



Payson City

APPLICATION for COMMERCIAL SITE PLAN (NEW)

For Office Use Only:

Comm. Site Plan Request Fee (15-1) **PAID** \$250.00

Application # _____ CC Public Hearing Date: _____

Application Date: _____ Staff Review Date: _____

Approved ☐ Denied ☐

OCT 21 2002

PAYSON CITY

Zone: S-2 Parcel Size: _____

Project Location: 800 South Turf Farm Road

Name of Applicant or Authorized Agent: CLC Associates (Robert Arrington)

Address 350 South 400 East Suite 304

Mailing Address (if different): _____

Phone # 801-363-5605 Fax # 801-363-5604

Name of Property Owner(s): H. Tracy Hall and Ida Rose Hall

Address 174 N. Lambert Lane, Provo, Utah 84604

Mailing Address (if different): _____

Phone # 374-0300 Fax # _____

Owner's Signature of Authorization of File: 

General Description of Project The development of 29.6 acres for a 183,000 Sq. Ft. Retail Store with a Gas fueling

Center with 5 additional out-lots

Is a Zone Change necessary for this project? YES _____ (attach a Zone Change Application) NO XX

Requested Zone: _____ Zone Change Application # (if necessary): _____

Will this project require subdivision approval? YES XX (attach a Subdivision Application) NO _____

Subdivision Application # (if necessary): _____

APPROVAL PROCESS

Any proposed commercial, industrial, manufacturing, or research and development building or site plan that does not require more than fifty (50) parking spaces in accordance with Section 19.4 and/or does not contain more than fifteen thousand (15,000) square feet of floor space, or any building constructed in the Payson City Business Park shall be approved administratively by City staff in accordance with all of the laws, ordinances, and resolutions of Payson City, the State of Utah, and the United States.

Any proposed commercial, industrial, manufacturing, or research and development building or site plan that can not be approved administratively by City staff in accordance with Section 19.8.3 shall be submitted to the Planning Commission for their recommendation following a public hearing with at least a fourteen (14) day notice. The Planning Commission

shall recommend approval, approval with conditions or denial of the application. The City Council shall, following a public hearing with at least a fourteen (14) day notice, approve, approve with conditions, or deny the proposed commercial, industrial, manufacturing, or research and development building or site plan. The City Council may choose to have a public hearing on any project likely have significant impact on the surrounding properties, property values, or residents.

Submittal Procedure:

- All applicants for Site Plan approval must first submit an application for project Concept Plan review.
- All plans submitted for staff review must be submitted by Friday at noon to be considered for the following Tuesday pre-development review by Planning and Engineering staff. A preliminary list will then be forwarded to the City superintendents on Friday who will conduct a complete development review the following Thursday.
- Staff meetings will be held each Tuesday for pre-development review and Thursday for starting at 9:00 a.m. for development review. Comments will be available to the applicant Friday morning by 11:00 a.m.
- Revised Plan submission will follow the same procedure as above.
- If staff determines that the application can not be approved administratively, the application will be placed on the next available Planning Commission agenda once and Site Plan is complete.
- Attendance at Planning Commission and City Council meetings is required by the applicant or a representative. It is the applicant's responsibility to call for meeting dates and times. Fee payment is required at time of application submittal.

COMMERCIAL SITE PLAN REQUIREMENTS

Please read the applicable sections of Title 19, Payson City Zoning Ordinance in detail before submitting any type of project application. Attach to the application all necessary documentation as per the following Commercial Site Plan Review Process Checklist. Missing information may be cause for denial of application and/or Site Plan. These requirements are minimum, other information may be required by the Payson City Ordinances, Staff, planning Commission or City Council. ***The applicant shall supply the City with five (5) twenty-four by thirty-six (24 x 36) inch and fifteen (15) eleven by seventeen (11 x 17) inch copies of the Site Plan. Additional copies may be required.***

Please ***initial each item*** as being completed, or put N/A if waived by staff or not applicable to approval process:

- (1) _____ A detailed site plan including:
- | | |
|--|--|
| a. Vicinity Map showing general location. | n. Location of trash containers. |
| b. Adjacent property owners and streets. | o. Trash pickup areas. |
| c. Dimensions of the property. | p. Irrigation ditches/canals. |
| d. Property lines. | q. Location of Walls or fences and type of materials. |
| e. Proposed setbacks. | r. Location of existing and proposed utilities including power, sewer, and water and the water meter locations and location of transformers. |
| f. Location of all existing and proposed structures. | s. Type/size of electrical service and water service. |
| g. Square footage of existing and proposed structures. | t. Location of other existing and proposed utilities such as gas, and phone. |
| h. Use of buildings. | u. Location of existing and proposed fire hydrants. |
| i. Location and number of parking spaces and size (including Handicapped). | v. Location, type, size, height, and number of advertising signs. |
| j. Parking backup area. | w. Location of regulatory and directional signs. |
| k. Existing and proposed ingress/egress. | |
| l. Width of driveways. | |
| m. Location of public and private curb & gutter and sidewalks. | |
- (2) _____ Information and calculations on the proposed drainage system, including surface and subsurface, and flood control facilities as required by the Payson City Design Guidelines and Standard Specifications.
- (3) _____ A detailed landscaping plan including the types and sizes of all planting materials along with plans for an automatic irrigation system which shall meet or exceed the following standards:
- | |
|---|
| a. A minimum of one evergreen no less than eight (8) feet in height or deciduous tree with no less than one and one half (1 ½) inch caliper for every two hundred (200) square feet of landscaping. |
| b. A minimum of one five gallon or larger shrub for every two hundred (200) square feet of landscaping. |

- c. All landscaped areas shall be covered by grass or another acceptable ground cover such as bark, wood chips, clean gravel, or rocks. Dirt, weeds and similar materials are not considered acceptable ground cover.
- d. Planting areas shall be attractively landscaped with shrubs, flowers, and other plant materials.
- (4) _____ The total irrigable acreage. Upon approval, an adequate amount of water shares shall be transferred into the name of the City in accordance with the requirements found in Title 10 of the Payson City Code.
- (5) _____ Floor plans, building elevations, and proposed colors and types of exterior materials to be used.
- (6) _____ All developments shall satisfy the design standards of the underlying zone adopted by the City. If specific design standards have not been adopted, all developments shall be reviewed for compatibility with surrounding uses in respect to building size, traffic circulation, massing, uses, colors, lighting and any other appropriate design review. The Design Standards for the Payson City Business Park shall be followed for any development in the park.
- (7) _____ The payment of the appropriate fee in accordance with the Payson City fee schedule.
- (8) _____ If staff determines that the application can not be approved administratively, a list of the names and addresses of the property owners within one thousand (1000) feet as shown on the County Assessor's tax files, together with two stamped, addressed envelopes for each such owner. The mailing address information may be shown on a separate current tax map reproduction from the Assessor's Office showing the subdivision imposed thereon.
- (9) _____ Upon approval, assurances for the completion of all improvements shall be posted in accordance with the requirements found in Titles 19 and 20 of the Payson City Code.

APPLICANT CERTIFICATION

I certify under penalty of perjury that this application and all 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 Title 19, Payson City Zoning Ordinance and 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 also to comply with any and all applicable Payson City Ordinances 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 agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature _____

Date _____

PLEASE NOTE:

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