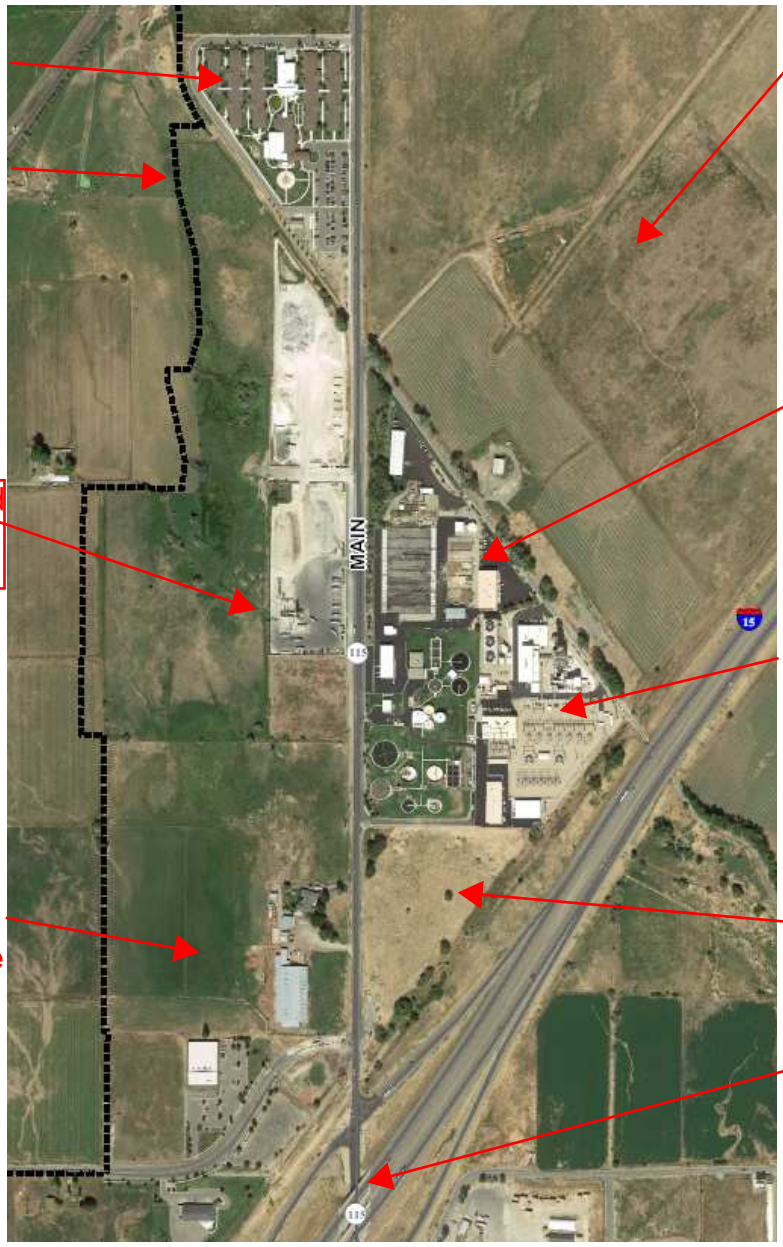
The proposed location for the second Geneva Rock Concrete Batch Plant is a natural addition to this Industrial area and furthers the purpose and intent of the Payson City General Plan by: 1) keeping heavy industrial traffic away from surface streets, 2) provides a substantial retail tax base, and 3) honors the principle of organizing the city by zones of like-functions for the well-being of the citizens.



Property of the State of Utah

County line

183 Acres of The Church of Jesus Christ of Latter-day Saints

Payson City Sewer

Proposed location for second concrete batch plant and reclaimer

Multi-City Power Plant

Property to be purchased by UDOT to accommodate the new Main Street/I-15 interchange

