

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, August 9, 2023, 6:30 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan,  
Ryan Rowley, Blair Warner

Absent:

Staff: Jill Spencer, Senior Planner  
Michael Bryant, Planner II  
Marty Dargel, Planning Technician

Others

1. Call to Order

This meeting of the Planning Commission of Payson, Utah, having been properly noticed, was called to order at 6:30 p.m.

2. Invocation/Inspirational Thought – Commissioner Warner

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of July 12, 2023.

**MOTION: Commissioner Rowley - To approve the Consent Agenda.** Motion seconded by Commissioner Heimuli. Those voting yes – Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. The motion carried.

4. Public Forum

No public comment.

5. Review Items

5.1 ACTION ITEM- Request by Leland Gammell, on behalf of Geneva Rock Products Inc, for approval of a conditional use permit for a concrete batch plant on Utah County Parcels 40:379:0001 and 30:014:0076.

Staff Presentation:

An overview was given by staff of this request by Leland Gammell for a conditional use permit to expand the concrete batch plant on the above Utah County parcels. Maps and a drive-by video were shown indicating the vicinity of the parcels, surrounding area, and location of proposed future buildings. Staff made note that the buildings will be centrally located on the parcel and over 350 feet

from the closest property line. A landscape buffering map indicated the use of landscaping around the periphery to help with buffering noise and dust. Elevation views of the add mix building and truck shop were also shown. Staff recommends approval of this permit with no additional conditions.

**Commission Discussion:**

Commissioner Morgan made comment that over the years he has observed that Geneva Rock keeps a clean facility. Commissioner Rowley voiced some concern regarding dust and asked the applicant to explain their plan for mitigation. Commissioner Warner had a question concerning the increase in the number of trucks that will be going in and out of the property. Various other questions regarding traffic were discussed and addressed.

**Applicant Comment:**

Bill King, representing Geneva Rock Products, gave the following list of ways they mitigate dust:

- The plant is mostly paved.
- Fugitive dust control plan with the State of Utah.
- Opacity standards.
- Batch plant has a bag house.
- Sweeping and watering roads – records are kept.

Leland Gammell, also representing Geneva Rock Products, addressed the question regarding the increase in the number of trucks and the trips per day.

**MOTION: Commissioner Heimuli – To approve the conditional use permit.** Motion seconded by Commissioner Morgan. Those voting yes: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. The motion carried.

6. Commission and Staff Reports and Training

Staff gave a reminder to the commissioners of the upcoming Planning Conference.

7. Adjournment

**MOTION: Commissioner Morgan – To adjourn.** Motion seconded by Commissioner Marzan. Those voting yes: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. The motion carried.

The meeting was adjourned at 6:55 p.m.

/s/ Marty Dargel  
Marty Dargel, Planning Technician