

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, August 28, 2024, 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli,

Absent: Blair Warner

Staff: Robert Mills, Development Services Director (attended via Zoom)  
Michael Bryant, Planner II  
Marty Dargel, Planning Technician  
Brandon Dalley, City Prosecutor

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 Heimuli

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of July 10, 2024.

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

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - Title 13 Zoning Ordinance Text Amendment: Payson City Staff request an amendment to Appendix A – Land Use Categories section of Title 13, Payson City Zoning Ordinance. If approved, the amendment would modify several land use categories within non-residential zones.

Staff Presentation:

Staff presented items 5.1 and 5.2 together.

Appendix A – Land Use Categories section of Title 13, Payson City Zoning Ordinance was displayed, and the proposed amendments were discussed as necessary. Staff explained that item 5.2 is included in the proposed amendments for item 5.1.

**MOTION: Commissioner Beecher – To open the public hearing for item 5.1.** Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. The motion carried.

Public Comment:

No public comment.

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

Commission Discussion:

The commissioners as a group liked the changes and saw no issues.

**MOTION: Commissioner Beecher – To recommend approval to City Council of item 5.1.**

Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. The motion carried.

5.2 PUBLIC HEARING – Request by Francis Ash on behalf of Somber Sun Art Collective to amend Appendix A – Land Use Categories section of Title 13, Payson City Zoning Ordinance to allow tattooing and body art as permitted uses in the CC-1, Central Commercial Zone.

**MOTION: Commissioner Heimuli – To open the public hearing for item 5.2.** Motion seconded by Commissioner Becker. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. The motion carried.

Public Comment:

The following individuals spoke in favor of the request by Francis Ash to amend Appendix A – Land Use Categories section of Title 13, Payson City Zoning Ordinance to allow tattooing and body art as permitted uses in the CC-1, Central Commercial Zone: Trudy Taylor, Buffy Quist, Ms. Barny, James Harris, Thaddeus Quist, Sue Taylor, Zobe Wayne, Francis Ash (applicant).

They favored the amendment for the following reasons:

- A license for permanent cosmetics is the same as for tattooing.
- They felt it would be a positive step for the community.
- They felt it would be beneficial for the downtown area because it would be run very professionally and not have the same stigma as a typical tattoo parlor. Many of their clients are from out-of-town so would probably visit other businesses in Payson as well.
- It would be an upscale, spa-like experience.
- It would be a women-owned business.
- It will add to the tax revenue of the city by bringing in clients from other cities.
- It will be a safe place to tattoo.

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

Commission Discussion:

Commissioner Heimuli liked the idea of a safe environment for those services and the fact it would be a women-owned business and further the family legacy. Commissioner Beecher agreed.

**MOTION: Commissioner Heimuli – To send a positive recommendation to the City Council for this amendment to Appendix A – Land Use Categories.** Motion seconded by Commissioner Beecher. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. The motion carried.

**6 Commission and Staff Reports and Training**

Staff discussed work session topics and would like input regarding the updates to the Moderate-Income Housing Plan. Staff also gave a reminder for the South County Planning Commission training which will be held in Springville with a tentative date of September 25, and the upcoming APA Conference.

**7 Adjournment**

**MOTION: Commissioner Heimuli – To adjourn.** Motion seconded by Commissioner Beecher. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli. The motion carried.

The meeting was adjourned at 6:37 p.m.

/s/ Marty Dargel  
Marty Dargel, Planning Technician