

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, January 22, 2025 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff (attended via Zoom), Kepi Heimuli, Blair Warner

Absent:

Staff: Jill Spencer, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Joe Jamison, GIS Coordinator

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 December 11, 2024.

MOTION: Commissioner Heimuli - To approve the Consent Agenda. Motion seconded by Commissioner Adams. A roll call vote was taken. Those voting yes – Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

4. Public Forum

No public comment.

5. Action Items

5.1 REVIEW AND RECOMMENDATION: Staheli Payson Annexation: Request by Sponsor Nathan Staheli to extend the Payson municipal boundaries to include the following eight Utah County parcels totaling approximately 26.6 acres: 30:055:0037, 30:055:0048, 30:054:0314, 30:055:0051, 30:054:0108, 30:055:0054, 30:55:0030, 30:055:0040.

Staff Presentation:

Staff discussed the proposed annexation of eight Utah County parcels, which includes two parcels along Goosenest Drive that are already in the city, however each has a portion that is outside of the boundary. These parcels total approximately 26.6 acres and are located near the intersection of Goosenest Drive and Salem Canal Road. A map was displayed indicating the location. Staff also discussed the proposed subdivision and presented a concept map of possible lot layouts and potential zoning designations. Staff stressed that this is conceptual only and would be subject to further review following the subdivision approval process. It was also noted that the proposed zoning aligns with the Eastside Comprehensive Plan which aims to create a denser area toward the north and less dense toward the south.

Commission Discussion:

Commissioners and staff discussed questions regarding the road placement, possible easements, and the application process. Also discussed was the question of sufficient infrastructure. Staff clarified that while there is some infrastructure in the area, it will not be sufficient. It will need to meet city standards upon development. This would include any necessary dedication of water shares.

MOTION: Commissioner Heimuli – To forward a positive recommendation to the city council for the Staheli Payson Annexation. Motion seconded by Commissioner Adams. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

6. Commission and Staff Reports and Training

6.1 Quarterly Business License Report

Staff gave an overview of the commercial and home occupation business licenses that were issued during the fourth quarter of 2024. Also discussed were pending applications and various projects currently under construction.

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, Blair Warner. The motion carried.

The meeting was adjourned at 6:21 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician