**Planning Commission Staff Report**

**March 22, 2023**

**REQUEST**

Request for approval of preliminary plans for the Arrowhead Ranch Plat A subdivision development. The applicant Greg Wall on behalf of Arrowhead Ranch LLC is seeking preliminary plan approval for plat A of their development. The subdivision shall consist of 226 attached single family homes. The development is located at 1400 North Arrowhead Trail Road. The current zoning for the property is Specific Plan with an underlying zone of R-1-A, Residential Agriculture.

**BACKGROUND AND PROJECT DESCRIPTION**

The Arrowhead Ranch Development was part of the DAE annexation that was approved in 2008. Plat A of the Arrowhead Ranch development is located on Utah County Parcel #30:009:0071. This phase of the development will consist of 226 attached single family homes, which will include a combination of townhomes and twin home styles.

As part of the DAE annexation the Arrowhead Ranch Development is entitled to a certain density. The entirety of the DAE annexation included an entitlement for 964 housing units. Since the time of the original annexation portions of the DAE annexed properties have been sold and are in different ownerships namely, Arrowhead Ranch LLC, RD McDougal LLC, GKM Family LLC.

The map below shows the vicinity of Arrowhead Ranch Plat A. Other attachments show the layout more fully.

Diagram

Description automatically generated

**Project Name:**

Arrowhead Ranch Plat A Preliminary Plan

**Applicant:**

Greg Wall

**Owner:**

Arrowhead Ranch LLC

**Location:**

1400 North Arrowhead Trail Road

**Current Zone:**

Specific Plan with an underlying zone of R-1-A, Residential Agriculture

ATTACHMENTS:

1. Preliminary Plat & Preliminary Plan documents
2. Architecture and Amenities
3. Master Plan Arrowhead Ranch Concept Layout

**APPROVAL PROCESS**

Preliminary Plan approval is an administrative decision of the city council following a public hearing and recommendation from the planning commission. The Payson City Code requires a public hearing be conducted prior to a final decision on the application.

It is recommended that the planning commission review this proposal for completeness and then provide a recommendation of either positive or negative to the city council. Being that this request is an administrative decision it may only be denied if it is found that the proposal is incomplete. Payson City staff have worked with the applicant to bring this preliminary plan into conformance with the adopted city codes. Staff have made every effort to ensure that the proposal is complete and now feel comfortable bringing this proposal to the planning commission for review and recommendation.

**STANDARD OF REVIEW**

Approval of a preliminary plan is an **administrative action** of the city council. Administrative actions that have no legislative action necessary shall be approved if the request conforms to the city’s ordinances and is approved by the culinary water authority, and sanitary sewer authority.

**RECOMMENDATION**

The applicant is seeking preliminary plan approval for the abovementioned preliminary plan. Following consideration of this staff report the planning commission will need to determine if it is appropriate to advance a positive recommendation of these plans to the city council for final approval. Planning commission members should determine that the preliminary plan meet all the Payson City ordinances. If deemed appropriate the planning commission should give a positive recommendation for approval and advance this proposal to the city council. 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:** Recommend approval of the preliminary plan Arrowhead Ranch Plat A, finding that the proposal and/or proposals meet all the requirements of the Payson City Code. Staff would recommend that the applicant continue to work with staff to address any redline comments.
3. Deny the request for preliminary plan approval Arrowhead Ranch Plat A. This action should be taken if the planning commission determines the proposal does not meet the Payson City Codes.

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.