**Planning Commission Staff Report**

**March 26, 2025**

**REQUEST**

Request for approval to amend the subdivision plat for High Quality Carports Plat A to join two parcels together. This request would join Utah County Parcel #68:009:0001 with Utah County Parcel #30:022:0004.

**BACKGROUND AND PROJECT DESCRIPTION**

The applicant seeks to consolidate the above parcels into a single parcel, thus creating a modified subdivision plat titled High Quality Carports Plat B.

Parcel 68:009:0001 has a public utility easement on its western most edge. This easement is anticipated to be vacated in favor of a new public utility easement on the western most edge of parcel #30:022:0004. The review and potential decision for this easement vacation is anticipated for Payson City Council on April 2nd, 2025.

The applicant has worked through the site plan process to build and develop this property with a warehouse and church building. Part of the site plan process required the applicant to join the two parcels and vacate the easement on parcel #68:009:0001.

A deferral agreement exists on parcel #68:009:0001 that details the deferral of road and utility improvement on the north end of the property. This deferral agreement was modified to include parcel #30:022:0004, it was taken to city council for approval on March 19th, 2025.

The plat amendment process is the last step prior to recording the revised plat map, that the applicant needs to do to begin development on the property.

A map of a building

AI-generated content may be incorrect.

**Project Name:**

High Quality Carports

**Applicant:**

Marco Dominguez

**Owner:**

Quality Steel Building LLC

**Location:**

1048 W. 170 N.

**Current Zone:**

I-1, Light Industrial

ATTACHMENTS:

1. Existing Plat Map
2. Proposed Plat Map

**APPROVAL PROCESS**

Payson City permits the Planning Commission to act as the land use authority on plat amendments that do not require the vacation, alteration or amendment of a street, right-of-way or easement. Utah State Code section 10-9a-608(2) permits the land use authority to consider a plat amendment at a public meeting if the request seeks to join two or more of the applicant’s contiguous lots. The applicant owns all the lots to be amended, and each are contiguous to one another.

**STANDARD OF REVIEW**

Consolidation of lots within a subdivision is administrative action granted to the planning commission by Payson City Code 12.10.010 Vacation, Alteration or Amendment of a Subdivision Plat. This may be done in a public meeting without a public hearing as noted above. Staff have reviewed the plat amendment and have worked with the applicant to resolve any concerns regarding the proposal.

**RECOMMENDATION**

The applicant is seeking approval to consolidate the above identified parcels into one parcel. Following consideration of this staff report the planning commission will need to determine if it is appropriate to grant this plat amendment. If deemed appropriate the planning commission should approve the request as outlined in this report. The planning commission may:

1. Remand the request back to staff for further review with direction to provide additional information. This action should be taken if it is determined there is not enough information provided to make a well-informed decision.
2. **STAFF RECOMMENDATION:** Approve the request for a plat amendment that consolidates Utah County Parcel #68:009:0001 and parcel #30:022:0004, finding that the proposal meets all the requirements of the Payson City Code, and no detrimental effects will occur if the plat is consolidated.
3. Deny the request for a plat amendment. This action should be taken if the planning commission determines whether the proposal does not meet the Payson City Codes and/or the plat amendment would be detrimental to the growth and development of the city and its utility infrastructure systems and plans.

The planning commission may require additional information to make a well-informed decision. Any motion of the planning commission should include findings that indicate reasonable conclusions for the decision.