

Payson City Planning Commission:  
439 West Utah Ave.  
Payson, UT 84651



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As you may be aware, Liberty Safe is working with CRC Construction and our current landlord to seek your approval for expanding the existing Payson building located at 1199 West Utah Avenue. The current building is about 206 thousand square feet and we hope to be able to add an additional 108 thousand square feet. When we were considering where to expand there were a number of places that we considered. Some of the places were out of the state of Utah and were trying to entice us to move out of state with generous tax credits. The state of Utah also provided some tax incentives for us to stay here and Payson City leadership also was interested in having us expand in Payson. All things considered, we elected to stay in Utah and expand our business here. We have appreciated the good working relationship that we have developed with Payson City over the years and that is one of the reasons we elected to expand here. The expansion has gone well and we have brought even more jobs that what we originally forecast to Payson. Along the way, we also found we needed more warehouse space.

In the discussions that have taken place about this project, one of the items that have been brought up for consideration is the amount of additional parking stalls that would be needed given the expanded building footprint. There are a couple of relevant points that Liberty Safe feels should be considered. First, while the building footprint would expand, there would not be any additional employees added. The expanded facility would serve primarily as our warehouse for finished goods. Our current parking stalls are sufficient (we even have extra stalls available) to handle the peak number of employees that we have per shift. The peak number of employees on our largest shift is 282. I have counted the empty slots during our peak and we normally have about 20 to 30 slots open in the general parking area. We also have 8 visitor slots, 2 handicap slots, and motorcycle parking that normally are not used. Second, if we ever did need to provide additional parking, we do have additional space on the west side of the building, in our current cement lot, and to the south of the building where even more parking could be provided.

One other item that we wanted to bring to your attention involves the construction of the machines and processes involved in making safes. For the next two years, Liberty Safe will be upgrading equipment and the processes that we use to make our famous safes. During this time, we will be moving parts and equipment in and out of the building. Our plan is to use the land to the South and East of the lot as a staging area as we disassemble, refurbish, and reassemble equipment. We ask for your understanding during this process if things appear more busy and unkempt than usual. Once construction is complete, things should return to a more orderly state.

Please feel free to reach out to me with any concerns or comments that you may have about this project. We appreciate your efforts and consideration during this expansion project. The end result should allow Liberty Safe to continue to provide jobs and economic benefit to Payson, as well as improving the appearance of the current facilities.

Sincerely,

Greg Clements

Chief Financial Officer  
Liberty Safe And Security Products Inc.  
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