

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

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Rachel Becker, Kirk Beecher, Ryan Frisby, Kepi Heimuli

Absent: Perry Adams, Bob Gedeberg, Camarie Brinkerhoff

Staff: Michael Bryant, Planner II  
Marty Dargel, Planning Technician  
Jonathan Knight, City Engineer

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 9, 2025.

**MOTION: Commissioner Heimuli - To approve the minutes from the meeting of July 9<sup>th</sup>, 2025.**

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

4. Public Forum

No public comment.

5. Review Items:

5.1 PUBLIC HEARING: Payson City Staff are proposing amendments to Payson City Code Title 12, to clarify the bonding process and the timing of when a plat is recorded with a traditional bond. Amendments allow a developer to change from an At-Risk bond to a traditional bond at any time.

Staff Presentation:

Engineering staff explained that there has been some confusion with developers regarding when they are allowed to begin construction depending on which bond method they choose. It has been brought to staff's attention that the city code does not make that clear. The proposed amendments would make clear in the city code that if the developer were doing traditional bonding, the plat would need to be recorded prior to the pre-construction meeting.

**MOTION: Commissioner Heimuli – To open the public hearing on the first item.** Motion seconded by Commissioner Frisby. Those voting yes: Rachel Becker, Kirk Beecher, Ryan Frisby, Kepi Heimuli. The motion carried.

Public Comment:  
No public comment.

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

Commission Discussion:  
No commission discussion.

**MOTION: Commissioner Heimuli – On the proposed amendments to Payson City Code Title 12, to clarify the bonding process and the timing of when a plat is recorded with a traditional bond, to forward that on to City Council.** Motion seconded by Commissioner Frisby. A roll-call vote was taken. Those voting yes: Rachel Becker, Kirk Beecher, Ryan Frisby, Kepi Heimuli. Those voting no: None. The motion carried.

- 5.2 PUBLIC HEARING – Payson City Staff are proposing amendments to Payson City Development Guidelines to clarify a sewer clean-out in park strips. Additionally, there is a need for sewer manholes to be lined up over troughs and to remove the ladders that are installed in manholes to address safety concerns. Providing additional information on the process for traditional bonding and at-risk work.

Staff Presentation:  
Staff explained that notes are proposed to be added to standard details to help make things clear moving forward. Staff also clarified the safety reasons for the ladders to be taken out of the sewer manholes and addressed commissioner's questions.

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

Public Comment:  
No public comment.

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

Commission Discussion:  
No commission discussion.

**MOTION: Commissioner Heimuli – To send a positive recommendation to City Council of item 5.2, amendments to Development Guidelines to clarify a sewer clean-out in park strips, and the need for sewer manholes to be lined up over troughs, and no new ladders to be installed in manholes.** Motion seconded by Commissioner Becker. A roll-call vote was taken. Those voting yes: Rachel Becker, Kirk Beecher, Ryan Frisby, Kepi Heimuli. Those voting no: None. The motion carried.

- 5.3 PUBLIC HEARING – NC-1, Neighborhood Commercial Overlay: Request by Richard Wells, on behalf of 590 Main, LLC, for a positive recommendation of approval from the planning commission for the NC-1, Neighborhood Commercial Overlay, to be applied to Utah County Parcel # 08:139:0001 located at 590 South Main Street. With the approval of this overlay, the applicant seeks to use the property as office space.

Staff Presentation:

Staff gave an overview of the request for the NC-1, Neighborhood Commercial Overlay, displaying on overhead map showing the property at 590 S Main. Questions regarding parking were discussed. Staff also reviewed with commissioners the different uses that would be allowed on the site if the overlay is approved. The applicant plans to use the property as office space, although it could be used for any of the other permitted uses listed in the city code.

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

Public Comment:

Scott Everett lives across the street from the property and while not opposed to the overlay, he has concerns about parking issues. Residents in nearby rental units are forced to park on the street due to the limited parking. He is concerned that the rental units are not legally permitted and would like staff to look into it. Staff will determine if there is a permit and work with code enforcement on that if necessary.

**MOTION: Commissioner Heimuli – To close the public hearing for item 5.3.** Motion seconded by Commissioner Frisby. Those voting yes: Rachel Becker, Kirk Beecher, Ryan Frisby, Kepi Heimuli. The motion carried.

Commission Discussion:

Commissioners stated that they felt the improvements would be nice and help with drainage on that side of the street. They have no issues with the permitted uses listed in the NC-1 Overlay, and feel it fits the criteria of the overlay.

**MOTION: Commissioner Heimuli – On item 5.3, the NC-1 Neighborhood Commercial Overlay request by Richard Wells for 590 Main, LLC, to send a positive recommendation of approval from the Planning Commission for the NC-1 to be applied to Utah County Parcel 08:139:0001 located at 590 S Main St, also asking staff to look at code enforcement for the neighboring properties.** Motion seconded by Commissioner Becker. A roll-call vote was taken. Those voting yes: Rachel Becker, Kirk Beecher, Ryan Frisby, Kepi Heimuli. Those voting no: None. The motion carried.

6. Commission and Staff Reports and Training

Staff gave an update on the South County Training.

7. Adjournment

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

The meeting adjourned at 6:28 p.m.

/s/ Marty Dargel  
Marty Dargel, Planning Technician