

MOTION: Commissioner Marzan- To recommend approval of the Payson Suites Subdivision with the conditions that the ingress and egress are address and redlines. Civil drawings needs to include a cross section of the road. They find that this is a good use of the land. Motion seconded by Commissioner Warner. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

6.2 PUBLIC HEARING – Amendment to the Payson City Zoning Map that will affect Utah County Parcels 30:013:0037, 30:014:0076, and 40:379:0001 immediately to the west and south of the existing Geneva Rock facility at 1325 North Main Street. The property is currently zoned I-1, Light Industrial and it is proposed the zoning be changed to I-2, Heavy Industrial to accommodate a new concrete batch plant.

Staff Presentation: Chris stated the applicant is seeking a zone change from light industrial, I-1 to heavy industrial, I-2 and allow a second batch plants. This is near a future transit area and should be considered when the recommendation is made.

Johnathan Biesinger from Geneva Rock is looking to double the current batch plant. Cement is proportional to the distance traveled. This location is within hundreds of feet to I-15. This will be good for Payson city with good tax revenue. It is consistent with what is being used in the area. The demand is there.

Commissioner Beecher asked about fence plans. They have not made a commitment on what will be done yet, but expects it will be a part of the conditional use permit. The commission would like to see either concrete/panel fence. That is what is there now and it would make sense to continue with the same type of fence around the new perimeter. Johnathan did not take any objection to that.

Commissioner Marzan has concerns with the new UVU campus being so close. The trucks will be sharing the road with all of the university students and staff she counted about 15-20 trucks now. Joe agrees that the truck would double and double on the traffic on the road. Commissioner Marzan does not think this is the right place for the batch plant. This is the North entrance to Payson and not the look we want for people coming to Payson.

The plant will be tightly clustered, it is within 100 feet of the current plant. The look will not change much, but the traffic will. They are only a few hundred feet to the freeway so the traffic will only be short stretch of road. Trucks can be running as early as 2 am on big jobs. Most truck traffic is morning traffic. The frequency of how often trucks move off the lot might be about every 15 minutes, although he does not have that information. They currently have 18 trucks.

Discussion of what will come first, the batch plant, UDOT or the new road. UDOT is at least 5 years out. The batch plant will be most likely constructed first. More than likely then the UDOT project and then UVU. UVU is planning for the option of a larger campus in Payson. They have purchased 38 acres already with the option to purchase additional land if needed.

As each project is built, traffic should be address.

Chris commented that changing the use to I-2 opens up any potential use in the I-2 zone.

Joe stated that nothing is built without concrete. It is a wonderful opportunity to grow the economy.

MOTION: Commissioner Morgan- To open the public hearing for item 6.2. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Hearing: No public comment

MOTION: Commissioner Morgan- To close the public hearing for item 6.2. Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

MOTION: Commissioner Morgan- To recommend approval to amend Title 19, Zoning Ordinance to allow concrete batch plants in the industrial zones to be changes to I2 on the condition of meeting all staff redlines and codes. Motion seconded by Commissioner Frisby. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Tyler Moore, Kit Morgan, Blair Warner. Commissioner Marzan Voted No
The motion carried.

6.3 PUBLIC HEARING (continued) – Request by Staheli Properties LLC to amend the East Side Comprehensive Plan to allow annexations under 300 acres in size

Staff Presentation: Jill stated the East Side Comprehensive Plan had a heavy emphasize for agriculture with those that want to annex into the city to do so at various lot sizes. It also allows commercial, parks, schools and churches. The area we are talking about is south of Salem Canal road. Most of this area is open land with orchards and some residential.

This area is called the uplands neighborhood and is planned to be larger lots and a transition between residential and agriculture lots

The applicant would like to annex and develop 3 one acre lots on their property. Tonight we are talking about the 300 acre rule, not the annexation. We need to make sure that it is consistent with any master plan and comprehensive plan. The applicant is looking for an amendment or removal of the 300 acre rule.

In December 2019 this rule was brought to the commission. It was remanded back to staff to conduct a neighborhood meeting to come to a solution to allow the Stahelis to move forward.

We have looked at the many options to keep the goals of all involved and the property rights of all.

The applicant is looking to annexing the whole Staheli property to make 3 one acre lots and the remaining land would remain agriculture.

We are looking for a recommendation to amend or remove the 300 rule in the plan or deny the request. If this approved the applicant will need to go through the process and meet the requirements to annex the property.

The applicants have talked to other property owns to include them in the annexation to make the city land lines more clear. Staff has also received other requests for annexation in this area. It appears that several people are want to make changes to the original annexation plan.

Commissioner Warner asked if we removed the 300 acre rule would the requirements revert back to the state code.

Jill said that State code does not require an amount of land to be annexed, but uses a formula on acreage and value of the land to determine annexation. This helps property owners to work together on annexation.