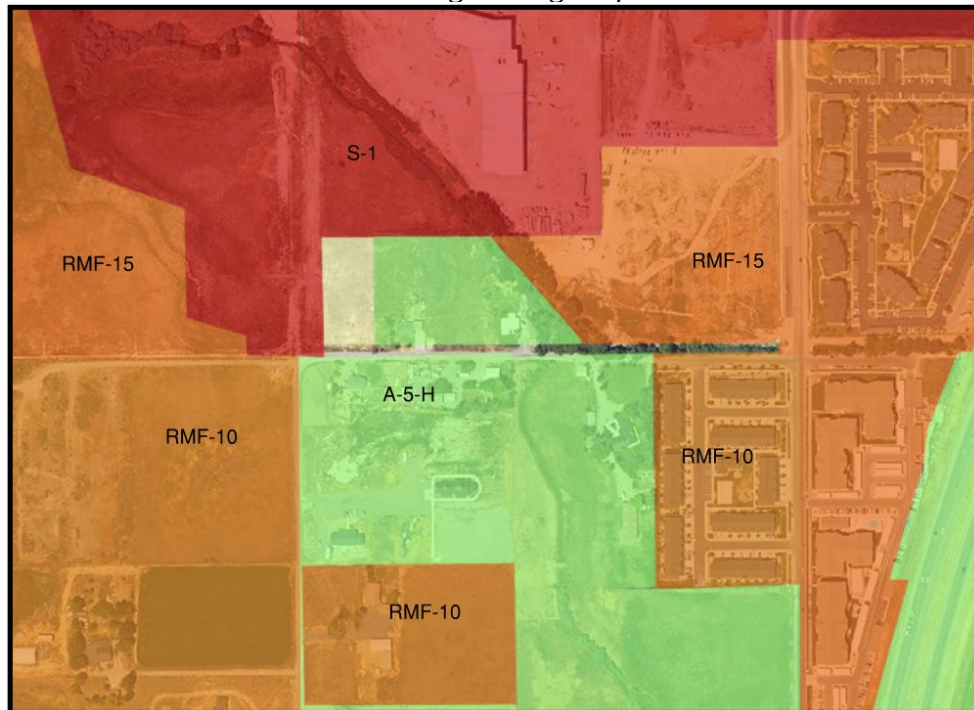
EXHIBIT B- Current and Proposed Zoning Map

PAYSON

UTAH

Attachment #2 Current and Proposed Zoning

Existing Zoning Map



Proposed Zoning Map

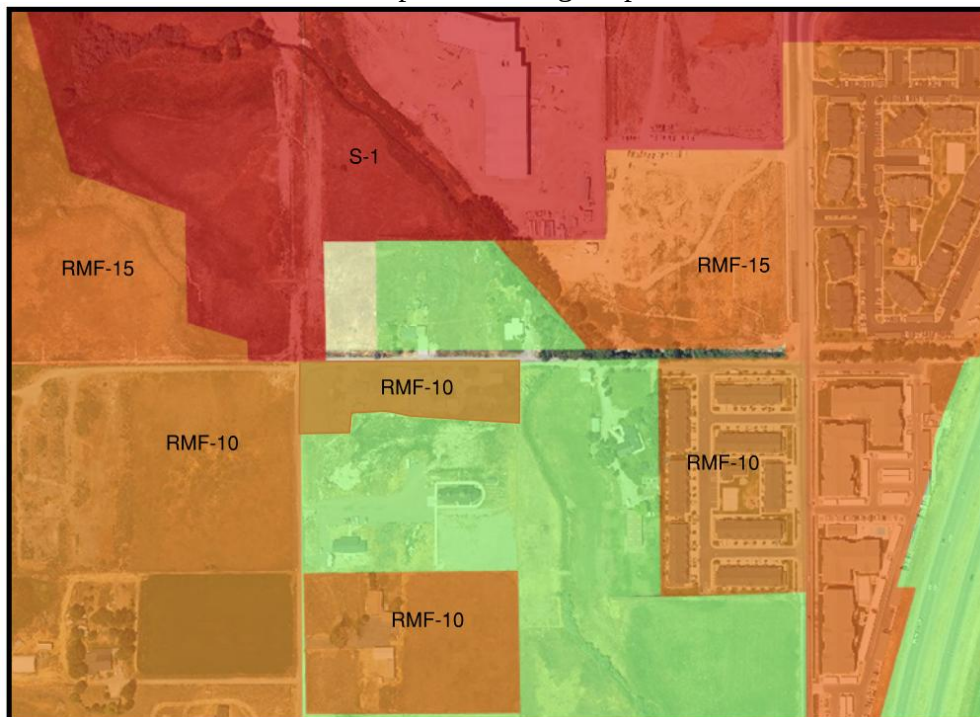


Exhibit C - Vicinity Map

Attachment #1 Vicinity Map

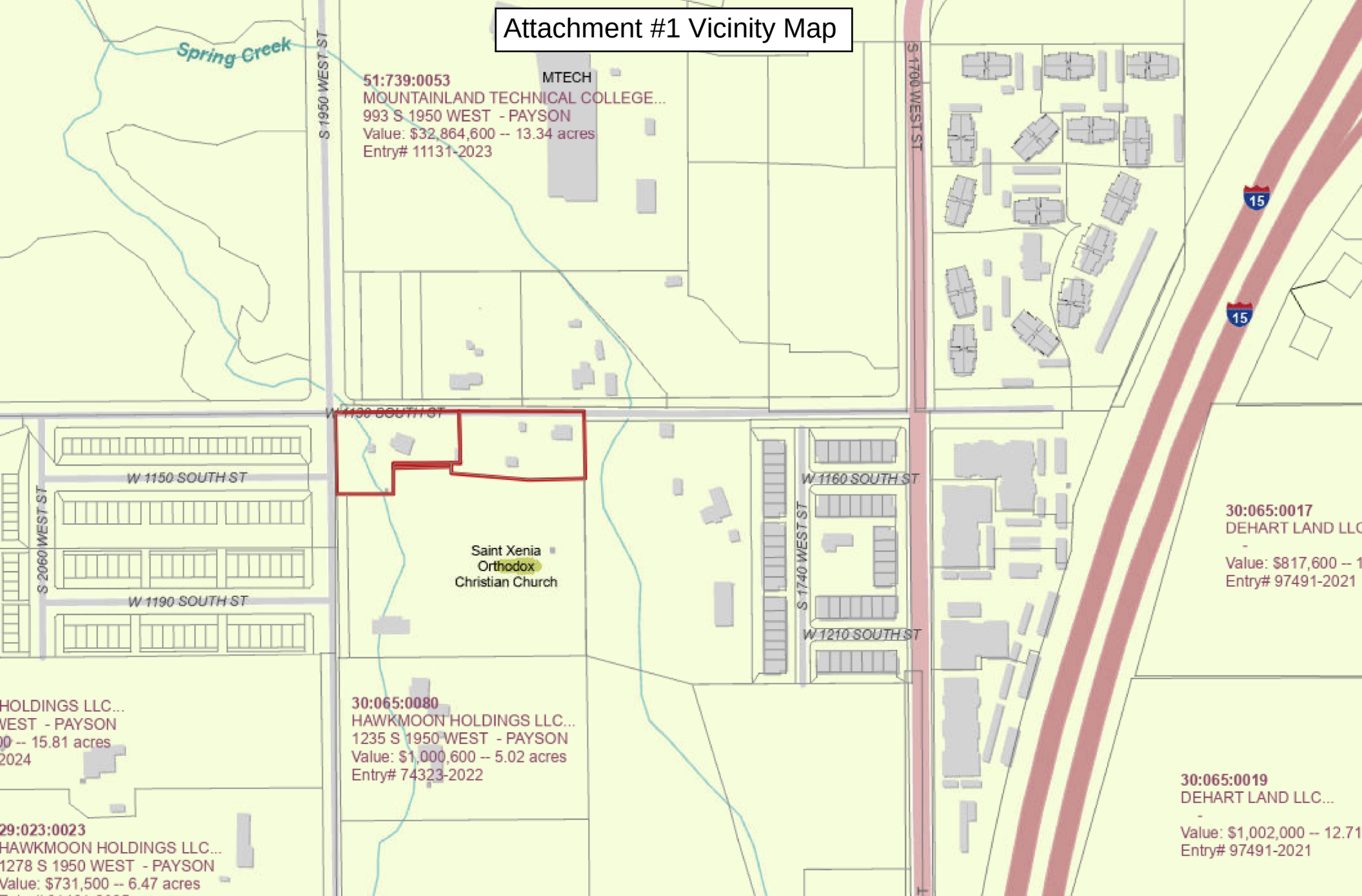
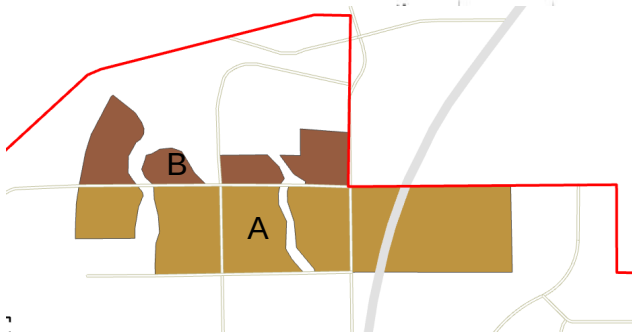


Exhibit D - South Meadows Area Specific Plan Excerpt

4.1 - RESIDENTIAL

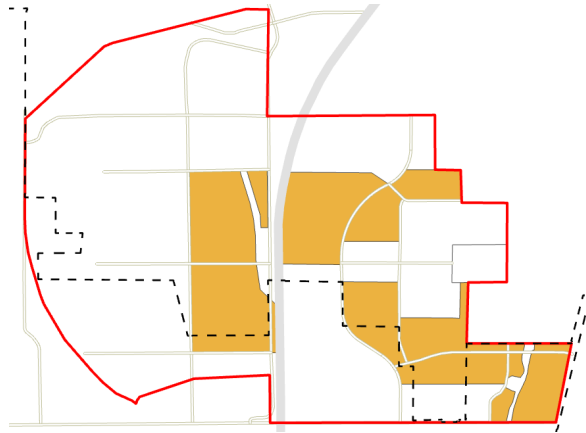
4.1.1 - HIGH DENSITY



Residential High Density housing may consist of a variety of multi-family housing products best suited for the RMF- 10 and RMF -15 Multi-Family Residential Zones identified as Area A (RMF-10) and Area B (RMF -15) under the title High Density in Figure 4-1 Land Use Plan map . These are shared-wall residences either for purchase or for rent. Apartments, condominiums, townhomes, and duplexes fall within this category. Small lot detached homes would also be considered.

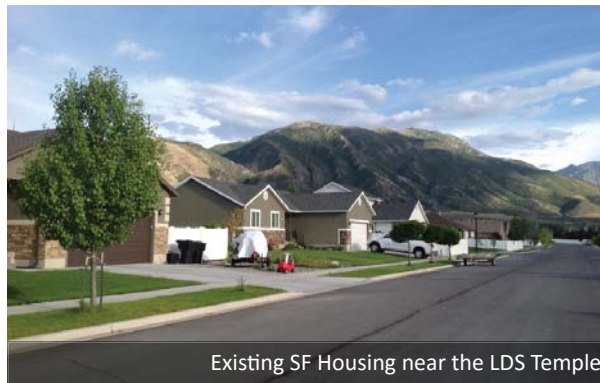
High density housing is shown on the plan adjacent to other compatible uses, such as existing high density housing, and/or other high intensity uses such as higher education, commercial, and transit. This allows for ease of access to these uses for young student families and other residents across a variety of income levels. Due to the context of Payson, the densities shown on the plan are lower than what may be found in other cities.

