

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 12, 2026, 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Camarie Brinkerhoff (attended via Zoom), Ryan Frisby, Robert Gedeberg, Kipi Heimuli, Ric Johnson

Absent:

Staff: Jill Spencer, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Jeffrey Seawell, Assistant City Attorney/Prosecutor (arrived at 6:16pm)
Anders Bake, Senior Planner (left at 6:12 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 pm.

2. Invocation/Inspirational Thought – Commissioner Heimuli

3. Consent Agenda

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

MOTION: Commissioner Heimuli - To approve the minutes of July 22nd as presented. Motion seconded by Commissioner Adams. A roll-call vote was taken. Those voting yes – Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Kipi Heimuli, Ric Johnson. Those voting no: none. The motion carried.

4. Public Forum

Titus Cordingly, representing Enbridge Gas, indicated that he was present via Zoom regarding the proposed natural gas regulating station. There was no additional public comment.

5. Action Items

5.1 REVIEW AND DECISION: Conditional Use Permit for Enbridge Gas Regulation Station: Titus Cordingly on behalf of Enbridge Gas Company seeks conditional use permit approval for a natural gas regulation facility at approximately 1498 South and 1700 West.

Staff Presentation:

Staff introduced the request from Enbridge Gas for a Conditional Use Permit to construct and operate a natural gas regulating station at approximately 1498 South 1700 West. It was clarified that the actual property location is approximately 1496 South 1700 West, adjacent to Christian Life Church.

Staff explained that the facility is located near 1700 West, in the vicinity of MTECH and Christian Life Church. The proposed regulating station would be located within an existing easement on the property. Staff reviewed the proposed site plan and limit of disturbance. The existing church building, retaining wall, creek channel, and existing easement were identified. The proposed gas regulating facility would be located within the existing easement and enclosed by fencing.

The applicant, Titus Cordingly, explained that the property rights for the facility had already been secured through a perpetual easement in favor of the gas utility. The applicant was not involved in establishing the original easement but was brought into the project to assist with the design and permitting of the facility.

Staff reviewed the proposed improvements, including the required curb, gutter, sidewalk, and drive approach along 1700 West. The regulating station itself would be located a significant distance from the roadway. Examples of the proposed perimeter fencing, and the building design were also reviewed. Staff noted that the facility would be a relatively simple structure consistent with other gas regulating facilities.

Staff explained that a Conditional Use Permit is a land use decision made by the Planning Commission. The Planning Commission has authority to approve, approve with conditions, or deny the request. Staff clarified that the Conditional Use Permit does not constitute final site plan approval. The applicant will still be required to complete the City's site plan review process and meet all applicable development and utility standards.

Staff reviewed the following recommended conditions:

1. Lighting: Any lighting shall be screened and shielded from adjacent residential uses and shall meet acceptable lumen standards.
2. Curb, Gutter, Sidewalk, and Public Improvements: The applicant shall coordinate with Christian Life Church regarding the installation of required curb, gutter, sidewalk, and applicable public utility improvements. Staff explained that a previous deferral agreement exists with Christian Life Church and that Public Works considers this project an appropriate opportunity to complete those improvements.
3. Emergency Response Plan: The applicant shall provide an acceptable emergency response plan that allows Payson City to appropriately respond to and assist with an emergency at the facility.
4. Trail Corridor: The existing trail corridor along Spring Creek shall be preserved, with consideration given to installation of the planned regional trail along the parcel in coordination with Christian Life Church. Staff explained that the trail is identified in the Payson City Trails Master Plan.
5. Site Plan and Landscaping: The applicant shall complete the City's site plan approval process. Applicable land-use transitions and landscaping requirements shall be incorporated, including landscape buffers and a decorative precast concrete wall around the gas regulating station.

Commission Discussion:

Commissioners asked about the anticipated traffic impacts associated with the proposed facility. Staff explained that traffic impacts should be minimal after construction.

The applicant further explained that the facility will be unmanned and would typically only require maintenance approximately once a year, unless an incident or other unusual circumstance occurs. The facility would therefore generate very little ongoing traffic. The applicant also indicated that the facility would not require lighting, addressing the first staff condition.

Commissioners discussed the existing deferral agreement with Christian Life Church and questioned whether construction of the curb, gutter, and sidewalk should be triggered by this project. Staff explained that Public Works believes the project presents a reasonable opportunity to complete those improvements, although additional communication with the church would be necessary.

The Commission also discussed the proposed trail condition. Commissioners questioned why Enbridge Gas would be responsible for constructing or coordinating construction of a regional trail that is not directly related to the proposed regulating station.

The applicant expressed concern regarding the trail requirement and stated that Enbridge did not believe it should be responsible for either paying for or constructing the trail, or for coordinating its construction with Christian Life Church.

Staff explained that the City's primary objective was to ensure that the trail corridor and right-of-way identified in the Trails Master Plan were preserved. Staff indicated that, if construction of the trail was not reasonable as part of the current project, at a minimum the necessary corridor should remain available for future construction.

The Commission discussed the available options, including approval with conditions, approval with additional or modified conditions, or denial. Staff clarified that denial of a Conditional Use Permit would only be appropriate if reasonable conditions could not be imposed to mitigate identified detrimental impacts.

MOTION: Commissioner Frisby –To approve the Conditional Use Permit for the Enbridge Gas Regulating Station, subject to the stated conditions. Motion seconded by Commissioner Heimuli. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Robert Gedeberg, Kepi Heimuli, Ric Johnson. Those voting no: none. The motion carried.

6. Commission and Staff Reports and Training

Staff informed the Commissioners about the South Utah Valley Training scheduled for November, which will be hosted by Utah County.

6.1 Commission Training

Staff Presentation:

Staff covered basic planning concepts including public forum procedures, use of staff recommendations, motion best practices, and impact fees. Staff reviewed several common planning acronyms to help familiarize Commission members with those terms. Also discussed was the need for more detailed staff recommendations in meeting packages to help commissioners better understand and formulate motions before meetings. The conversation ended with a reminder about proper quorum procedures and what can be discussed outside of formal meetings.

7. Adjournment

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

The meeting adjourned at 6:52 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician