

Planning Commission Staff Report

July 22, 2020

**Project Name:**

AFFCU Subdivision, Plat B

Applicant:

Jay Larsen, representing
owner

Owner:

Payson Place LLC

Location:

919 S. Turf Farm Road (1270
West)

Zone:

S-1, Special Highway Service

ATTACHMENTS:

1. Final Plat (clean copy)
2. DRC Redline Comments

REQUEST

Request for preliminary and final approval of AFFCU Subdivision, Plat B, a two-lot subdivision arranged on Utah County Parcel 34:595:0002. The proposal also includes a request for approval of a private street (Growers Grove Boulevard) to meet the access and frontage requirements of the underlying zone.

BACKGROUND AND PROJECT DESCRIPTION

AFFCU Subdivision, Plat B includes a division of one (1) parcel into two (2) parcels which in accordance with Utah Code constitutes a subdivision of property. The proposed subdivision is located at 919 S. Turf Farm Road (1270 West) and is within the S-1, Special Highway Service Zone. There are no permanent structures on the property, but there is an asphalt access that traverses the parcel. This is a secondary point of access for the multi-tenant building located on Utah County Parcel 30:063:0068 and must remain in place until Growers Grove Boulevard is extended and connected to Turf Farm Road.

The applicant is proposing to extend Growers Grove Boulevard from its current terminus, then south and west to connect to Turf Farm Road. This will create an “L” shaped road along the west side of Lot 2A and the south side of Lot 2B. The cost of improvements and maintenance will be shared among the owners in the development.

APPROVAL PROCESS

The division is being proposed as a traditional subdivision in accordance Title 20, Subdivision Ordinance and Section 19.6.16 of Title 19, Zoning Ordinance. Minor subdivisions (three lots or less) are typically reviewed and approved by the planning commission; however, because the applicant is requesting approval of a private street (Growers Grove Boulevard), the city council will be the final authority on this application.

Prior to a recommendation by the planning commission, a public hearing must be conducted to allow public input on the applicant's request. The public hearing has been properly noticed and courtesy notices have been mailed to property owners within 250 feet of the proposed subdivision.

The applicant is only requesting subdivision approval at this time. Because the end user(s) has not been identified, some items that would typically be addressed in conjunction with subdivision approval will be addressed during the site plan process and prior to the commencement of construction. Items such as off-street parking, pedestrian connectivity, architectural design, landscaping, transfer of water, and performance guarantee will be addressed at the time of site plan. It is the responsibility of the applicant to ensure the requirements of the land use ordinances are adequately addressed.

EVALUATION

The necessary applications, project drawings, and other required documents, except as noted herein, have been submitted by the applicant. City staff has completed a review of the proposed project for compliance with the applicable requirements of the Payson City Code. Staff has provided a list of items that need to be addressed before preliminary and final approval or recordation, as required by ordinance. Some of the conditions include:

- Modify the final plat to address the redline comments of the Development Review Committee (DRC).
- Internal roads, specifically Growers Grove Boulevard, for internal access and circulation will require city council approval. This street will be privately owned and maintained with public utility easements for any utilities determined to be the responsibility of Payson City (i.e. culinary water main).
- Record a Reciprocal Easement Agreement to address cross-connection access and construction and maintenance responsibilities among the parties.

Staff has discussed the redline comments with the applicant and the applicant has indicated a willingness to satisfy the conditions of approval. The staff, planning commission or city council may require additional information in order to make a well-informed decision, if needed.

RECOMMENDATION

The applicant is requesting preliminary and final approval of a two-lot subdivision that would divide a single parcel into two (2) lots in the S-1, Special Highway Service Zone. The proposed subdivision will be consistent with the general plan, zoning ordinance and subdivision ordinance if the conditions proposed by staff are properly addressed by the applicant. Staff would recommend the planning commission recommendation preliminary and final approval of the AFFCU Subdivision, Plat B, contingent upon the satisfaction of the conditions included in this report and on the redline drawings.

The planning commission should include findings that indicate reasonable conclusions for their recommendation.