4.1.2 - SINGLE FAMILY



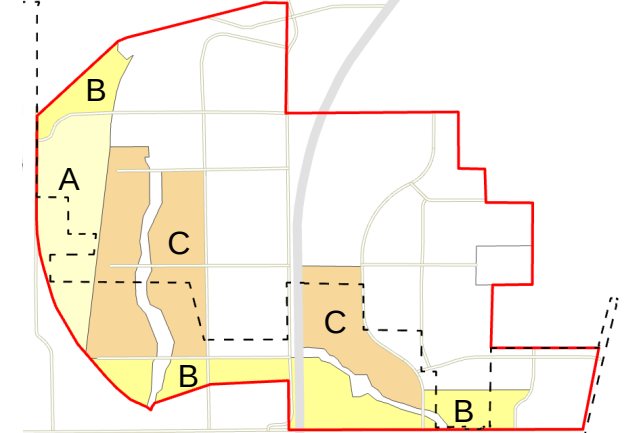
Single Family housing consists of single family detached residences best suited for the the R-1-10, Residential Zone. These neighborhoods will be similar in nature to the existing neighborhoods south and east of the LDS temple.

Single family housing is meant to serve a variety of income levels, age groups, and family sizes with the benefits of a cohesive neighborhood, private yards, tree lined streets, and street connectivity. Single family housing is shown on the plans adjacent to similar density housing near the LDS Temple and as a transition from executive housing and high density housing to large lot residential to the west and south of the planning area.



Existing SF Housing near the LDS Temple

4.1.3 - LARGE LOT SINGLE FAMILY



Large Lot Single Family housing consists of single family detached residence ranging from the R-1-A Residential Agricultural Zone, R-1-20 Residential Zone and R-1-15 Residential Zone. These areas are identified in the Figure 4-1 Land Use Plan map under the title of Large Lot Single Family; Area A (R-1-A), Area B (R-1-20) and Area C (R-1-15). These lots are meant for higher end homes and residents that value a more open and spacious neighborhood.

Large lot homes still enjoy the benefits of a cohesive neighborhood with private yards, tree lined streets, and street connectivity while also providing a transition to the more open agricultural lands to the south and west. The 1 acre lots located on the west side of the planning area may also provide for those interested in property with animal rights.



Property with Animal Rights

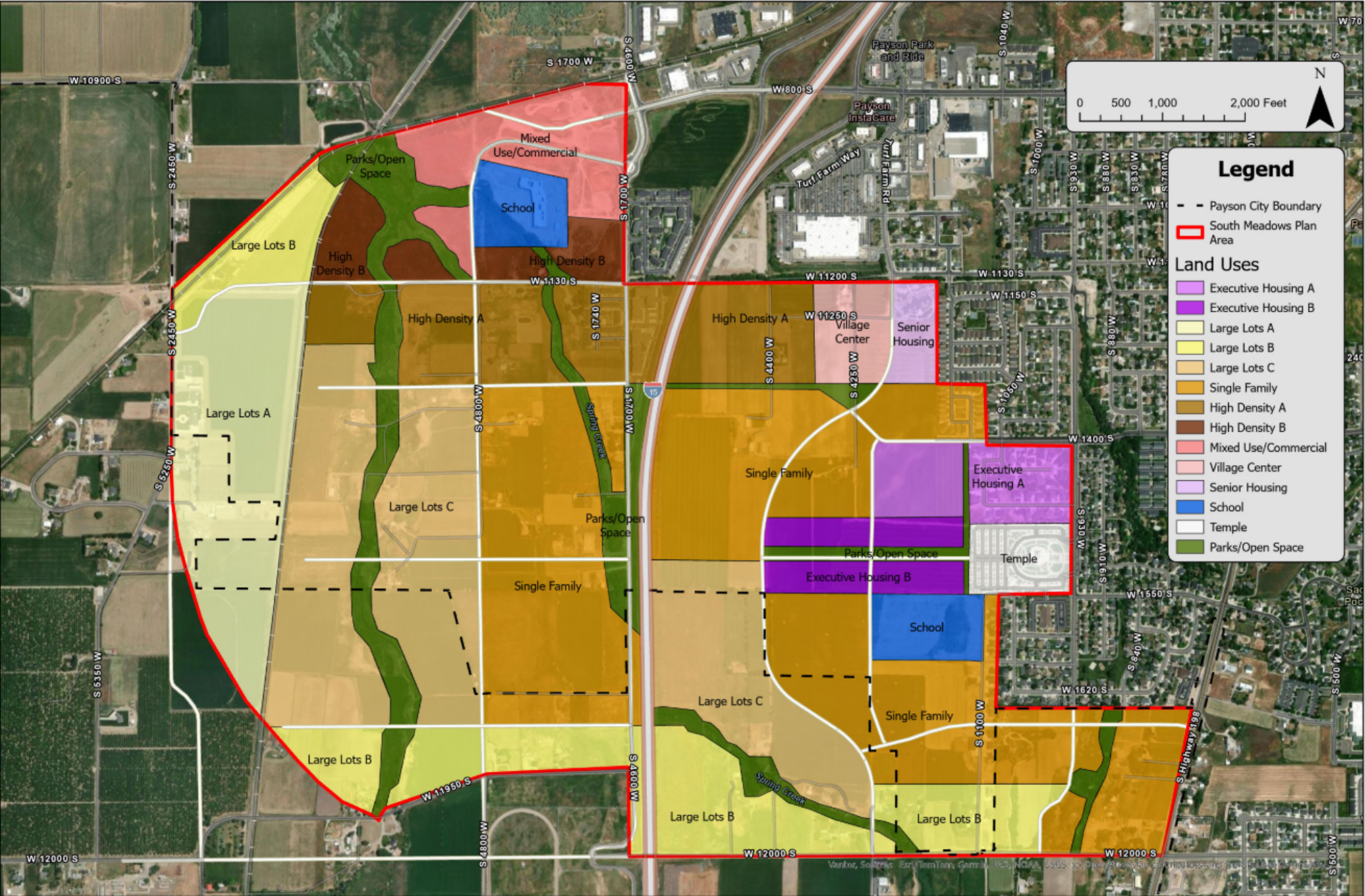


Exhibit E - Planning Commission Recommendation

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 Gedeberg, Kevi 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.

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.

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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131 Staff Presentation:

132 Staff reviewed the request by Nathan Horan, on behalf of Hawkmoon Holdings, LLC, for a
133 recommendation for approval of an amendment to the Payson City Zoning Map for approximately
134 2.07 acres located on Utah County Parcels 30:065:0081, 30:065:0002, and 30:065:0074. The request
135 is to change the zoning from the A-5-H Annexation Holding Zone to the RMF-10 Multifamily
136 Residential Zone.

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

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

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

148
149 **MOTION: Commissioner Brinkerhoff – To open the public hearing.** Motion seconded by
150 Commissioner Johnson. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan
151 Frisby, Ric Johnson. The motion carried.

152
153 Public Comment:

154 No public comment.

155
156 **MOTION: Commissioner Adams. - To close the public hearing.** Motion seconded by
157 Commissioner Brinkerhoff. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff,
158 Ryan Frisby, Ric Johnson. The motion carried.

159
160 Commission Discussion:

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

164
165 **MOTION: Commissioner Frisby – To recommend approval to the City Council of the**
166 **requested zone change for the subject parcels from to RMF-10 as outlined.** Motion seconded by
167 Commissioner Brinkerhoff. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk
168 Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. Those voting no: none. The motion
169 carried.

172 6. Commission and Staff Reports and Training

173 Staff gave reminders to the commissioners regarding the South Utah County Planning Commission
174 Training on October 29 and a joint work session with the City Council for the Station Area Plan.
175

176 7. Adjournment
177

178 **MOTION: Commissioner Brinkerhoff – To adjourn.** Motion seconded by Commissioner Frisby.
179 Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Ric Johnson. The
180 motion carried.
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182 The meeting adjourned at 6:37 p.m.
183

184 /s/ Marty Dargel

185 Marty Dargel, Planning Technician
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