**Planning Commission Staff Report**

**January 12, 2022**

**REQUEST**

The applicant, Marty Larson, is requesting a recommendation of approval from the planning commission for the proposed Black Hawk Subdivision Preliminary Plan. This proposal is a 26-lot subdivision on Utah County Parcels 30:067:0043 (portion), 30:067:0036, and 30:067:0035. and 30:050:0074. The applicant is also requesting a combination of R-1-9, R-1-10, and R-1-20 zoning designations in the project area, all of which are single-family residential zones.

**BACKGROUND AND PROJECT DESCRIPTION**

The applicant is pursuing a 26-lot subdivision that is comprised of portions of three parcels in total. The area included in the proposal totals 11 acres and is located at approximately 1130 West 1600 South. The current request is only for a recommendation of approval of the Preliminary Plan; a Final Plat will be submitted at a later date if approval is given.

The zone change request is being run concurrently with the Preliminary Plan for the Black Hawk Subdivision; the request is intended to bring the proposed layout and the zoning designations for the area in harmony with one another. The applicant has worked with staff to revise the subdivision layout so that it fits the parameters of the General Plan and the South Meadows Area Specific Plan.

**APPROVAL PROCESS**

The applicant is seeking a recommendation of approval for a Preliminary Plan and a zone change. After a recommendation is given by the planning commission and a public hearing is held, the city council will make the final decision to approve or deny the proposed subdivision and zone change.

The applicant has submitted a complete application and notice has been provided as required in Utah Code. Nearby property owners have been notified of the requested change. Planning staff have completed their review of the proposed changes and have found them to be compliant with all Payson City codes and plans. The applicant has also worked with engineering staff to adjust the road layout within the proposed subdivision so that it is in line with the existing grid system in Payson.

**Project Name:**

Black Hawk Subdivision Preliminary Plan and Zone Change

**Applicants:**

Marty Larson

**Owners:**

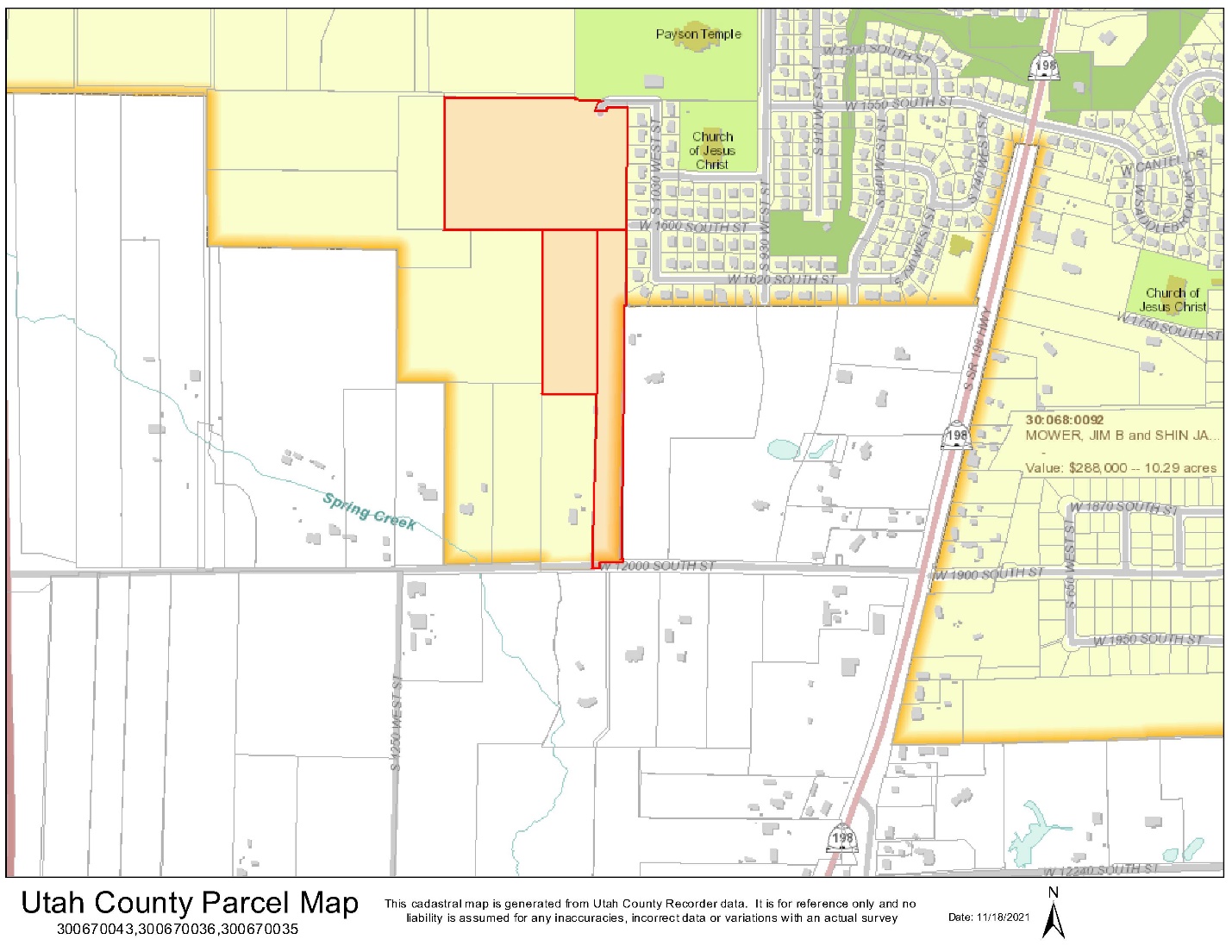
Marty Larson

**Location:**

Approx. 1130 W 1600 S

**Current Zone:**

A-5-H

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**ANALYSIS**

This area is shown as Low Density Residential on the Future Land Use Map (2-5 net units per acre) and is in the A-5-H Zone. The applicant is proposing a combination of R-1-9, R-1-10, and R-1-20 zoning in this development, all of which are in line with the General Plan designation for the future of this area. This subdivision does not conflict with Payson City Code or the General Plan. This subdivision as proposed also fits the parameters outlined in the South Meadows Area Specific Plan. Staff have completed their review of this project for compliance with all applicable city codes and regulations and have found it to meet all requirements for approval as an administrative decision.

**RECOMMENDATION**

The applicant is seeking approval of a Preliminary Plan for the proposed Black Hawk Subdivision and a concurrent zone change. The planning commission will need to determine whether or not the applicant has adequately addressed the regulations of the land use and development ordinances. Following a public hearing to receive public comment, the planning commission may do the following for each land use application being considered:

1. Remand the request back to staff for further review or with direction to provide additional information. This action should be taken if it is determined that there is not enough information provided by the applicant for the planning commission to make a well-informed recommendation.
2. Recommend approval contingent upon the satisfaction of staff suggestions and any additional conditions formulated from public comment. Staff would suggest that if the planning commission recommends approval with the conditions proposed by staff, the subdivision would satisfy the regulations of the land use and development ordinances as well as the land use goals and objectives of the city council.
3. Recommend denial of the proposal. This action should be taken if the planning commission determines the applicant is unwilling or unable to satisfy the regulations of the Payson City Municipal Code and the land use goals of the city council.

Each recommendation of the planning commission should include findings that indicate reasonable conclusions for their recommendation.