Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 22, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Camarie Brinkerhoff, Ryan Frisby, Bob Gedeborg

Absent: Kepi Heimuli, Rachel Becker

Staff: Jill Spencer, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Jeffrey Seawell, Assistant City Attorney/Prosecutor (arrived 6:13 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 Beecher

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of April 8, 2026.

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

4. Public Forum

No public comment.

5. New Business

5.1 Selection of Planning Commission Chair and Vice Chair

MOTION: Commissioner Adams – To keep Kirk as Chair and Kepi as Vice Chair. Motion was seconded by Commissioner Frisby. A roll call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby Bob Gedeborg. The motion carried.

5.2 Review of Planning Commission Bylaws and Rules of Procedure

<u>MOTION: Commissioner Adams – To accept Planning Commission Bylaws and Rules of Procedure as is with the understanding that if need arises with legislative changes, it will be brought again at that time.</u> Motion seconded by Commissioner Gedeborg. A roll call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Bob Gedeborg. The motion carried.

6. <u>Commission and Staff Reports and Training</u>

    6.1 Projects Update

Staff Presentation:
Staff gave updates on the following projects:

1. Density Amendments approved by City Council
2. Hillside Views Subdivision & Zone Change
    - Staff met with Elk Ridge City and their staff on concerns
    - Staff are keeping the applicant informed of all concerns with Elk Ridge
    - Initial staff review of the subdivision has been sent to the applicant
3. Sunset Ranch Zone Change & DA approved by City Council
    - Minimum lot size 7500 sq. ft.
    - 47 total lots
4. Springs at Spring Lake Subdivision under Construction
    - 35 lots
    - Zoned R-1-15, 15,000 sq. ft. and greater
5. Redbridge Cosmetology Building is under Construction
    - Cosmetology building for MTECH
    - Future commercial and residential pads are adjacent
6. Redbridge Lot 4 under Construction
    - Commercial shell
    - 5 potential pads
7. Western Timber Frame (old bowling alley)
    - Approved and remodeling of the site is currently underway
8. Hiatt Creek Plat B townhomes under construction
    - 100 townhomes – two and three story
9. Various office/warehouse spaces under way in the Light Industrial and Business Park Development Zones
10. Spring Creek Landing (by Jimmy John's)
    - Fence installed on the residential side
    - Plat not yet recorded due to necessary changes

Commissioner had questions regarding various other projects that are proposed, pending or in process.

Staff stated that there are upcoming legislative changes that will potentially affect the planning commission. Most of the changes staff feel are already incorporated into city code; however, the bylaws, and the amount of training planning commissioners may need to be updated.

7. <u>Adjournment</u>

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

The meeting adjourned at 6:27 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician