**Planning Commission Staff Report **

**December 14, 2022**

**REQUEST**

The applicant, Dan Gould, on behalf of WICP Payson Tech LLC is requesting a recommendation from the planning commission to consolidate Utah County Parcels 30:014:0029, 30:014:0030, 30:014:0032, 30:014:0035, 30:014:0047, 30:014:0048, 30:014:0067, then the applicant seeks to subdivide the conglomerate into a four-lot subdivision titled WICP Payson Tech Subdivision.

**BACKGROUND AND PROJECT DESCRIPTION**

This request is to subdivide a conglomerate of parcels into a four-lot industrial subdivision. The lots range from 5.9 acres to 6.39 acres (see attached map). With the construction and dedication of a cul-de-sac road the four lots will meet all requirements of the I-1, Light Industrial zone.

The owner presently has a site plan review being processed by staff for the two most northern lots (#1, #4). Site plan approval is contingent upon several factors including:

* Approval of the United States Army Corps of Engineers on wetland delineation
* Approval of the Utah Department of Transportation (UDOT) for access upon a state road (Main Street)
* Satisfaction of all staff redline concerns and comments
* Subdivision plat approval

Since the subdivision plat is four lots, approval will need a recommendation by the planning commission and final decision made by the city council. A condition of approval should also include resolution of several boundary line agreements with the owner and other property owners to the west; Terry M Simmons (parcel 30:014:0022), Grant & Luci Schaerrer Family LLC IV (parcel 30:014:0039), Morgan V & Janet S Andrews (parcel 30:014:0053).

**APPROVAL PROCESS**

The applicant is seeking a recommendation for a subdivision final plat located on the parcels as shown in the map below.

After planning commission provides its recommendation final plat approval shall be a decision of the city council.

Upon approval the Final Plat will need to be signed and recorded with Utah County before the applicant can proceed with any potential sales or future development.

**Project Name:**

WICP Payson Tech Subdivision

**Applicant:**

Dan Gould

**Owners:**

WICP Payson Tech

**Location:**

1130 North Main Street

**Current Zone:**

I-1, Light Industrial

**Attachments:**

Vicinity map

Plat Map

Diagram

Description automatically generated

**ANALYSIS**

Approval of a subdivision that is greater than three lots is an administrative action of the city council. Staff has only the one concern with this subdivision request which is the necessary boundary line agreements identified above. With these concerns being met staff recommend approval for the subdivision as presented. Staff shall continue to work with the applicant/owner on the site plans to progress the project towards approval and completion by verifying for compliance with all applicable city codes and regulations. The applicant has worked with staff to resolve redlines and will continue to do so as the project is finalized.

**RECOMMENDATION**

The applicant is seeking a recommendation from the planning commission for final plat approval of a four-lot industrial subdivision titled WICP Payson Tech Subdivision, the four-lot subdivision consists of one lot of 5.9 acres, one lot of 6.1 acres, one lot of 6.16 acres and one lot of 6.39 acres. The planning commission should determine whether the applicant has adequately addressed the regulations of the land use and development ordinances. 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 decision.
2. **Staff Recommendation:** A positive recommendation be forwarded to the city council for the request contingent upon the satisfaction of staff concerns related to boundary line agreements between adjacent property owners and any outstanding redline comments needing to be addressed.
3. A negative recommendation and 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.

**Vicinity Map**

A screenshot of a video game

Description automatically generated with medium confidence

**WICP Payson Tech Plat Map**

Diagram, engineering drawing

Description automatically generated