

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, March 26, 2025, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Vice Chair

Commissioners: Perry Adams, Camarie Brinkerhoff, Blair Warner

Absent: Ryan Frisby, Kepi Heimuli, Rachel Becker

Staff: 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 Warner

3. Consent Agenda

3.1 Approval of minutes for the regular meetings of February 26 and March 12, 2025.

MOTION: Commissioner Adams - To approve the Consent Agenda. Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Blair Warner. Those voting no: none. The motion carried.

4. Public Forum

No public comment.

5. Action Items

5.1 REVIEW AND DECISION - Subdivision Plat Amendment - Subdivision Plat Amendment – Request by Marco Dominguez to amend the subdivision plat for High Quality Carports Plat A to consolidate Utah County Parcel # 68:009:0001 with Utah County Parcel # 30:022:0004 to create a single parcel. This amended subdivision to be titled High Quality Carports Plat B.

Staff Presentation:

Staff explained that the existing map for High Quality Carports Plat A has a public utility easement that will need to be vacated to consolidate the two parcels. The PUE will move to the outside line once the parcels are joined. This plat amendment will need to be contingent upon the City Council approval of the PUE vacation. The commissioners had various questions that were discussed with staff.

Commission Discussion:

Commissioners Warner and Beecher stated this is straight forward and reasonable.

MOTION: Commissioner Warner – To approve the subdivision plat amendment with the condition that the vacation of the easement is approved by the City Council, and any other conditions the staff establishes. Motion seconded by Commissioner Adams. A roll call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Blair Warner. Those voting no: none. The motion carried.

5.2 WORK SESSION – Zoning Ordinance Review: Discussion of possible amendments to several sections of Payson City Code, Title 13, Zoning

Discussion:

Staff, commissioners, and the public discussed and made comments regarding possible changes to various sections of the following Payson City Code, Title 13 Zoning:

- 13.14.090 PO-1 Professional Office Zone
- 13.14.100 CC-1 Central Commercial Zone
- 13.14.110 CAP Commercial, Arts and Preservation
- 13.14.120 GC-1 General Commercial Zone
- 13.14.130 S-1 Special Highway Service Zone
- 13.14.140 BPD - Business Park Development Zone
- 13.14.150 I-1 Light Industrial Zone
- 13.14.160 I-2 Heavy Industrial Zone
- 13.14.170 R And D Research and Development Zone
- 13.14.180 NC-1 Neighborhood Commercial Zone
- 13.14.190 CT Commercial Transition Zone
- 13.14.260 MH-1 Mountain and Hillside Zone
- 13.14.270 MH-2 Mountain and Hillside Zone
- 13.14.280 GCD Golf Course Development Zone
- 13.14.290 P-C Planned Community Zone
- 13.14.300 PRZ, Planned Reclamation Zone

6. Commission and Staff Reports and Training

None

7. Adjournment

MOTION: Commissioner Adams – To adjourn. Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Blair Warner. Those voting no: none. The motion carried.

The meeting adjourned at 7:03 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician