

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, June 10, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

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

Absent: Rachel Becker

Staff: Jill Spencer, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Jeffrey Seawell, Assistant City Attorney/Prosecutor (attended via Zoom)
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 6:10 p.m. due to technical difficulties.

2. Invocation/Inspirational Thought – Commissioner Brinkerhoff

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of May 27, 2026.

MOTION: Commissioner Heimuli - To approve the minutes of May 27th. Motion seconded by Commissioner Gedeberg. Those voting yes – Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

4. Public Forum

No public comment.

5. Action Items

5.1 REVIEW AND DECISION: Conditional Use Permit for a Fieldhouse in A-5 Zone - Request by Ariel Martinez for approval of a conditional use permit to place a fieldhouse on Utah County Parcel #20:010:0029 located at 594 South 2400 West. Field houses are a conditionally permitted use within the A-5, Agricultural Zone.

Staff Presentation:

Staff presented the applicants' revised plans, beginning by showing a map of the property location and then addressing the previous concerns from the public hearing that was held approximately February of 2025, regarding hours of operation, parking, and lighting. The proposed site plan of the property located

at 594 South 2400 West includes 121 parking stalls with ADA spaces for the 45,000 square foot indoor soccer and athletic training facility. This facility would provide year-round recreation opportunities for Payson and the surrounding communities. Required setbacks are met, and necessary fire suppression systems are incorporated, as are septic tanks, stormwater management areas, and shielded, downward-facing LED lighting that will protect neighboring properties from trespassing light. A dedicated emergency vehicle access route is planned for internal circulation to access all sides of the building. There will be a fire riser room with fire department connection. It will be alarmed and sprinkled. There will be a private water source sufficient to supply the required fire sprinkler system. Road improvements will be completed along the property frontage on 2400 West on the side entering the building. There will be no road improvements on the south side because there is no need for the road at this time.

Commissioner Beecher had questions regarding whether improvements would be required through a development agreement. Staff responded that it would be recommended that a deferral agreement be made and will include trigger points for when they would need to complete public improvements.

Because parking was one of the major concerns, a comparison to other athletic facilities throughout the valley which are similar in size showed that the Payson Field House would have significantly more parking than any of those.

Design examples of the building were presented and compared with other facilities throughout the valley. Staff want to make sure it is an attractive design that is harmonious with the surrounding neighborhood. There will be street frontage landscaping, trees and shrubs planted throughout the parking lot, a screened dumpster enclosure, and design which will reduce visual impacts on neighboring properties.

Because all activities occur indoors and the facility closes at 10:00 pm, the project is not expected to generate unreasonable or disturbing noise.

Staff discussed their recommended conditions of approval which include entering into a deferral agreement for the connecting to utilities, obtaining a zone change for the home, and subdividing the home from the field house parcel. Commissioner Beecher suggested that the road to the south be included as part of the deferral agreement. Staff agreed to address that with Public Works. Other recommended conditions include maintaining reasonable hours of operation, no parking on public unimproved streets, shielded lighting, attractive building design, meeting all development and site planning requirements contained in city code, site obscuring fencing for all residential transition areas, no outside activities to take place on the property, and commercial and residential septic systems kept separate per health department requirements.

Commission Discussion:

Commissioners were appreciative that the items of concern from the public hearing have been addressed.

Commissioner Adams questioned the A-5 Agricultural zoning and this being a commercial project. Staff responded that in the A-5 zone field houses are a conditional use. He also had questions regarding subdividing the home from the commercial use. Staff responded that the intent is when utilities come to the area both the home and the field house will connect to them and the house will be subdivided from the larger parcel to a zone appropriate for the size of the lot.

Commissioner Heimuli inquired what the staff recommendation is based on the deferral agreement. Staff responded they would recommend approval with the stated conditions and any conditions the commissioners deem reasonable.

MOTION: Commissioner Heimuli –To approve the request by Ariel Martinez for a conditional use permit for a field house in the A-5 Zone, with the stated conditions in the staff report, also to include the south road public improvements as part of the deferral agreement if possible. Motion seconded by Commissioner Frisby. A roll-call vote was taken. Those voting yes: Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: Perry Adams. The motion carried.

5.2 PUBLIC HEARING: General Plan Amendment - Request by Payson City Staff to adopt the completed Payson Downtown Gateway Plan into the Payson General Plan.

Staff Presentation:

Staff began with some background on this plan. This was presented to the planning commission and city council in a joint work session in January of 2025. Feedback from them was given at that time and they requested some changes be made to the plan. Since then, staff have met individually with each council member, reviewed the minutes and recording from the meeting to make sure the concerns and changes they wanted were understood. Staff feels confident that the plan being presented today reflects the changes that were requested and that it continues to reflect the goals of the General Plan, the goals of the community, and the economic analysis that went into this study to propose uses that will be viable with the data that was gathered.

Staff reviewed the purpose of an Area Plan, which provides more specific and refined guidance than the General Plan. It assesses the existing conditions of an area and identifies an area's needs and goals. Staff have determined there is a need for a Downtown Gateway Area Plan due to several anticipated land use and transportation improvements in the near future which will present challenges along with opportunities to the downtown area. The plan seeks to capitalize on major upcoming public and private investments at a critical juncture in the City's growth and development. The primary goal of this Plan is to enhance people's desire to visit the core area of the city and enhance the Study Area's contribution as a "Gateway to Adventure." The plan identifies the following objectives to achieve this goal:

- Mitigate I-15 as a physical and physiological east-west barrier dividing this growing community.
- Improve the utilization of land within the study area, with an emphasis on context-appropriate development.
- Improve Main Street's "gateway" experience for residents and visitors, with an emphasis on human-scale design and destination-based users and services.
- Emphasize Main Street's role as the official route and entrance to Mt. Nebo National Scenic Byway.
- Maintain/enhance Payson's small-town identity by carefully integrating new and existing development patterns and transportation networks.

The development of this plan prioritized the need to gather feedback from various stakeholders to provide a final proposal which reflected the goals of the community. Public outreach included the following:

- Input from a technical advisory board
- A public open house
- A public project website
- Individual conversations with key property owners

The project has three main districts, the Gateway District (located north of 400 North), the Main Street District (located between 200 North and 400 North along Main Street), and the Downtown District (located south of 200 North to 200 S). Staff displayed a conceptual land use plan which indicated areas for a mixed use central district, mixed use, commercial, low density residential, industrial, and civic uses. A conceptual Gateway District site plan was shown indicating the potential placement of commercial and residential uses along with renderings depicting potential architectural precedent and building height. An economic assessment was done which identified five sites that are key to the plan being developed in the way that it is intended. These are 100 North and Main Street, the Downtown District, the 400 N Farmers Market, the Nebo School District Transportation parcel, and I-15/Main Street intersection. The city has received a grant from the Technical Assistance to Governments (TAG) to help implement this plan by doing site-specific planning for three of the five areas. Staff are supportive of the adoption of this plan for the following reasons:

- The plan was developed following considerable public engagement and reflects the needs of the community and feedback of the City Council.
- The implementation of this plan will mitigate anticipated challenges to Payson's Historic Downtown and Gateway area.
- The plan identifies unique goals and recommendations for each of the three districts in the planning area.
- The plan provides the City Council with the leverage and guidance they need to demand high quality development when redevelopment scenarios are proposed.

MOTION: Commissioner Heimuli – To open the public hearing on the General Plan Amendment to adopt the Payson Downtown Gateway Plan into the General Plan. Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

Public Comment:

No public comment regarding this item.

MOTION: Commissioner Heimuli – To close the public hearing on item 5.2. Motion seconded by Commissioner Gedeberg. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

Commission Discussion:

Commissioners commented that staff and the consultant team have done a good job because of the heavy modification of the original plan. They have really tried to adapt to the vision of the City Council. They appreciate the work that has been done and the work sessions that were held to work together on the plan.

MOTION: Commissioner Heimuli – To send a favorable recommendation to City Council to adopt the completed Payson Gateway Plan into the Payson General Plan.

Motion amended by Commissioner Heimuli by request of Commissioner Beecher to recommend to City Council adoption of the Payson Gateway Plan provided in attachment one of the staff report as an amendment to the Payson General Plan. Motion seconded by Commissioner Gedeberg. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Kepi Heimuli. Those voting no: none. The motion carried.

6. Commission and Staff Reports and Training

Commissioner Heimuli commented that he was happy to get an email to be able to get tickets to the Salmon Supper, and to be able to volunteer. It is a great function that gives the hometown feel.

7. Adjournment

MOTION: Commissioner Adams – To adjourn. Motion seconded by Commissioner Heimuli.

Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Keri Heimuli. Those voting no: none. The motion carried.

The meeting adjourned at 7:18 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician