

Attachment #3 Current Conditional Use Permit

Payson City Conditional Use Permit

Permit holder: Gary Jensen, Property Owner

Location: 515 East Payson Canyon Road

Date of approval: September 6, 2006

File number: CU06-001

The Payson City Zoning Ordinance was adopted by the City Council to encourage and facilitate the orderly growth and development of Payson City. In order to accomplish this goal, the City Council has established appropriate uses of land in various areas of the community. Some uses are only appropriate when adverse affects or impacts can be mitigated through the satisfaction of suitable conditions. These conditions are imposed by the City Council in accordance with the criteria established in Chapter 19.13 of the Payson City Zoning Ordinance.

Following consideration of the application submitted by Gary Jensen to operate a meat cutting business located at the above stated address in the R-1-A, Residential-Agriculture Zone, the City Council imposed several conditions to ensure that potential adverse impacts of the business are mitigated and the business operates in a manner that will not limit surrounding property owners from realizing full enjoyment of their property. It is hereby the responsibility of the permit holder to ensure compliance with the conditions listed herein and all applicable provisions of federal, state and local laws and ordinances.

In accordance with Chapter 19.13 of the Payson City Zoning Ordinance, a Conditional Use Permit is hereby granted to Gary Jensen as the owner of Gary's Meat to operate a meat cutting business on Utah County Parcel #30-072-0031 located at 515 East Payson Canyon Road in accordance with the following provisions.

1. The appropriate approvals from the United States Department of Agriculture (USDA) associated with the operation of the facility including the disposal of waste created by the meat cutting business will be obtained and kept current.
2. The business shall be conducted as an agricultural service, not as a retail business.
3. The structures on the property shall be connected to Payson City's sewer system when a sewer line is available within five hundred (500) feet from any portion of the property, in accordance with established City policy.
4. The appropriate documentation from the Utah City/County Health Department approving the sewage disposal method used for the meat cutting business will be obtained and kept current.
5. The number of animals on site shall be limited to the space available in the "Animal Holding Pen" as indicated on the map attached hereto. The following requirements shall apply to the Animal Holding Pen:
 - a. All animals to be slaughtered shall be kept within the building labeled "Animal Holding Pen" at all times. No more than three (3) semi-truck loads of animals shall be delivered to the site in a seven (7) day period. Unloading of animals shall not occur between 10:00 p.m. and 7:00 a.m.
 - b. In no case will any animals to be slaughtered be kept in any other location on the premises.
 - c. In no case will any animals to be slaughtered be kept in any other location in Payson City without prior approval of the City Council in accordance with all Payson City land use ordinances.
 - d. The Animal Holding Pen shall not be expanded or enlarged without prior approval of the City Council. The City Council is under no obligation to approve the expansion or enlargement of the Animal Holding Pen.
 - e. The Animal Holding Pen shall be completely enclosed and the interior walls shall be insulated with noise absorbing foam.
 - f. The keeping of animals on site shall be consistent with the regulations of Title 6, Animal Control Ordinance.

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6. Further subdivision, construction of buildings or any other development or business activity that requires the approval of Payson City shall not occur without written approval from the City. The permit holder will be required to satisfy the regulations of all adopted development ordinances.
7. The Conditional Use Permit regulates any structure on the property involved in the meat cutting business. Alteration of the use of any structure on site is considered an amendment to the Conditional Use Permit and must be approved by Payson City.
8. The operation of the meat cutting business shall be limited to one (1) USDA inspector and the federal regulations associated with the amount of meat that can be inspected by a single inspector working a regular eight (8) hour day, forty (40) hour per week shift.

The permit holder is not authorized to engage in any use of the property that is not a permitted use in the R-1-A, Residential-Agriculture Zone or approved by the City Council in conjunction with this Conditional Use Permit. Furthermore, this permit shall not be considered approval of any other development proposal or approval necessary to operate the business such as, but not limited to, subdivision approval, site plan approval, building permit approval, or issuance of a business license.

It is the intention of the City Council that the business operates in the manner represented to the City Council. Violation of any of the provisions of Chapter 19.13 or any conditions imposed by the City Council shall be unlawful, and may be remedied by revocation of the Conditional Use Permit and the imposition of the penalties set forth in the Payson City Zoning Ordinance.



Burtis Bills, Mayor of Payson City

Date