UDOT Property

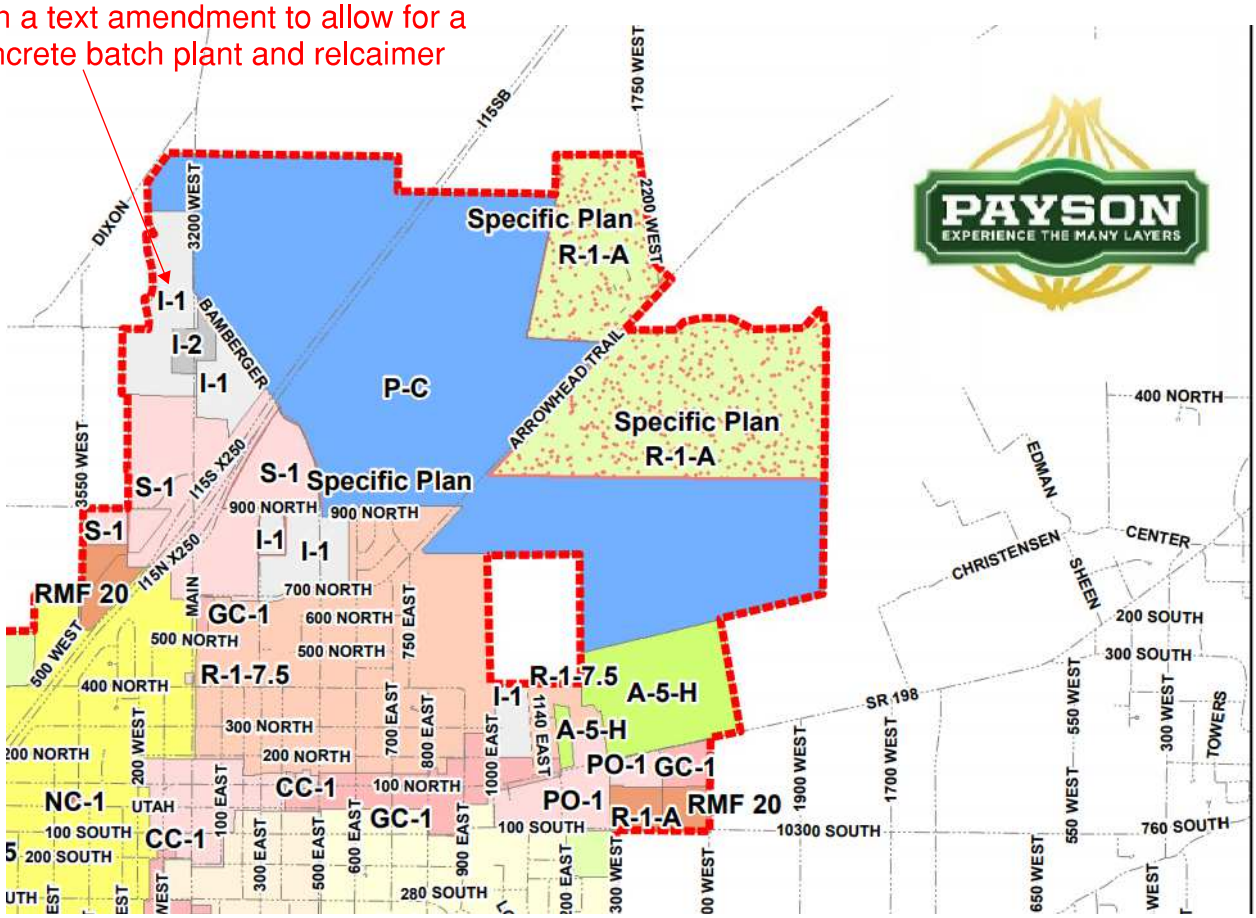
Traffic from plant has fast access to I-15

Geneva Rock Products is committed to a prosperous future with Payson City and an improved ability to provide for their concrete product needs.

We propose to change the zone of these three parcels from I-1 to I-2 with a text amendment to allow for the construction of a concrete batch plant.



Change three parcels from I-1 to I-2 with a text amendment to allow for a concrete batch plant and relcaimer



* = Uses that include unique regulations

		I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
12	Towing services - no impound	P	P				A			
13	Painting and powder coating services	P	P							
14	Vehicular exterior application (pinstripping)	P								
Sexually Oriented Businesses										
1	Sexually oriented businesses (as defined in Title 4, Business License Ordinance)		P							
Stone, Clay and Glass - Manufacturing										
1	Flat glass		P							
2	Glass containers		P							
3	Brick and structural clay tile		P							
4	Ceramic wall and floor		P							
5	Vitreous china, plumbing fixtures, and china		P							
6	Fine earthenware (whiteware), table and kitchen articles		P							
7	Porcelain electrical supplies		P							
8	Concrete brick		P							
9	Concrete products (excluding brick and block)		P							
10	Cut stone and stone products		P							
11	Concrete batch plants		C			~~Not Allowed~~				
Storage and Accessory Structures										
1	Storage condos	P	P							
2	Storage units	P	P							
3	Storage facilities for machinery and equipment	P	P							
4	Silos for agricultural purposes									P
Transient Lodgings										
1	Hotels and motels						P	P		
2	Bed and breakfast operations					P	P	P	P	
Utilities										
1	Electric transmission right-of-way	C	C	C	C	C	C	C	C	C
2	Electric generation plants		P							
3	Electricity regulating sub-stations	C	C	C	C	C	C	C	C	C
4	Gas pipeline right-of-way	C	C	C	C	C	C	C	C	C
5	Gas pressure control stations	C	C							C
6	Water pipeline right-of-way	P	P	P	P	P	P	P	P	P
7	Water treatment plants (purification)	P	P							P
8	Water storage	P	P							P
9	Irrigation distribution channels	P	P	P	P	P	P	P	P	P
10	Water pressure control stations	P	P	P	P	P	P	P	P	P
11	Sewage treatment plants		C							
12	Sewage sludge drying beds (municipal only)		C							
13	Sewage lift stations	P	P	P	P			P		P
14	Public and private utility rights-of-way	P	P	P	P	P	P	P	P	P
15	Public and private maintenance and utility facilities (public property)	P	P	P	P	P	P	P	P	P
16	Public and private maintenance and utility facilities (private property)	C	C	C	C	C	C	C	C	C
Wholesale Trade										
1	Automobiles and other motor vehicles	P	P							
2	Tires and tubes	P	P							
3	Prescription drugs, drug proprietary and druggists' sundries	P		P	P					
4	Paints and varnishes	P	P							
5	Dry goods, piece goods and notions	P	P							
6	Apparel and accessories, hosiery and lingerie	P	P							
7	Footwear	P	P			A				

We request this text ammendment be made as part of the zone change