



Provo City Planning Commission

Report of Action

August 27, 2025

***ITEM 1** Charles Anthony Morales requests a Zone Map Amendment from the RA (Residential Agricultural) and R1.8 Zones to the R1.7 (One Family Residential) Zone in order to subdivide an existing lot into two lots, located at 920 West 1020 South. Sunset Neighborhood. Jessica Dahneke (801) 852-6413
jdahneke@provo.gov PLRZ20250388

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2025:

RECOMMENDED APPROVAL

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

Motion By: Lisa Jensen

Second By: Melissa Kendall

Votes in Favor of Motion: Joel Temple, Barbara DeSoto, Lisa Jensen, Daniel Gonzales, Melissa Kendall, Anne Allen, Johnathan Hill

Johnathan 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 R1.7 Zone is described in the attached Exhibit A.

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 was 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

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. There were no issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing.

APPLICANT RESPONSE

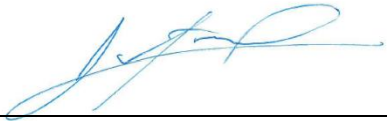
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The Applicant provided some history of the subdivision when it was built and stated that this rezone is to allow for the proposed lot to be subdivided so he could build his home on the new lot.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Kendall asked about the zoning for the surrounding properties.
- Commissioner Hill asked if the rezone was solely because of the frontage of the lot or if there were any other factors for rezoning to R1.7. Staff stated that the square footage would be fine for R1.8, but the lot width would not meet the code requirements.
- Commissioner Jensen Stated that there have recently been several rezones that have been brought before the Planning Commission because of a lot not meeting frontage or width and asked staff to continue to evaluate the code to see if changes could be made so infill could be a simpler process. She also highlighted that the staff report shows this rezone meets the goals of the General Plan and as such is in favor of recommending approval.
- Commissioner Kendall agreed with Commissioner Jensen and stated she felt with this lot still being able to match the square footage of the surrounding lots it was a good fit for a rezone.
- Commissioner Jensen asked if the rezone was tied to the subdivision or if they could get the rezone approved and then change how they would subdivide the lots. Staff stated that any changes to the subdivision plan that did not meet the R1.7 section of code would not be approved, and a new application would have to be submitted.
- Commissioner Temple asked why the Commission was more comfortable with this rezone compared with a rezone application presented at the previous Planning Commission. Commissioner Jensen stated that this application didn't require a condominium plat. Commissioner Hill added that this was bringing the property to match the surrounding density instead of increasing the density, and both lots had street frontage.



Planning Commission Chair



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

LOT 2, PLAT D, HERRIN HAVEN SUB AREA 0.535 AC.

