

PAYSON FIELD HOUSE

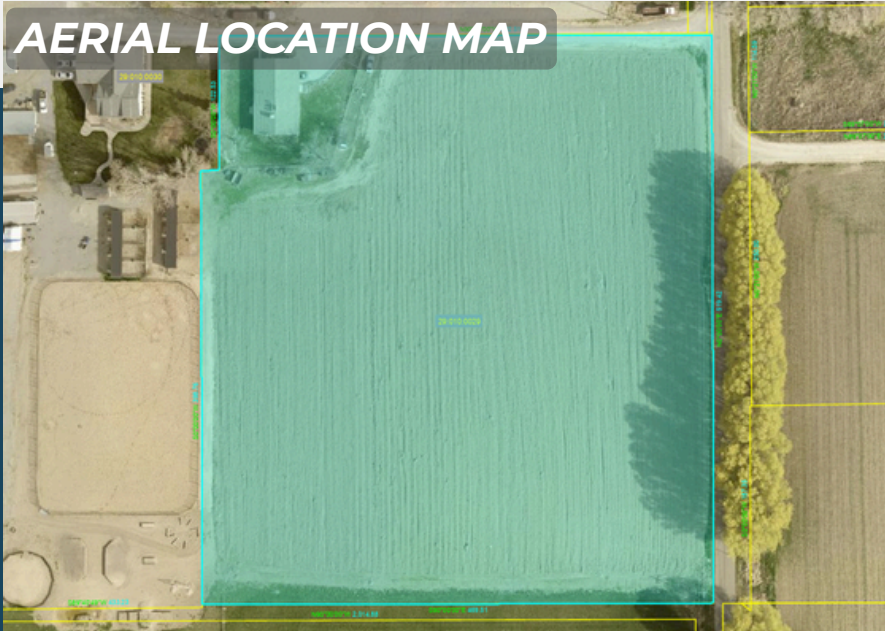


Conditional Use Permit Requirements

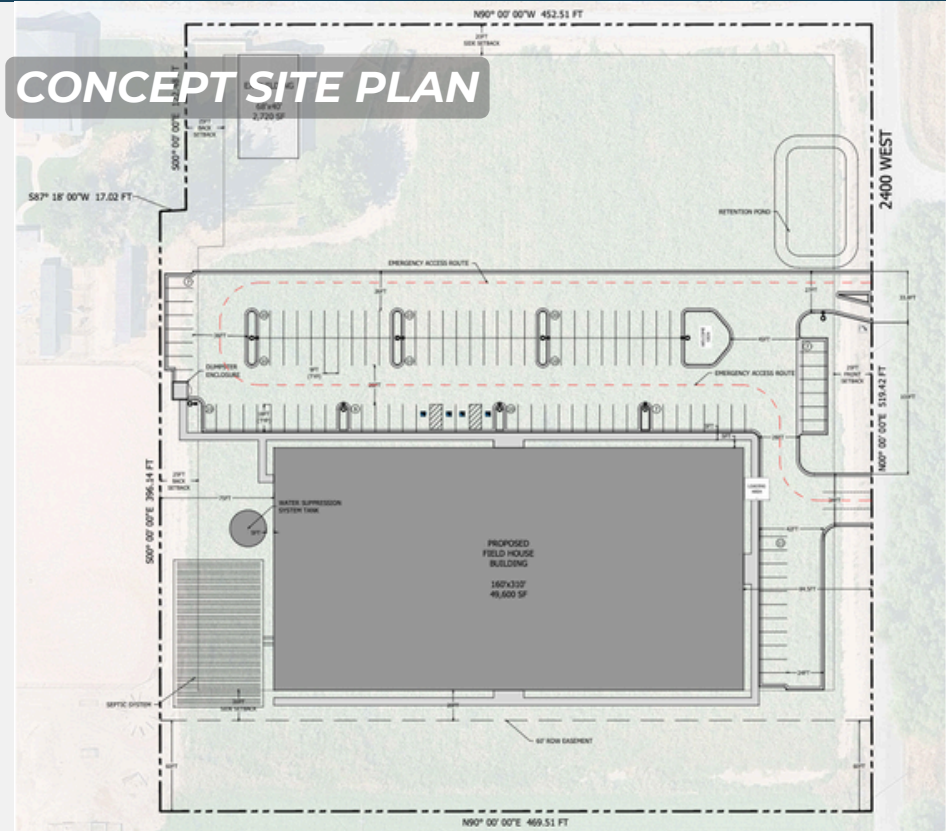
Iram & Ariel Martinez

VISUAL SITE OVERVIEW

AERIAL LOCATION MAP



CONCEPT SITE PLAN



BUILDING RENDERING



Key Project Facts

- 45,000 SF Building
- 594 S 2400 W Payson, UT
- 121 Parking Stalls
- Access from 2400 West

PROJECT OVERVIEW

- 45,000 sq ft indoor athletic facility (300ftx150ft)
- Located at 594 S 2400 W Payson, UT
- Indoor soccer and athletic training facility
- 121 parking stalls provided including ADA spaces
- Year-round recreation for Payson and surrounding communities, **specially for youth in our Payson community**



SITE LOCATION

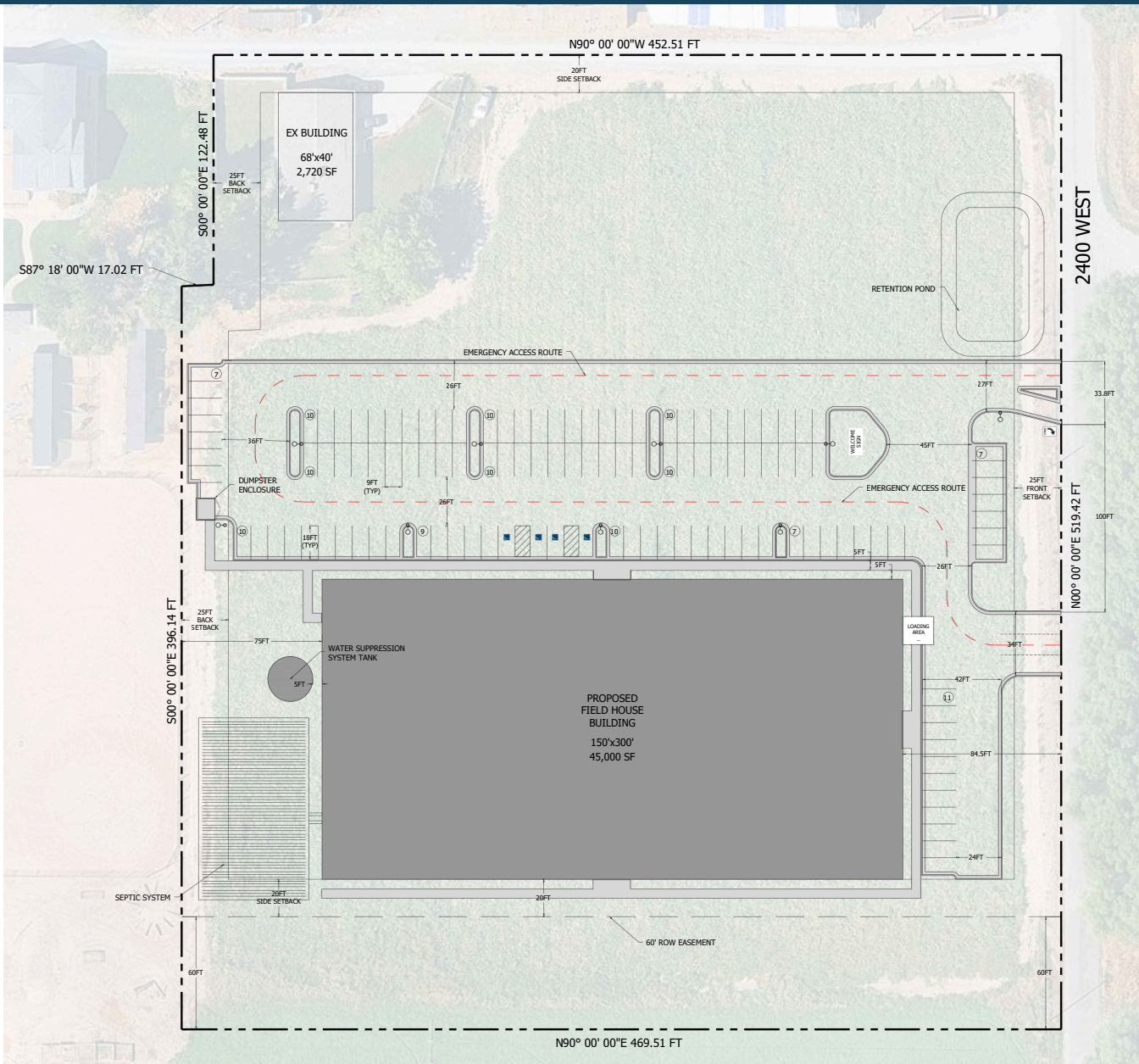
- Located along the 2400 West corridor
- Surrounded by large-scale agricultural buildings
- Compatible with surrounding development patterns



SITE PLAN

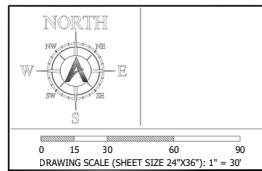
- Optimal building placement with setbacks
- Parking area located north of the building
- Internal circulation loop for vehicles
- Dedicated emergency vehicle access route
- Stormwater management areas incorporated
- Design for septic tank and water suppression tank.

SITE PLAN CONT.



PROJECT NOTES / LEGEND:	
	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	DRAINAGE SWALE
	UTIL - EXISTING UTILITY / FEATURE LINE
	UTIL - PROPOSED UTILITY / FEATURE LINE
	PROPOSED CONCRETE
	PROPOSED BUILDING
	EXISTING CONTOURS
	PROPOSED CONTOURS

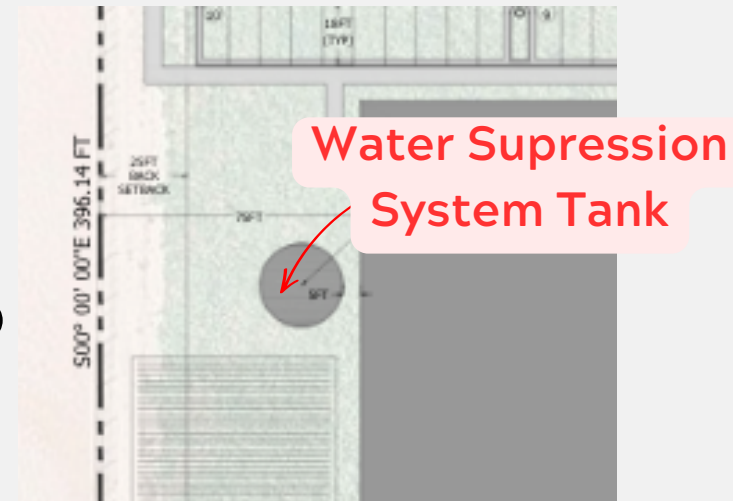
SITE DATA SUMMARY TABLE-1	
ITEM	AREA
TOTAL AREA (ACRES)	5.55
ZONE	A-5
BUILDING HEIGHT REQUIREMENTS	10-35 FT
SIDE SETBACK FOR CONNER LOT (13.14.040.7.B.1)	20 FT
FRONT SETBACK (13.14.040.7.A)	25 FT
REAR SETBACK (13.14.040.7.C)	25 FT
NUMBER OF PARKING SPACES REQUIRED PER PARKING STUDY	121
NUMBER OF PARKING SPACES PROVIDED (INCLUDES 4 ADA STALL)	121



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FIRE & RESCUE

- Will have a fire riser room with Fire Department Connection
- It will be alarmed and sprinkled
- Private water source sufficient to supply required fire sprinkler system



INFRASTRUCTURE

- Storm Drain
 - Will make sure to follow newest guidelines for storm water retention
 - Percolation test will be done
 - Will follow protocol if ground water is found during excavation
- Septic tank and well
 - Will work with local Health department and County to get approval for new septic tank and any requirements to connect to existing well before city approval

TRAFFIC & EMERGENCY ACCESS

- Road improvements will be completed along the property frontage on 2400 W.
- Emergency vehicle access around the building

PARKING

Table 1: Local and ITE Parking Generation

Local and ITE Parking Demand and Supply Payson - 2400 West Fieldhouse PS					
Land Use	# of Units	Unit Type	Rate	Demand	Supply (+10%)
Soccer Fields (Local Rate)	5	Fields	19.66	98	108
Batting Cages (ITE 433 Rate)	6	Cages	2.00	12	13
TOTAL				110	121
<i>Source: Hales Engineering, 2026 and ITE Parking Generation, 6th Edition, 2023</i>					

Since the local and ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 10% additional stalls beyond the anticipated demand. Based on this, a supply of 121 stalls should be provided for the project based on local and ITE data.

- 121 parking stalls provided on site
- Parking study supports proposed supply
- Access provided directly from 2400 West

PARKING DEMAND COMPARISON

FACILITY

SIZE

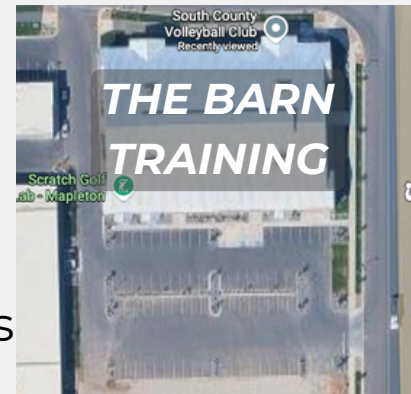
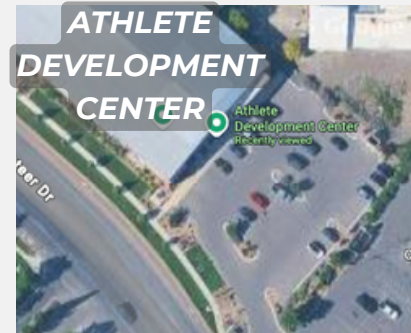
PARKING

Payson Field House 45,000 SF 121 spaces

Athlete Development 40,000 SF 48 spaces

Shooter Soccer Club 30,000 SF 67 spaces

The Barn Training 35,000 SF 74 spaces



✓ Parking supply exceeds comparable facilities

PARKING LAYOUT



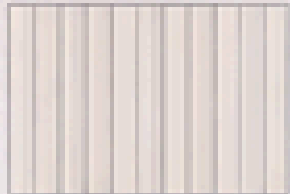
BUILDING DESIGN

- Metal panel exterior consistent with surrounding buildings
- Stone accent columns
- Shed roof entrance feature
- Neutral architectural color palette
- Designed to complement nearby structures

BUILDING DESIGN



MATERIAL PALETTE



- Alabaster Metal Panel
- Smooth Stucco Column
- Stone Entry Accent
- Dark Bronze Windows

LIGHTING PLAN



- LED Wall Sconces
- Entrance lighting
- Downlight canopy
- Shielded fixtures



LANDSCAPE



- Ornamental grasses
- Decorative rock
- Shielded fixtures
- Native shrubs
- Decorative rock
- Water-wis plants

BUILDING DESIGN

FRONT ELEVATION



BUILDING DESIGN

REAR ELEVATION



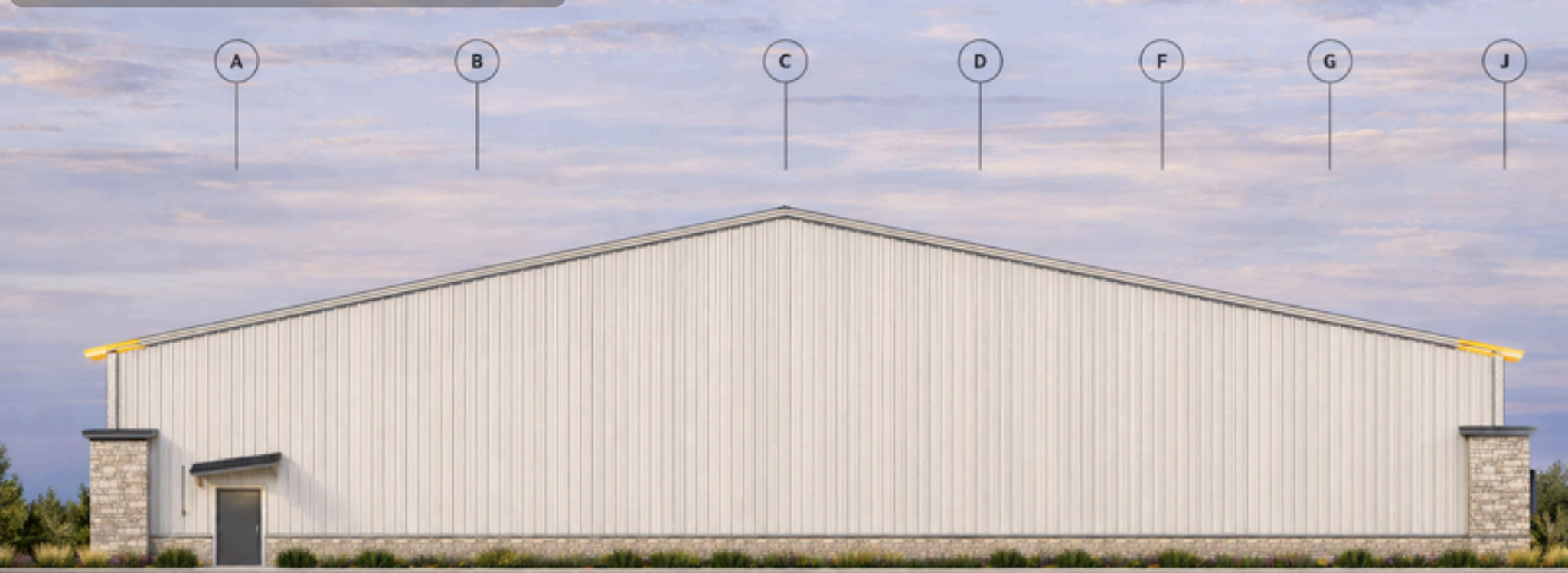
BUILDING DESIGN

LEFT ELEVATION



BUILDING DESIGN

RIGHT ELEVATION



LIGHTING, LANDSCAPING & SCREENING

- Shielded downward LED lighting
- Street frontage landscaping
- Parking lot shrub/tree planting
- Screened dumpster enclosure
- Design reduces visual impacts

LIGHTING, LANDSCAPING & SCREENING

TOTAL BUILDING WIDTH = 300 FT



TOTAL BUILDING WIDTH = 300 FT

Same scale both directions

Dashed grid = 25' bays

Dark line = 30 ft wall top

Light line = roof peak

EXTERIOR LIGHTING



HOURS OF OPERATION / NOISE COMPLIANCE

- **Payson City Code §6.04.100 – Noise Control** - “Unreasonably loud, disturbing, and unnecessary noise is prohibited.”
 - The ordinance evaluates noise based on factors such as:
 - Time of day
 - Duration of the noise
 - Intensity and frequency
 - Surrounding land uses
- **Project Compliance**
 - The athletic field house operates entirely indoors
 - The building structure contains sound within the facility
 - No outdoor amplified sound is proposed
 - Facility closes at 10:00 PM
- **Conclusion**
 - Because activities occur indoors and the facility closes at 10 PM, the project is not expected to generate unreasonable or disturbing noise as defined by Payson City Code §6.04.100.

HOURS OF OPERATION / NOISE COMPLIANCE

- The use is similar to other recreation uses (gyms, sports facilities) that typically operate until 10PM-12 AM.

- Payson Field House

- Proposed Hours of operation: 9am-10pm

- Athlete Development

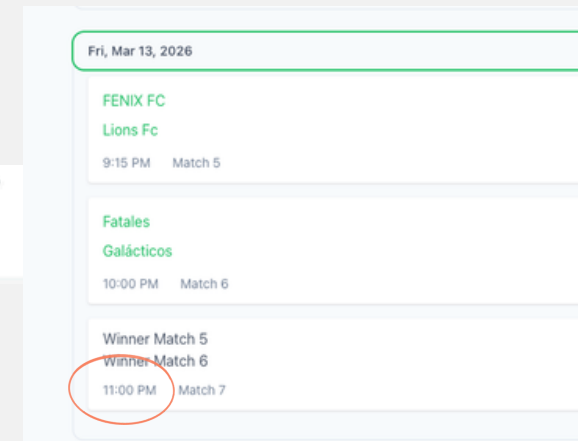
- Hours of operation: 5:30am-11:50pm

- Shooter Soccer Club

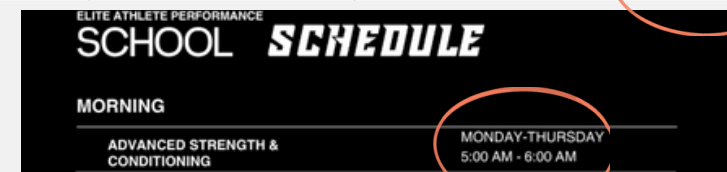
- Hours of operation: 9am-12:45am

- The Barn Training

- Hours of operation: 5am- 10pm (Building access 24 hrs)



ALL DAY INDOOR LEAGUES	ALL DAY INDOOR LEAGUES	ALL DAY INDOOR LEAGUES	6:30 am - 7:30 am Eddie
9:15 am - 11:15 am Women's group	4:00 pm - 10:00 pm Indoor League	2:00 pm - 3:00 pm Eddie	4:00 pm - 10:00 pm INDOOR LEAGUES
4:00 pm - 10:00 pm Indoor League		4:00 pm - 10:00 pm INDOOR LEAGUES	10:45 pm - 12:45 am Brian Halley



CONDITIONAL USE PERMIT SUMMARY

- Project compatible with surrounding development
- Adequate parking provided
- Hours of operation to follow compliance
- Lighting and visual impacts minimized with downward lighting
- Emergency access provided
- Community recreational benefit year round for Payson

Together we have the opportunity to invest in something that will positively serve the youth and families of Payson for years to come, and we respectfully ask for your support to help bring this fieldhouse to life.



Thank you for your time.