

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, September 25, 2024, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Vice Chair

Commissioners: Rachel Becker (arrived 6:10 pm), Camarie Brinkerhoff, Kepi Heimuli, Blair Warner

Absent: Perry Adams, Ryan Frisby

Staff: Robert Mills, Development Services Director  
Travis Jockumsen, Public Works Director  
Jonathan Knight, City Engineer  
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 6:00 p.m.

2. Invocation/Inspirational Thought – Commissioner Warner

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of August 28, 2024.

**MOTION: Commissioner Heimuli - To approve the Consent Agenda.** Motion seconded by Commissioner Brinkerhoff. Those voting yes – Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Blair Warner. The motion carried.

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - General Plan Amendment: Request by Payson City to amend the Transportation Master Plan Map of the Payson City General Plan. The amendment includes adding a collector road connecting Payson City to Salem City.

Staff Presentation:

Staff displayed a map indicating the amendments being requested to the Transportation Master Plan Map of the Payson City General Plan. Staff explained that the reason for the request is due to not having an east-west collector within the MAG recommended spacing, and after meeting with Salem City, Salem indicated they would like to have something that would connect with their 750 North and their 400 North. The requested connector roads would accommodate that. Various questions from commissioners were answered by staff.

**MOTION: Commissioner Heimuli – To open the public hearing.** Motion seconded by Commissioner Warner. Those voting yes: Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Blair Warner. The motion carried.

Public Comment:

Randy Smith with Fieldstone Homes and representing the Oberhansley's spoke in opposition. He stated that he understands the need for connectivity and understands traffic, however, he is concerned about the placement of the collector road. He would like a traffic study to justify the collector status, and he would like to see data.

Jacky Larson is from the Salem area and stated she intends to continue to farm beyond 2050. She is opposed to the placement of the roads citing that they bisect their farm, affect their water rights, and harm the environment. She also feels there is a safety issue.

Staff would like the minutes to reflect that Jackie Larson lives and owns property in Salem and most of the content of her concern surrounds the Salem City area and not Payson City. Staff would also like to note that the placement of the proposed roads on this map is not exact. The roads just need to be accounted for in some way so that when the land develops there is a plan in place for connectivity.

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

Commission Discussion:

Commissioner Warner stated that there needs to be connectivity in that area, and there is flexibility on the placement. Payson City will work with landowners.

Commissioner Beecher reiterated that this is a concept and can be modified. It won't be built unless the land is developed.

Staff included that it is easier to edit at this stage than to try to find placement for the roads after development has occurred. For funding, the lines must be on the map.

**MOTION: Commissioner Heimuli – To forward a positive recommendation to City Council.** Motion seconded by Commissioner Becker. Those voting yes: Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Blair Warner. The motion carried.

6. Commission and Staff Reports and Training

Reminders were given for the APA Conference, the South County Training in Springville on November 13, and the open house for the Gateway Plan.

7. Adjournment

**MOTION: Commissioner Heimuli – To adjourn.** Motion seconded by Commissioner Warner.

Those voting yes: Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Blair Warner. The motion carried.

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

/s/ Marty Dargel

Marty Dargel, Planning Technician