**Planning Commission Staff Report**

**June 11, 2025**

**REQUEST**

Request for approval to vacate lots 3 & 4 from the subdivision plat for WICP Payson Tech to create a separate two lot subdivision. This request would vacate Utah County Parcels #69:003:0009 and #69:003:0008 from the WICP Payson Tech Subdivision and create the WICP Payson Tech Plat B (see map below of the parcels).

**BACKGROUND AND PROJECT DESCRIPTION**

The applicant seeks to separate the above parcels into a separate subdivision, creating a new subdivision plat titled “WICP Payson Tech Plat B”.

The adjacent property parcel #69:003:0008, Lot 2 in WICP Payson Tech Subdivision had a boundary line adjustment that was approved on October 7, 2024. Somehow when this boundary line adjustment was recorded it left the remaining portion of parcel #69:003:0008 but identified it as the same parcel #69:003:0009 (shown below). This process is to correct that issue.

A plat amendment was sought to join the remaining parcels that share the parcel #69:003:0009. This was approved by the planning commission on April 9, 2025.

The applicant has received site plan approval to build and develop this property with two flex warehouse buildings on the site. Part of the site plan process required the applicant to record a modified plat. The applicant elected to vacate the parcels and create a new subdivision.

A map of a land with red text

AI-generated content may be incorrect.

**Project Name:**

WICP Plat Vacation

**Applicant:**

Mark Weldon

**Owner:**

WICP Payson Tech 3 LLC

**Location:**

171 W. 1130 North

**Current Zone:**

I-1, Light Industrial

ATTACHMENTS:

1. Proposed Plat Map

**APPROVAL PROCESS**

Payson City permits the Planning Commission to act as the land use authority on amending and vacating plats 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 vacation at a public meeting if the land use authority finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

**STANDARD OF REVIEW**

Vacation of 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 vacate the above identified parcels and create a separate subdivision consisting of the two parcels. Following consideration of this staff report the planning commission will need to determine if it is appropriate to grant this subdivision vacation. 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 vacation that removes Utah County Parcels #69:003:0009, and #69:003:0008 from the WICP Payson Tech Subdivision 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 vacation. This action should be taken if the planning commission determines whether the proposal does not meet the Payson City Codes and/or the plat vacation 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.