**Planning Commission Staff Report**

**April 12, 2023**

**REQUEST**

Request for approval a subdivision plat amendment. The applicant Terry C. Harward on behalf of Arrowhead Partners LLC is seeking subdivision plat amendment approval for plat E of their development. The original plat depicted four lots that were partially located in a wetland area. The parcels are identified as lots 502, 503, 504, 505 and are approximately located at 1420 North 1250 East. The amendment request is for the identified lots to have the sensitive land easement removed. This request is supported by a letter from the U.S. Army Corps of Engineers.

**BACKGROUND AND PROJECT DESCRIPTION**

The Villages at Arrowhead Park Plat E was originally recorded in the Utah County Recorders office on August 23, 2021. Within the original plat was a sensitive land easement that was recorded and affected lots 502-505 of plat E. The owner with approval from the U.S. Army Corps of Engineers has done work to remove the said lots from any need for a sensitive land easement.

The map below shows the vicinity of The Villages at Arrowhead Ranch Plat E. Other attachments show the current lot layout and what is changing with the subdivision plat amendment.



**Project Name:**

Villages At Arrowhead Park Plat E Amendment

**Applicant:**

Terry C. Harward

**Owner:**

Arrowhead Partners LLC

**Location:**

1420 North 1250 East

ATTACHMENTS:

1. Currently approved subdivision of Plat E
2. Proposed amended subdivision of Plat E
3. Letter from U.S. Army Corps of Engineers

**APPROVAL PROCESS**

Subdivision plat amendments that **do not** include vacation of a public street, right-of-way or easement are an administrative decision of the planning commission. However, this request entails the vacation of a sensitive land easement, thus a positive recommendation is being sought from the planning commission to be forwarded to the City Council for final approval.

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. Staff have worked with the applicant and 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**

Vacation, alternative or amendment of a subdivision that includes a road, right-of-way or easement are a decision of the city council. A positive recommendation from the planning commission is being sought for this request.

**RECOMMENDATION**

The applicant is seeking a subdivision amendment for the Villages at Arrowhead Park Plat E, which includes the vacation of a sensitive land easement. 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 amendment meets 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 subdivision plat amendment for the Villages at Arrowhead Park Plat E, finding that the proposal meets all the requirements of the Payson City Code. Staff would recommend that the applicant continue to work with staff to address any redline comments in the final plat recordation process.
3. Deny the request for a subdivision amendment approval for the Villages at Arrowhead Park Plat E. 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.