

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, March 11, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Rachel Becker (arrived at 6:02 pm), Ryan Frisby, Bob Gedeberg, Kevi Heimuli

Absent: Camarie Brinkerhoff

Staff: Jill Spencer, Development Services Director
Anders Bake, Senior Planner
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Jeffrey Seawell, Assistant City Attorney/Prosecutor (arrived at 6:14 pm)

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 Frisby

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of February 11, 2026.

MOTION: Commissioner Heimuli - To approve the Consent Agenda. Motion seconded by Commissioner Frisby. Those voting yes – Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeberg, Kevi Heimuli. The motion carried.

4. Public Forum

No public comment.

Note: Staff to present items 5.1 to 5.5 together.

5. Action Items

5.1 PUBLIC HEARING - Code Amendment: Payson City is proposing a code amendment to various sections of Title 12 Subdivision Regulations of the Payson City Code. The amendment intends to better clarify how residential density is calculated and interpreted throughout the ordinance.

- 5.2 PUBLIC HEARING – Code Amendment: Payson City is proposing a code amendment to various sections of Title 13 Zoning of the Payson City Code. The amendment intends to better clarify how residential density is calculated and interpreted throughout the code.
- 5.3 PUBLIC HEARING - General Plan Amendment: Payson City is proposing various amendments to sections within the 2020 General Plan for Payson City originally adopted in September of 2020. The amendments are intended to further clarify how residential density will be interpreted within the plan documents.
- 5.4 PUBLIC HEARING - General Plan Amendment: Payson City is proposing various amendments to sections of the Spring Creek Area Specific Plan, which is an extension of the 2020 General Plan of Payson City. The amendments are intended to further clarify how residential density will be interpreted within the plan documents.
- 5.5 PUBLIC HEARING - General Plan Amendment: Payson City is proposing various amendments to sections of the South Meadows Area Specific Plan, which is an extension of the 2020 General Plan of Payson City. The amendments are intended to further clarify how residential density will be interpreted within the plan documents.

Staff Presentation:

Michael Bryant presented the proposed changes to the following documents: General Plan, South Meadows Area Specific Plan, Spring Creek Area Specific Plan, Title 12 Subdivision Regulations, and Title 13 Zoning. The proposed changes are intended to clarify density definitions and eliminate confusion between gross and net density calculations by replacing these terms with a single new definition of "density." Michael then reviewed the proposed changes in greater detail.

MOTION: Commissioner Heimuli – To open the public hearing for item 5.1. Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

Public Comment:
No public comment.

MOTION: Commissioner Heimuli – To close the public hearing for item 5.1. Motion seconded by Commissioner Gedeborg. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

MOTION: Commissioner Heimuli – To open the public hearing for item 5.2. Motion seconded by Commissioner Becker. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

Public Comment:
No public comment.

MOTION: Commissioner Heimuli – To close the public hearing for item 5.2. Motion seconded by Commissioner Frisby. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

MOTION: Commissioner Heimuli – To open the public hearing for item 5.3. Motion seconded by Commissioner Gedeborg. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

Public Comment:
No public comment.

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

MOTION: Commissioner Becker – To open the public hearing for item 5.4. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

Public Comment:
No public comment.

MOTION: Commissioner Gedeborg – To close the public hearing for item 5.4. Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

MOTION: Commissioner Frisby – To open the public hearing for item 5.5. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

Public Comment:
No public comment.

MOTION: Commissioner Adams - To close the public hearing for item 5.5. Motion seconded by Commissioner Gedeborg. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

Commission Discussion:
Commissioners Heimuli, Frisby, and Adams asked for clarification on several aspects of the proposed changes, including the shift from unit-per-acre calculations to zone-based density, the parameters for mixed-density residential areas, and the allowance of duplex or twin homes in the R-1-7.5 zone. Staff provided responses and discussed each of these questions.

MOTION: Commissioner Frisby – To recommend to City Council to approve the code amendments to Title 12 Subdivision Regulations in Payson City Code as proposed by staff. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

MOTION: Commissioner Heimuli – To send a favorable recommendation on Title 13 Zoning of the Payson City Code to the City Council. Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kevi Heimuli. The motion carried.

MOTION: Commissioner Adams – To recommend approval of 5.3 on the General Plan as the City has put out. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeberg, Kepi Heimuli. The motion carried.

MOTION: Commissioner Heimuli – To send a favorable recommendation on 5.4 to the City Council. Motion seconded by Commissioner Frisby. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeberg, Kepi Heimuli. The motion carried.

MOTION: Commissioner Heimuli – To make a positive recommendation on South Meadows Area Specific Plan specified in 5.5 to City Council. Motion seconded by Commissioner Gedeberg. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeberg, Kepi Heimuli. The motion carried.

6. Commission and Staff Reports and Training

Reminders were given for the Payson Parkway Construction Open House at Parkview Elementary that night until 7:30 pm, and that the two planning commissioners whose terms are expiring need to reapply by March 16 at 5:00 pm if they are interested in serving another term.

7. Adjournment

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

The meeting adjourned at 6:31 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician