

Provo City Planning Commission
Report of Action

December 10, 2025

***ITEM 7** Trent Hatch requests a Zone Map Amendment from the R1.8 (One Family Residential) Zone to the LDR (Low Density Residential) Zone in order to subdivide the property and create new building lots, located at 1149 N 850 W. Rivergrove Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov
PLRZ20250571

The following action was taken by the Planning Commission on the above described item at its regular meeting of December 10, 2025:

RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application

Conditions of Approval:

1. Have the concept plan match the recommendation of the Rezone for lot 1 and 2 to Low Density Residential (LDR) and rezone lot 3 to R1.6 (Single-family) in order to make more uniform boundaries for each lot.

Motion By: Lisa Jensen

Second By: Melissa Kendall

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

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 Low Density Residential (LDR) and R1.6 (Single-Family) 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 November 19, 2025.
- Neighbors had questions about the size of the homes and access for the lots.
- Neighbors gave positive feedback regarding the proposed changes. They were pleased with the idea of bringing more single-family homes to the area, and to have the property cleaned up and taken care of.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing.
- Kristen Cramer from the Rivergrove neighborhood expressed that neighbors had given positive feedback and welcomed this zone change in their neighborhood.

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: No concerns were raised by the public.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant had stated that he initially had tried to rezone all the lots to Low Density Residential (LDR) but city code does not allow for a flag lot in the LDR zone; that is why there were changes to the boundary lines

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

The planning commission felt this was a good plan for an infill development. They also wanted to make the boundaries more uniform with the associated rezone. So instead of lot 3 staying in the R1.8, they recommended that lot 3 be rezoned to R1.6 to give each lot the most area, and to have clean boundary lines.



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: LEGAL DESCRIPTION

COM N 959.01 FT & E 301.21 FT FR SW COR. SEC. 36, T6S, R2E, SLB&M.; N 4 DEG 45' 10" E 204.07 FT; S 86 DEG 46' 47" E 87.46 FT; S 4 DEG 13' 57" W 82.1 FT; S 85 DEG 44' 50" E 16.7 FT; S 2 DEG 53' 31" W 54.8 FT; S 86 DEG 22' 1" E 161.24 FT; S 4 DEG 13' 5" W 27.84 FT; N 87 DEG 23' 43" W 139.11 FT; S 4 DEG 44' 55" W 40.13 FT; N 85 DEG 5' 41" W 129.11 FT TO BEG. AREA 0.596 AC.