

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 23, 2025, 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Bob Gedeberg (arrived at 6:04pm), Kepi Heimuli

Absent: Rachel Becker

Staff: Jill Spencer, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Brandon Dalley, City Attorney

Others

1. Call to Order

This meeting of the Planning Commission of Payson, Utah, having been properly noticed, was called to order at 6:01 p.m.

2. Invocation/Inspirational Thought – Commissioner Heimuli

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of April 9, 2025.

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

4. Public Forum

No public comment.

5. New Business

5.1 Selection of Planning Commission Chair and Vice Chair

MOTION: Commissioner Heimuli – To nominate Commissioner Beecher as Commission Chair. Motion seconded by Commissioner Frisby. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Bob Gedeberg, Ryan Frisby, Kepi Heimuli. The motion carried.

MOTION: Commissioner Frisby – To appoint Commissioner Heimuli as Commission Vice Chair. Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Bob Gedeberg, Ryan Frisby, Kepi Heimuli. The motion carried.

5.2 Review of Planning Commission Bylaws and Rules of Procedure

MOTION: Commissioner Heimuli – To accept Planning Commission Bylaws and Rules of Procedure as is. Motion seconded by Commissioner Frisby. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Bob Gedeberg, Ryan Frisby, Kepi Heimuli. The motion carried.

6. Commission and Staff Reports and Training

6.1 Planning Commission 101 Training

Training presented by staff covered the following topics:

- Legal Justification for Planning Commission
- Land Use Development and Management Act (LUDMA)
- Basic LUDMA themes
- Supremacy of Laws
- State and federal law mandates regarding a general plan and land use ordinances
- Various “hats” planning commissioners wear
- Legislative, Administrative, and Quasi-Judicial authorities
- Tools available for guidance – General Plan and Land Use Ordinances
- Public process
- Difference between a public meeting and public hearing
- Planning Commission conduct
- Role of individual commissioners
- Characteristics of a successful commission
- Specific duties of the commission
- Various recent legislative changes

7. Adjournment

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

The meeting adjourned at 7:20 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician