

PAYSON CITY COUNCIL AGENDA REQUEST FORM

DATE OF MEETING: December 2, 2020

WHO IS REQUESTING: Jill Spencer, City Planner

TELEPHONE NUMBER: 801.465.5233

TITLE OF ITEM FOR AGENDA: Amendment to the East Side Comprehensive Plan

LENGTH OF TIME REQUESTING: 20 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

Staff has received a land use application to amend the annexation requirements of the East Side Comprehensive Plan (ESCP) adopted by the Payson City Council on April 22, 2009. The ESCP document is an appendix to the Payson City General Plan and outlines the planning framework for the property between Payson and Salem, south of SR-198. This area is often referred to as Haskellville. For informational purposes—during the ESCP adoption process, the property owners south of Salem Canal Road requested the city council require larger annexations in this area. The city council accepted this recommendation of the property owners.

The applicant, Kyle Spencer (representing Staheli Properties, LLC) is requesting the city council grant an exception to *Section 5.1.1, Special Considerations South of Salem Canal Road* of the planning document regarding annexation size. This section, often referred to as the “300 acre rule”, requires any portion of an annexation that extends south of Salem Canal Road will include at least 300 acres. The Staheli family would like to annex approximately 24 acres into the municipal boundaries. Because the proposed annexation does not satisfy the minimum acreage requirements of the above stated section, the applicant is requesting an exception to this requirement.

The planning commission considered the application on December 11, 2019. Following staff presentation and applicant comments, a public hearing was opened to receive input from the public. After much input, the planning commission remanded the request back to staff to conduct a neighborhood meeting. This meeting took place on January 30, 2020. This forum allowed the property owners to discuss concerns, ideas, and steps to a resolution.

Over the past several months, the applicant has prepared different conceptual layouts to address the concerns of the surrounding property owners. To that end, the applicant is proposing three new 1-acre lots on the northern portion of the property with the remaining property as agriculture.

The planning commission considered the changes on November 11, 2020. Following a public hearing, the planning commission recommended the ESCP be amended to allow annexations under 300 acres in size. The motion also included that no annexations occur in the area (beyond the Staheli request) until additional planning is completed for the Uplands Neighborhood and the appropriate zoning ordinances are established to support the long term goals of the East Side Comprehensive Plan.

The city council may approve, amend and approve, or deny the request. The East Side Comprehensive Plan is an appendix to the Payson City General Plan and an amendment to the document is a legislative action and the city council is under no obligation to approve the request. Any motion of the city council should include findings that indicate reasonable conclusions for the decision. If the city council chooses to amend the ESCP, the amendment shall be completed by ordinance.