

Provo City Planning Commission

# Report of Action

August 13, 2025

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**\*ITEM 3** Steven Davis requests a Zone Map Amendment from the R1.8 (One Family Residential) Zone to the A1.1 (Agricultural) Zone for 0.71 acres of land in order to process a two-lot subdivision, located at 2525 West 620 North. Lakeview South Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLRZ20250348

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The following action was taken by the Planning Commission on the above described item at its regular meeting of August 13, 2025:

## RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application

Motion By: Matt Wheelwright

Second By: Barbara DeSoto

Votes in Favor of Motion: Jonathon Hill, Barbara DeSoto, Melissa Kendall, Daniel Gonzales, Lisa Jensen, Matt Wheelwright, Joel Temple

*Jonathon Hill was present as Chair.*

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

### **LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED**

The property to be rezoned to the A1.1 Zone is described in the attached Exhibit A.

### **APPROVED/RECOMMENDED OCCUPANCY**

1 Total Units

Type of occupancy approved: Family

### **STAFF PRESENTATION**

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

### **CITY DEPARTMENTAL ISSUES**

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

### **NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting is being held on 08/20/2025.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

### **CONCERNS RAISED BY PUBLIC**

No comments or concerns were raised by the public

### **APPLICANT RESPONSE**

Key points addressed in the applicant's presentation to the Planning Commission included the following: Steve Davis reiterated the same things that were written in the staff report

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following: They felt it was a good rezone. This is something that changes residential back to agricultural.



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Planning Commission Chair



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Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (\*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

## **EXHIBIT A**

Beginning at a point that is N 89° 27' 54" E along the Section Line 123.31 feet, SOUTH 1244.87 feet, S 89° 27' 07" E along the south line of 620 North Street 285.74 feet, and S 00° 33' 14" W 452.00 feet from the North Quarter Corner of section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence N 89° 26' 44" W 295.01 feet, thence S 01° 43' 47" W along Farm Meadows Subdivision, Plat "A" 95.27 feet; thence S 89° 27' 07" E 296.97 feet; thence N 00° 33' 14" E 95.22 feet to the point of beginning.

Containing 28,189 sq ft or 0.65 acres