

5.2 PUBLIC HEARING - Sprout Condominium Plat A: Request by Clark Davis for a Condominium Plat approval of three buildings on one lot. The condominium plat is proposed to be located at approximately 1583 West American Way on Utah County Parcel #49:287:0005.

Staff Presentation:

Staff gave an overview of the project located at 1583 West American Way, on Utah County parcel # 49:287:0005. The applicant is seeking condominium status for future development of three buildings on the parcel. Staff is recommending a positive recommendation from the Planning Commission if deemed appropriate, contingent upon satisfaction of Staff comments, and with a commitment to work with Staff on any outstanding concerns.

Commissioners questioned if the owner will maintain the common area.

MOTION: Commissioner Cowan – To open the public hearing for item 5.2. Motion seconded by Commissioner Morgan. Those voting yes: John Cowan, Ryan Frisby, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

Public Comment:

Brad Moore, the property owner, explained the maintenance will be done by the condominium owners' association.

MOTION: Commissioner Moore – To close the public hearing. Motion seconded by Commissioner Warner. Those voting yes: John Cowan, Ryan Frisby, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

Commission Discussion:

Commissioners feel the project is straightforward, nothing unusual.

MOTION: Commissioner Warner – To recommend approval, contingent upon satisfaction of staff requirements. Motion seconded by Commissioner Cowan. Those voting yes – John Cowan, Ryan Frisby, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

5.3 PUBLIC HEARING – Business Park Expansion Zone Change: Request by Payson City for a zoning designation change from A-5-H, Annexation Holding Zone to BPD, Business Park Development Zone. The property consists of approximately 30 acres located at approximately 600 South 1700 West on Utah County Parcel #30:061:0022.

Staff Presentation:

Staff gave a comprehensive overview of the request for a zone change of approximately 29.90 acres, from A-5-H, Annexation Holding Zone to BPD, Business Park Development Zone. This parcel, # 30:061:0022, is owned by the Church of Jesus Christ of Latter Day Saints. Maps were shown indicating location of parcel, current zoning, and future land use. Staff explained this is a City initiated zone change that supports the goals of the general plan. It was further explained that this requires legislative approval by the City Council, and does not grant any type of development approval.

Applicant Comment:

Dane Hill, representative for The Church of Jesus Christ of Latter Day Saints, stated they are supportive of the change, and have no intentions to develop anytime in the near future. They hope to contribute to the business park that is already in place, to continue that flow, and be congruent with the surrounding community.

MOTION: Commissioner Morgan – To open the public hearing for item 5.3. Motion seconded by Commissioner Warner. Those voting yes: John Cowan, Ryan Frisby, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

Public Comment:
No public comment.

MOTION: Commissioner Cowan – To close the public hearing. Motion seconded by Commissioner Rowland. Those voting yes: John Cowan, Ryan Frisby, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

Commission Discussion:
No commission discussion.

MOTION: Commissioner Moore – To recommend approval to City Council of item 5.3. Motion seconded by Commissioner Cowan. Those voting yes – John Cowan, Ryan Frisby, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

6. Commission and Staff Reports and Training

Staff officially welcomed Commissioner Rowland.

7. Adjournment

MOTION: Commissioner Frisby – To adjourn. Motion seconded by Commissioner Cowan. Those voting yes: John Cowan, Ryan Frisby, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

The meeting adjourned at 7:10 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician