Provo City Planning Commission

Report of Action

August 27, 2025

*ITEM 2 Rocky Chad Williams requests a Zone Map Amendment from the A1.1 (Agricultural) Zone to the R1.7 (One Family Residential) Zone in order to subdivide the property into four lots, located at 2858 W Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250384

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 6:1, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Daniel Gonzales Second By: Anne Allen

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

Votes Against the Motion: Lisa Jensen *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 <u>is generally consistent</u> 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. Staff also responded to Planning Commission questions regarding surrounding lot sizes and zoning, possible alternative zones/lot layouts, and access/frontage on the proposed lots.

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. No comments were received about this request in that meeting.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

• Brandon Real indicated his desire for the remaining adjacent properties with an A1 Zone to be included in the zone change to R1.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant was not in attendance.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Planning Commission asked questions about zone standards, surrounding zones, and possible access options on the proposed layout of the subdivision shown with the rezone request.
- Commissioners Hill and Jensen discussed options for the other properties to rezone to R1.
- Lisa Jensen acknowledged that the applicant was not there and that she would have liked to ask about having
 adjacent properties join in the rezone request and felt the item should be continued since the applicant was not in
 attendance.

Planning Commission Chair
Bill Reperace.

Director of Development Services

See <u>Key Land Use Policies of the Provo City General Plan</u>, applicable <u>Titles of the Provo City Code</u>, and the <u>Staff Report to the Planning Commission</u> 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.

<u>Legislative items</u> 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 ON THE SOUTHERLY LINE OF THE RIVERS "PLAT A" SUBDIVISION, RECORDED SEPTEMBER 27, 2001, AS ENTRY NO. 91923: 2001 AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 1322.52 FEET AND EAST 1276.85 FEET AND SOUTH 89°02'20" EAST 110.78 FEET FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°13'18" EAST FROM SAID WEST QUARTER CORNER OF THE SOUTHWEST CORNER OF SAID SECTION 3); AND RUNNING THENCE SOUTH 89°02'20" EAST 129.20 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF 2830 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°56'42" WEST 328.89 FEET; 2) SOUTH 00°57'03" WEST 24.52 FEET; THENCE SOUTHWESTERLY 11.55 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 71°40'08" WEST 11.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE NORTH 89°56'31" WEST 112.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°03'29" EAST 358.98 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A JOINT EASEMENT FROM NORTH SIDE OF CENTER STREET ON THE EXISTING GRAVEL ROAD, WHICH STARTING POINT IS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF RIVERS "PLAT A" SUBDIVISION, RECORDED SEPTEMBER 27, 2001, AS ENTRY NO. 91923:2001 AT THE OFFICE OF THE UTAH RECORDER, SAID POINT BEING SOUTH 1322.52 FEET AND EAST 1276.85 FEET AND SOUTH 89°02'20" EAST 100.78 FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°13'18" EAST FROM SAID WEST OUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 3); AND RUNNING THENCE SOUTH 89°02'20" EAST 129.20 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF 2830 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°56'42" WEST 328.89 FEET; 2) SOUTH 00°57'03" WEST 24.52 FEET; THENCE SOUTHWESTERLY 11.55 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 71°40'08" WEST 11.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE NORTH 89°56'31" WEST 112.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID JOINT EASEMENT IS FOR INGRESS AND EGRESS MEASURING TEN (10.00) FEET ALONG THE EAST OF THE LINE AND APPROXIMATELY TEN (10.00) FEET ALONG THE WEST SIDE OF A LINE NORTH 00°03'29" EAST APPROXIMATELY 270 FEET.

