

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, May 27, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Ryan Frisby, Robert Gedeberg, Kepi Heimuli,

Absent: Rachel Becker, Camarie Brinkerhoff

Staff: Michael Bryant, Planner II
Marty Dargel, Planning Technician
Jeffrey Seawell, Assistant City Attorney/Prosecutor
Anders Bake, Senior Planner

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 Gedeberg

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of April 22, 2026.

MOTION: Commissioner Heimuli - To approve the minutes of April 22. Motion seconded by Commissioner Gedeberg. Those voting yes – Perry Adams, Kirk Beecher, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

4. Public Forum

No public comment.

5. Action Items

5.1 PUBLIC HEARING – Request by Jerry Dibble for recommendation of approval of the I-O, Infill Overlay zoning designation for Utah County Parcel #08:048:0029, located at 353 N 300 E. Upon approval the applicant plans to complete a two-lot subdivision on the property.

Staff Presentation:

Staff displayed an aerial map of the property located between 200 East and 300 East which has an existing home. Current zoning is R-1-7.5 Residential. Applicant proposes to subdivide the parcel to complete a two-lot subdivision. Lots would be just under the minimum 7500 square foot lot size at approximately 7000 square feet with 70.5 feet of frontage. There are similar lots in the area.

MOTION: Commissioner Frisby – To open the public hearing. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

Public Comment:

Applicant Jerry Dibble stated she owns the property. She would like to subdivide it and possibly sell the existing home and either build on the other lot or sell it.

MOTION: Commissioner Heimuli – To close the public hearing. Motion seconded by Commissioner Gedeberg. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

Commission Discussion:

Commissioner Heimuli asked what the staff recommendation was. Staff responded they recommend approval.

Commissioner Beecher commented that this request was actually approved many years ago, but for whatever reason was never recorded. It has not changed since that time.

MOTION: Commissioner Heimuli – To send a favorable recommendation of the I-O In-fill Overlay for parcel #08:048:0029 to City Council. Motion seconded by Commissioner Adams.

A roll call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

6. Commission and Staff Reports and Training

Commissioners were notified that two staff members will be out of town for the first meeting of July so there is a possibility the meeting will be cancelled for that week.

Commissioner Frisby commented on retention basins used as open space which he has an issue with. City Council recently approved one in Hiatt Creek. He would like staff to consider lowering the open space credit for retention basins and possibly attach some conditions as well. Staff responded that they could look at putting some language regarding that in the code. Commissioner Frisby feels that we short-change the residents when we allow developments to use retention basins as open space and get out of putting amenities in those spaces.

Commissioner Beecher feels that retention basins shouldn't be totally excluded from open space.

The flat area at the bottom should be counted, but not the slope.

Staff discussed different options that could be considered.

7. Adjournment

MOTION: Commissioner Frisby – To adjourn. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

The meeting adjourned at 6:14 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician