

# Steering Committee Meeting #1 Notes

**PAYSON**  
UTAH



## General

- Payson City Planner, Jill Spencer, gave introduction to project and purpose of the committee.
  - Committee is composed of property owners, members of the public and city staff and leadership.
- Mark Vlasic of Landmark Design gave overview presentation to the committee.
  - Payson is a large city geographically stretching from western mountains to eastern mountains – only Lehi is comparable.
- Representative from Hansen, Allen and Luce (HAL) gave an overview of infrastructure potential and challenges.
  - Much of the area is lower than the water treatment plant.
  - FEMA has not mapped the area – will need to be studied further. Groundwater is relatively shallow.
  - Irrigation and drinking water can be pumped and moved around as necessary, but no existing pipes.
- A visioning session was then conducted with the Steering Committee. Members were asked to give their vision for the area and any additional thoughts about potential opportunities and challenges.
  - There is a nostalgic feeling for one member who operates a fourth-generation family farm
    - Don't want to lose the look and feel
    - Don't want high density housing
    - Utah Ave junction has a lot going on – canal, two rail lines, roads, etc.
    - Animal rights, rural character
  - Opportunity to reach out to WGC to discuss resident sediment, future 800 South extension alignments, etc.
  - Member: as a “real estate broker and horse woman”, it is sad to see people leaving the area
    - Doesn't feel that high-density is the highest and best use – seeing horse property sell for more per acre than other uses
    - People will pay for amenities like equestrian access, etc.
  - Consensus from the council that it is a special place
    - People struggle to maintain large properties, but still want that open feeling and rural lifestyle
    - Member: have walked Spring Creek as a boy and now as a man and little has changed
    - There's a market for executive homes, estates, horse property with a community center
    - A dense, multifamily project would completely change the character of that area
  - Progress is needed for increased amenities and services, but there are trade-offs
  - Mayor feels an equestrian center that partners with the state (UVU, etc.) would be extremely valuable for the community

- I-15 presents a barrier/nice buffer – population density should be lower west of I-15
- Plan in a way that 50-60 years down the road makes sense as best we can
- Opportunity for large lots and would prefer that land use, but their property is their retirement and wants flexibility to get the highest price
  - Some families don't have another generation that wants to farm the land anymore
- Member: you just want to breathe – high density restricts that feeling
- Acre lots seems like an appropriate size with half acre being the smallest size
  - Large homes fill up smaller lots
  - What does the market say?
- There's great demand for estate and executive lots, but what is the highest and best use of the land – this varies from the various perspectives ranging from quantitative to qualitative measures
- What are the long-term costs of high-density housing – police, traffic impacts, etc.?
- Long-term residents will leave if the amenities that they enjoy are no longer available (open space, rural feel, etc.)
  - A lot have moved to Salem and Santaquin for large lots
  - Could result in a snowball effect where one family leaves and it compounds – a lot of this is fear based. They need a plan that they have confidence in.
- Plan needs to be well-vetted and supported by the community
- Developers see the land on a 5 and 10-year plan to appease their investors, but this isn't always what is best for the community
- There are efficiency/economies of scale considerations for infrastructure – where does it make sense to increase density until infrastructure needs to be upgraded significantly
- How does the city make it feasible to continue farming until it no longer makes sense for the landowners?
- Feel like we're ending up with one type of housing across the state (multifamily) and it is frustrating – worried about resiliency, etc.
- As a council member, where does taxation come from for a PID – that's how farmers get pushed out. It's property owner driven.
  - PID only established by 100% property ownership approval
  - Transferable development rights to preserve agricultural areas
  - Are they enough receiving areas for these?
- Could other agencies (i.e. school district) contribute to infrastructure improvements?
- One committee member joining via Zoom was unable to unmute and will need to be reached out separately.