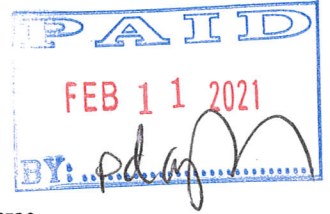




PAYSON CITY – Development Services

439 W Utah Avenue, Payson UT 84651

Phone: 801-465-5204 www.paysonutah.org



ZONE CHANGE (blue)

Development Review Committee Submittal Form

For Office Use Only:		Review Fee (15-1)	\$400.00
Application #	<u>2C 2021-003</u>	PC Public Hearing Date	_____
Application Date	<u>2/11/21</u>	CC Meeting Date	_____
Approval Date	_____	Denial Date	_____

Project Name: SHS ASSOCIATES ADDITIONAL TO BUSINESS PARK

Project Location: 1305 WEST UTAH AVENUE

Utah County Parcel No(s): 30:022:0080 Total Acreage: 9.7

Property Owner Name: SHS ASSOCIATES LLC

Address: 1293 W. UTAH AVE

Telephone: 801-616-2735 Email: BLAINEHSPENCER@GMAIL.COM

Property Owner Signature: Blaine Spencer Date: 2-11-2021

Authorized Representative Contact Information: (Per the owner's signature and by indicating an authorized representative, all communication from the city regarding the project will be directed to the authorized representative.)

Name: BLAINE SPENCER

Company Name: SHS ASSOCIATES LLC

Address: 1293 WEST UTAH AVENUE

Telephone: 801-616-2735 Email: BLAINEHSPENCER@GMAIL.COM

SUBMITTAL CHECKLIST (applicant – please ensure all items are included in this submittal)

Current Zone RIA Requested Zone LIGHT INDUSTRIAL

- ☐ 1. Attach a description of the specific amendment to the Zoning Map
- ☐ 2. Attach a description of the reason and justification for the proposed amendment, how the proposed amendment would further the purpose and intent of the Payson City General Plan
- ☐ 3. Attach supporting documentation such as maps, studies, and any other information that would allow the city council to make a well-informed decision
- ☐ 4. List of names and addresses of the property owners within five hundred (500) feet as shown on the County Assessor's tax files, together with one stamped, addressed envelope for each such owner

Items required following approval:

- ☐ 1. Legal description of zone change boundaries (following approval)

I certify that this application and all the information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I acknowledge that I have reviewed the applicable sections of the Payson City Municipal Code, that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses. I agree to comply with any and all applicable laws, ordinances, and resolutions in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Payson City may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, planning commission, city council, or appointed agents of the city to enter the subject property to make any necessary inspections thereof.

Signature Authorized Agent/Owner (if no agent):



Date: 2-16-21

SUBMITTAL REQUIREMENTS

Submit to: Development Services, 439 W Utah Avenue, Payson, UT

Submit both paper and electronic:

1. **Paper** submittal:
 - a. Plan sets - one (1) sized 24" x 36" and one (1) sized 11" x 17"
 - b. All reports and other documentation - One (1) set sized 8.5" x 11"
2. **Electronic** submittal on **DISC**:
 - a. A full plan set in one (1) single pdf
 - b. An electronic design file AutoCAD 2014 format (N.A.D. 83 Coordinates)
 - c. Reports (drainage, geotechnical, title) and other documentation each in a separate pdf.

Submit Fee: \$400.00 (Payable to Payson City)

NOTE:

1. Applications will not be accepted without ALL the required submittal materials. The city will not hold partial submittals.
2. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgement by the city of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5.

ADDITIONAL INFORMATION (Links)

Payson City Code - <https://paysonutah.org/government-transparency/transparency/city-code>

Title 19, Zoning Ordinance and Appendix A

Payson City Planning and Zoning - <https://paysonutah.org/departments/development-services/planning-and-zoning>

Serial

Number: 30:022:0080

Property Address: 1305 W UTAH AVE - PAYSON

Acreage: 9.703885

Legal Description: COM S 2.37 FT & E 52.24 FT FR S 1/4 COR. SEC. 7, T9S, R2E, SLB&M.; N 0 DEG 10' 50" W 896.44 FT; S 89 DEG 22' 20" E 331.99 FT; S 0 DEG 19' 40" W 224 FT; S 89 DEG 22' 20" E 197.45 FT; S 0 DEG 34' 25" W 660.4 FT; S 89 DEG 18' 27" W 518.73 FT TO BEG. AREA 9.704 AC.

tax assessment roles of Utah County, no less than seven (7) days prior to the public hearing. (3-17-10)

Any costs associated with the provision of the notice requirements herein shall be the responsibility of the proponent of the request. If notice given under authority of this Section is not challenged as provided by State law, notice is considered adequate and proper.

19.2.8 Amendments to Zoning Ordinance and Map

The City Council may amend the number, shape, boundary, or area of any zoning district. The City Council may also amend any regulation or other provisions of a zoning district. The amendments may only occur in accordance with the following procedure.

