**Planning Commission Staff Report **

**January 22, 2025**

**REQUEST**

Request to extend the municipal boundaries to include the property included in the Staheli Payson Annexation, consisting of eight parcels totaling approximately 26.6 acres.

**BACKGROUND AND PROJECT DESCRIPTION**

The proposed Staheli Payson Annexation is located along Goosenest Drive at about 675 South. The parcels being considered for annexation are immediately adjacent to city limits and are currently used for residential and agricultural purposes (crop production & livestock).

The property is currently zoned Transitional Residential and RA-5, Residential Agriculture Zone (Utah County designation). Upon annexation, the applicant is requesting a zoning designations as identified in the attached zoning map.

The annexation sponsor Nathan Staheli and most property owners intend to utilize the properties for low density residential development. Some properties may retain their residential agriculture uses despite any zoning designation determined at the time of annexation.

**APPROVAL PROCESS**

Annexation is a complex and extremely important issue for any municipality. Extension of the municipal boundaries should only be completed when it can be clearly shown that including the property in the city will be a benefit to the community. The flip side of this is that annexation should NOT be granted if the impact on existing city services, infrastructure, etc. would be detrimental to existing residents of Payson City.

Annexations are regulated by Utah Code and Payson City Code, and it is the responsibility of the annexation sponsor to understand and sufficiently address these regulations. The applicant has gone through the process outlined in state and local code and is prepared to bring this petition to the planning commission for a recommendation.

City council is the final legislative authority for annexations and thus holds any public hearings for such land use decision. The application process still requires a review and recommendation by the planning commission. The applicant seeks a positive recommendation from the planning commission for final approval by the city council for the Staheli Payson Annexation.

**Annexation Name:**

Staheli Payson Annexation

**Annexation Sponsor:**

Nathan Staheli

**Property Owners:**

Phil & Julie Staheli

Daryl & Sheree Molyneux Staheli

Staheli Properties LLC

Ross Staheli & Patsy Benson Huff

Utah County

660 South Goosenest LLC

Secure Private Fund LLC

**Utah County Parcel(s):**

30:055:0037

30:055:0048

30:054:0314

30:055:0051

30:054:0108

30:055:0054

30:055:0030

30:055:0040

**Location:**

Approx. 675 Goosenest Drive

**Acreage:**

26.6 Acres

Annexations are legislative matters, and the city council is not obligated to approve any petition for annexation, regardless of location, even if the proponent of an annexation is prepared to comply with all provisions required for annexation. At any time during the annexation process, the city council may deny the proposed annexation following written notice to the applicant. If the city council takes action to deny a petition for annexation, there will be no appeal process. If a petition for annexation is denied by the city council, the proponent of the annexation will be required to submit a new application and pay all associated fees to have the petition reviewed again by the planning commission, city council, and staff.

A map of a neighborhood

Description automatically generated

**EVALUATION**

This annexation petition has been reviewed by staff for completeness and consistency with the General Plan and Payson City Code. The area included in the annexation plat is designated as low density residential according to the Future Land Use Map. As the applicant is requesting various low density residential zones, the parameters of the Future Land Use Map for this area would be met if the current proposal is approved.

City staff are presently working with the application sponsor on the language and exhibits necessary for an annexation agreement. This annexation agreement and its accompanying exhibits will be finalized prior to the city council’s final decision for acceptance of the proposed annexation.

**RECOMMENDATION**

Because annexation is such an important issue, the city council may require additional information to make a well-informed decision. The crux of the issue is whether the proposed annexation will benefit Payson City. As with all annexations, the final approval or denial should be based upon whether the newly annexed parcels will have a positive impact on the community. Although the council’s primary concern should be focused on what takes place inside city limits, the council will also want to carefully consider the potential impact that an annexation could have on property owners that are still in the county but adjacent to the newly annexed land.

Staff are recommending approval of the proposed annexation as it agrees with all applicable city codes and plans. The Future Land Use Map designates this area as low density residential, and this annexation would allow the land to develop to that end. In seeking a recommendation from the planning commission, staff ask that any recommendation that is given be supported by findings of fact in the motion to approve, deny, or table the item.