

### **19.6.38 PRZ, Planned Reclamation Zone (7-16-13)**

#### 19.6.38.1 Purpose and Zone Characteristics

#### 19.6.38.2 Permitted, Conditional and Accessory Uses

#### 19.6.38.3 Project Standards and Reclamation Plan

#### 19.6.38.4 Specific Development Plan

#### 19.6.38.5 Building Height Requirements

#### 19.6.38.6 Distance between Buildings

#### 19.6.38.7 Parking, Loading and Access

#### 19.6.38.8 Project Plan Approval

#### 19.6.38.9 Other Requirements

#### 19.6.38.1 Purpose and Zone Characteristics

The Planned Reclamation Zone is established to provide areas within the City suitable for development and operation of landfills, composting facilities, mining processes, and other high impact uses, provided there is an acceptable reclamation plan and timeframe, while attempting to minimize potential negative impacts on the natural environment and properties within the City.

These uses are not compatible with residential uses, and often many non-residential uses, and should be placed in appropriate locations and protected from encroachment of development that would be adversely impacted by their operation.

#### 19.6.38.2 Permitted, Conditional and Accessory Uses

The following land use types are permitted uses in the PRZ Zone. Unless specifically listed, any other use is not allowed in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this ordinance.

#### Permitted Uses

1. Municipal solid waste and demolition landfills
2. Organic composting facilities
3. Recycling collection, sorting, storage, and shipping preparation
4. Agricultural uses including grazing and livestock raising, but not to include feed lots, rendering plants, or slaughterhouses
5. Municipal recreation facilities
6. Public or private utility rights-of-way

#### Conditional Uses

The following land use types are allowed as conditional uses in the PRZ Zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Chapter 19.13 of this ordinance.

1. Commercial solid waste and demolition landfills

2. Extraction and crushing of earth materials
3. Cellular and low power towers
4. Alternative energy generation facilities
5. Designated gun ranges, shooting areas and gun clubs

#### Accessory Uses

The following land use types are allowed as accessory uses in the PRZ Zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this Section.

1. Maintenance buildings
2. Agricultural storage buildings
3. Truck scales
4. Restroom facilities

#### 19.6.38.3 Project Standards and Reclamation Plan

Every project in the Planned Reclamation Zone shall include a generalized land use plan prepared in accordance with the provisions of this Section. The land use plan shall include, at a minimum, the following:

1. An ownership plat map.
2. A vicinity map indicating ownership and existing or proposed uses within five hundred (500) feet of the proposed project.
3. The location and extent of any mining, grading or other surface disturbance.
4. The location of all roadways and access to the project site (on-site and off-site), water courses, lakes, existing utility facilities, drainage ways and other prominent features.
5. The proposed land use for the property and any anticipated future use (i.e. surface mining to be later used as a landfill).
6. The proposed timeframe for the anticipated land use prior to any reclamation activities.
7. The project initiation date and time measurements or milestones to determine if the reclamation plan will be implemented on schedule.

A detailed reclamation plan shall also be submitted that includes, at a minimum, the following:

1. The existing condition of the project site displayed in photographs and on a detailed map with surveyed contour lines prepared in increments not more than two (2) feet.

2. The anticipated topography, landscaping, features and other improvements that indicate how the property will appear following reclamation.
3. If a lake or pond will be created, the protection measures implemented to eliminate ground water pollution, improper seepage, potential flood damage and proper environmental protections.
4. Calculations of the volume of excavation and fill necessary for operations and reclamation.
5. Identification of the volume of excavation material that will be removed on a weekly or monthly basis.
6. A drawing to scale depicting the height in feet of any proposed landfill in proportion to and in relationship to existing natural buffers and the ground elevation (cross-section intervals). A landfill shall be visually screened from a public road or street to the extent reasonably possible.
7. The method of financial assurance for the implementation of the reclamation plan. This may be accomplished through a cash bond, irrevocable line of credit, gross profit set aside or any other arrangement acceptable to the City Council.

The City Council following a review of the above data along with any potential environmental concerns shall set the time for the completion of all landfill and/or surface mining activities.

#### 19.6.38.4 Specific Development Plan

Following a review and implementation of the land use plan, the applicant will prepare a specific development plan for review by the Planning Commission who will make a recommendation to the City Council. At a minimum, the specific development plan will include the following:

1. A scale drawing of the site including adjacent property and location of all buildings and existing and proposed land uses within five hundred (500) feet of the proposed project.
2. The location of proposed and existing surface and subsurface mining and landfill areas located on the site including type and quantity of materials proposed to be handled at each area.
3. The location and condition of abutting roads and proposed principal route to and from the site and the location of on-site roads to serve areas of activity and points of ingress and egress at the site. An inspection of the principal routes is required to determine if the roadway conditions are adequate to handle the weight and frequency of the proposed truck traffic. The City Council may require existing roadways to be upgraded prior to operation, maintained by applicant during

operation, and/or repaired once the operation concludes.

4. The type and location of buffers including permanent open spaces and retention of vegetation cover.
5. The specific topography of the area including contours at not more than two (2) feet, easements and all prominent features.
6. Existing and proposed land use plan, including the identification of any excavated portions of the site.
7. A time schedule for start and completion of the project and the implementation schedule for project reclamation.
8. All provisions for erosion control.
9. Final grading plans with surveyed contour lines prepared in increments not more than two (2) feet.

#### 19.6.38.5 Parking, Loading and Access

Each project in the Planned Reclamation Zone shall satisfy the off-street parking requirements found in Chapter 19.4 herein, if applicable. Due to the very nature of the uses in the zone, off-street parking and access on the site may change throughout the duration of the operation. Therefore, the location, number, and design of the parking area will be considered on a project by project basis and the City Council may allow non-traditional surface materials for the parking areas and on-site access. Access within the project site is subject to the regulations of the Payson Fire Department and the adopted fire code.

The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.

Loading and unloading areas shall be located in an area that can be separated from public access. Further, loading and unloading shall not occur on a public street.

A project plan may be approved that does not require curb, gutter and sidewalk if appropriate, but in all cases, proper storm drainage must be incorporated into the project design in a manner that accommodates the twenty four (24) hour twenty five (25) year storm event.

#### 19.6.38.6 Provision of Utilities

It is likely that these uses will be located in an area that does not have access to municipal services or the proposed use does not necessitate the need for municipal services. The City Council may, but is not obligated to, modify or waive the utility requirements of Payson City. At a minimum, each project in the

Planned Reclamation Zone shall demonstrate the following:

1. Adequate facilities for fire suppression. If fire hydrants that satisfy the spacing, flow and volume requirements of Payson City are not available, individual custom suppression systems must be incorporated into the project design for all flammable structures consistent with the adopted fire code. Attie bladders, rooftop storage tanks or other alternatives must be approved by the Fire Chief.
2. Adequate sanitary relief facilities. The provision of drinking water, restrooms and protection from adverse weather conditions must be provided for anticipated employees and patrons. If water and sewer services are not available at the project site, information about portable facilities and the ongoing maintenance of the facilities must be submitted by the applicant.
3. Emergency communication facilities. Telephones, radios or other communication facilities must be available for emergency communications.

#### 19.6.38.7 Project Plan Approval

Any request for project plan approval in the Planned Reclamation Zone is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Design Guidelines and Standard Specifications, and the Payson City General Plan. Additionally, all projects in the Planned Reclamation Zone will be reviewed and approved in accordance with the applicable provisions of Chapter 19.8, Commercial Development, Site Plans, herein.

Permitted uses will be reviewed and approved by staff. Staff may defer the review and approval of the project to the City Council. Conditional uses must be processed in accordance with Chapter 19.13 herein.

The location of buildings, height, design, setbacks, and other similar zoning requirements will be reviewed by use and on a case by case basis. Staff is authorized to determine the most appropriate layout of the project. The decision of staff may be appealed to the City Council.

#### 19.6.38.8 Project Signage

Projects in the Planned Reclamation Zone are not subject to the signage provisions of Chapter 19.15 of this Title. Instead, each project plan shall include a sign package that adequately addresses the following:

1. Site identification. One (1) monument sign immediately adjacent to the main access point to the site from a public street shall be installed. The

sign shall include the address, contact information for the owner/operator, and hours of operation.

2. Way finding. Each project shall include adequate way finding signs to allow patrons and public safety providers to navigate the site during both daylight and nighttime hours.
3. Caution signs. If the operation of the applicant's business is hazardous or could bring harm to the public, adequate warning, caution and emergency contact signs shall be placed in conspicuous locations.

#### 19.6.38.9 Landscaping

The City may require the frontage along any public street be landscaped in a manner that creates an attractive entry to the business and provides adequate screening. If required, a landscaping plan including details of the types and sizes of planting materials will need to be submitted. The applicant will need to demonstrate how the landscaping will be maintained, including access to a water source.

#### 19.6.38.10 Other Requirements

The following requirements are in addition to the requirements found in this Chapter, the General Provisions or Supplementary Provisions of this ordinance, or any other applicable resolution or ordinance.

4. Trash, junk, storage and other debris – No trash, used materials, unsightly storage of any kind, or non licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate, behind a sight obscuring fence.
2. All project operations are subject to the provisions of federal, state and local laws including the issuance of a business license.
3. Scavenging shall not be permitted.
4. The operator shall be responsible for the control and proper disposal of incidental litter by providing fencing or other physical barriers as necessary and by policing the site at approved intervals.
5. The operator shall be responsible for the control of rodents and insects.

Definitions (Chapter 19.28)

1. Composting facility – A facility providing an area for the accelerated biological decomposition of organic matter under managed aerobic conditions resulting in a stable, innocuous final product and specifically includes all related receiving, processing, production, curing, and storage areas, buildings equipment, facilities and other infrastructure located at the site.
2. Recycling facility – A facility that accepts recyclable materials and may perform some processing activities. The facility receives and processes trash and debris from recoverable resources, such as paper, glass, metal cans, and other products which can be returned to a condition in which they may again be used for production. The principal function is to separate and store materials that are ready for shipment to end-use markets, such as paper mills, aluminum smelters, or plastic remanufacturing plants. A recycling facility does not include salvage yards, scrap iron or other ferrous metals, or inoperable motor vehicles.