Any person, including staff, the Planning Commission or City Council, seeking an amendment to the Zoning Ordinance or Zoning Map shall submit to the Planning Commission, on forms provided by Payson City, the following:

1. A description of the specific amendment to the Zoning Ordinance or Zoning Map. In the case of an amendment to the Zoning Map, the applicant shall submit a legal description of the property included in the proposed amendment. (11-6-02)
2. The reason and justification for the proposed amendment and how the proposed amendment would further the purpose and intent of the Zoning Ordinance, and how the proposed amendment is consistent with the Payson City General Plan.
3. Supporting documentation, maps, studies and any other information that would allow the City Council to make a well-informed decision.
4. The payment of the appropriate fee in accordance with the Payson City fee schedule.

Upon receipt by the Planning Commission of the proposed amendment, the Planning Commission shall hold a public hearing in accordance with Section 19.2.7 herein. Following the public hearing, the Planning Commission shall forward a recommendation to the City Council on the proposed amendment.

The City Council may approve, amend and approve, remand the proposed amendment back to the Planning Commission for further review, or deny the proposed amendment. (7-19-17)

19.2.9 Relationship to other Ordinances and Agreements

This Ordinance is intended to be consistent with all other laws, ordinances and resolutions of Payson City, specifically including the following:

1. The Payson City General Plan and General Plan Map.
2. Title 20 of the Payson City Code, also known as the Subdivision Ordinance.
3. Title 21 of the Payson City Code, also known as the Sensitive Lands Ordinance.
4. The Payson City Development Guidelines. (12-19-18)
5. Annexation and Development Agreements approved by the City Council
6. Specific project guidelines or restrictive covenants. (9-3-03)

19.2.10 Land Use Applications

A land use application shall be required for all proposed development reviewed under this Title including additions to existing buildings and temporary uses. All land use applications are available from the Development Services Department. The City is not obligated to act on any application that is not complete or does not contain all of the information required herein. (4-15-15)

Any application for a subdivision shall also satisfy the applicable requirements of Title 20, Subdivision Ordinance. Review of zoning requirements and subdivision approval may be completed concurrently.

The use or development of property may not commence until all necessary approvals, permits, and licenses have been issued in accordance with the provisions of this Title and the applicant has paid all required fees. (4-15-15)

A concept plan shall not be considered an application for development approval. For the purposes of this Title, a complete application shall be deemed to include, at a minimum, the following information:

1. A signed and completed application(s) form(s) together with payment of appropriate fees in accordance with Chapter 19.27 herein.
2. All relevant information required by this Title in written form.
3. A complete description of the proposal and an indication of what approval(s) are necessary.
4. Any information necessary for the City Council to make reasonable conclusions and a well-informed decision. (8-7-02)

Payson City,

By changing the property from the R1A to the light industrial , we are trying to bring the zoning into compliance with the Business Park overlay, which will be beneficial for the city as well as us. This will help take away any confusion about what the property can be used for.

Thanks for your consideration,

Blaine H. Spencer

Manager of the SLS Associates LLC



571030002	86 AMERICAN WAY LLC	PO BOX 661	PAYSON	UT	84651
498760002	AMERICAN WAY PROPERTIES LLC	461 E 1000 S STE B	PLEASANT GROVE	UT	84062
300190024	BOX ELDER PROPERTIES LIMITED PARTNERSHIP	11308 N HIGHLAND BLVD STE 100	HIGHLAND	UT	84003
300220013	BUTLER - RAYMOND D & AARON RAY	8962 S 4800 W	PAYSON	UT	84651
498870002	EMERGENCY ZONE PROPERTIES LLC	1021 S 1680 W	OREM	UT	84058
300190008	GUTIERREZ - LUIS H	4431 W UTAH AV	PAYSON	UT	84651
571030004	HALLS - RICHARD R	10033 N SAGE RD W	CEDAR HILLS	UT	84062
300190039	HURST HOME LLC	1408 S 1080 W	PAYSON	UT	84651
300190030	INTERMOUNTAIN FARMER ASSOC	PO BOX 30168	SALT LAKE CITY	UT	84130
571030003	KBKK LLC	1709 W SALEM CANAL RD	PAYSON	UT	84651
498760005	LOLA TRUST 04-27-2016 (ET AL)	858 S 500 E	PAYSON	UT	84651
493130024	MORTENSEN - BLAKE J & LYNETTE	1247 W UTAH AV	PAYSON	UT	84651
493130025	MORTENSEN - JAMES A & CAROL SUE	460 W UTAH AV	PAYSON	UT	84651
300190048	NEFF - BRETT	PO BOX 125	SPANISH FORK	UT	84660
300220093	ORTIZ - ROBERTO & DALANA	376 S 800 E	PAYSON	UT	84651
300220012	ROGERS - BENJAMIN THOMAS	10592 S 5600 W	PAYSON	UT	84651
498870003	ROOT ONE LLC	1371 W AMERICAN WAY	PAYSON	UT	84651
498870001	TEC EXCAVATION LLC	350 W 400 N	LINDON	UT	84042
300220007	THOMPSON - LEO S & EVA	1277 W UTAH AVE	PAYSON	UT	84651
300220061	THOMPSON FAMILY TRUST 10-26-2017 (ET AL)	1285 W UTAH AV	PAYSON	UT	84651
300190010	TLC 10460 LLC	10187 S 4440 W	PAYSON	UT	84651