



Provo City Planning Commission

Report of Action

February 27, 2019

Item 3 Paul Pedersen requests Concept Plan approval for Ethan Meadows, an 18-lot, single-family subdivision, located at 2450 W 560 S in a proposed R1.8 Zone. Provo Bay neighborhood. Javin Weaver (801) 852-6413 PLCP20190042

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 27, 2019:

APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application

Motion By: Jamin Rowan

Second By: Shannon Ellsworth

Votes in Favor of Motion: Dave Anderson, Shannon Ellsworth, Deborah Jensen, Andrew Howard, and Jamin Rowan

Abstained: Russ Phillips

Deborah Jensen 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.

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. Key points addressed in the Staff's presentation to the Planning Commission included the following: An overview of the request for the Single Family Residential (R1.8) zone and limits proffered by the applicant.

- The applicant has worked with staff to design a layout that satisfies city ordinances pertaining to residences on collector roads.
- Staff presented the idea that development agreement will need to be established between the City and developer due to the constraints upon the property.

NEIGHBORHOOD AND PUBLIC COMMENT

- There was a concern regarding the easement on the north of the site abutting the existing properties and what impacts will occur.

APPLICANT RESPONSE

- The applicant explained that he been approached by people who currently live in the area who want smaller lots and want to build upon this site.

PLANNING COMMISSION DISCUSSION

- David Day spoke regarding the easement and that typically the property owner would pipe the currently open ditch. If any disturbances in adjacent properties occur in process, the developer would mitigate it and replace it how it was.
- There was support for smaller lot sizes to reduce water consumption on lawns. The variety of home sizes is seen favorable.
- The variation of site design due to the collector streets was clarified.



Planning Commission Chair



Director of Community Development

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 Community Development Department, 330 West 100 South, 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