

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, April 24, 2024, 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Blair Warner

Absent:

Staff: Robert Mills, Development Services Director  
Jill Spencer, Senior Planner  
Michael Bryant, Planner II  
Marty Dargel, Planning Technician  
Brandon Dalley, City Prosecutor

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 Heimuli

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of March 27, 2024.

**MOTION: Commissioner Heimuli - To approve the Consent Agenda with correction mentioned.**  
Motion seconded by Commissioner Brinkerhoff. Those voting yes – Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

4. Public Forum

Staff thanked and expressed appreciation to the outgoing commissioners for their service and introduced the incoming commissioners. Kit Morgan and Kathy Marzan thanked and expressed appreciation to commissioners and staff for their time on the Planning Commission. All current commissioners introduced themselves.

5. Review Items

5.1 ACTION ITEM - Request by Payson City Staff to amend the Annexation Policy Plan Map to add additional parcels to be included in the Expansion Area Map. Parcels requested to be included are Utah County Parcels 30:009:0041 and 30:009:0108.

Staff Presentation:

Staff explained that this is a multistep process, reviewing the various steps involved and the dates each step will take place. An overview was given of the three proposed amendments. Commissioners had multiple questions regarding the proposed amendments and what the staff recommends. Clarification was given by staff.

Discussion was opened for public comment by Commission Chair Frisby.

Public Comment:

Steve Styler on behalf of Fieldstone Homes gave a brief outline of Fieldstone’s plans for the area and addressed some of the questions that were discussed earlier.

Kit Morgan expressed concern regarding putting in a regional pump and how much resources would have to come from Payson City.

Dane Hill manages the church property just to the south. He is in favor of developing this area in the future and feels this is the right path.

This agenda item was an opportunity for the affected entities to comment on the request. A public hearing and recommendation will be provided at the next meeting.

- 5.2 ACTION ITEM - Request by Rob McNeel to extend the municipal boundaries of Payson City to include the property in the proposed Lunaria Springs Annexation, consisting of three Utah County Parcels, 30:030:0010, 30:030:0059, and 30:033:0047, totaling approximately 15.485 acres.

Staff Presentation:

Staff gave an overview of the request, showing the conceptual layout of the proposed Lunaria Springs development. The requested zone is RMF-10, Multi-Family Residential. The annexation sponsor is seeking to develop a townhome style development that transitions into larger attached single-family homes as it moves east. Staff recommends approval conditioned upon an annexation agreement that will identify required infrastructure improvements, amenities, road widening, an up-to number of total housing units, appropriate zoning designation, and housing product designs and materials that would guarantee what may be developed, a site layout identifying residences, public open space, roads, and amenities. Various questions by commissioners were addressed.

Discussion was opened for public comment by Commission Chair Frisby.

Public Comment:

Brent Anderson spoke in opposition, with his main complaint being the need to increase the number of parking spaces for guests and residents inside the development that is near residences to reduce the necessity for people to park on the street. He also was concerned with high density and the marketability of that number of units.

Rob McNeel, the applicant, shared that he believes this development will benefit younger families looking to purchase something and stay in the community. He feels there is quite a bit of extra parking. He answered various questions from commissioners regarding parking. He explained that this is still a concept and is willing to work with staff to mitigate those issues.

Staff explained that before this was taken to City Council, they would at least have a draft annexation agreement to present to them to address some of those concerns. Staff further explained that having concerns is justified and the item can be remanded back to staff until that information can be provided.

**MOTION: Commissioner Heimuli – To remand back to staff until an annexation agreement is drafted and the planning commissioners can have that information.**

Motion seconded by Commissioner Beecher. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

6. Commission and Staff Reports and Training

None

7. Adjournment

**MOTION: Commissioner Heimuli – To adjourn.** Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

The meeting was adjourned at 7:00 p.m.

/s/ Marty Dargel  
Marty Dargel, Planning Technician