

Provo City Planning Commission

Report of Action

August 12, 2020

Item 5* Robert Sunderlage requests a Zone Change from A1.5 to R1.7 to allow for a 40-lot, single-family subdivision for property located at approximately 1164 S 1600 W. Sunset Neighborhood.
Brandon Larsen (801) 852-6408 jblarsen@provo.org PLRZ20180029

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 12, 2020:

RECOMMENDATION OF APPROVAL

On a vote of 6:2, the Planning Commission recommended approval of the above noted application.

Motion By: Dave Anderson

Second By: Brian Henrie

Votes in Favor of Motion: Laurie Urquiaga, Ally Jones, Brian Henrie, Dave Anderson, Daniel Gonzales, and Deborah Jensen

Votes against the Motion: Lisa Jensen and Robert Knudsen

Deborah Jensen was present as Chair.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.7 Zone is described in the attached Exhibit "A"

RELATED ACTIONS

The Planning Commission approved the related concept plan as Item #6

RECOMMENDED DENSITY

4.3 units/acre

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 Staff's presentation to the Planning Commission included the following: The 14-acre subject property is located in an area that appears to be transitioning to residential use. There are other residentially zoned lands near this property, including the somewhat recently approved Kelshaw Lane development. The Southwest Area Future Land Use map calls for residential development in the area.

APPLICANT RESPONSE

This application has been in process for quite a while and the applicant has worked to try to bring their development plans in harmony with City plans and the Neighborhood's (Sunset) vision for the area. He spoke to concerns related to providing sewer to the property and noted that he has identified a solution that he believes is workable now—raise the property to get depth to lay sewer lines. The applicant spoke to the aesthetics of raising the development site and asserted that grades would be dealt with in a gradual manner. The raised site would give opportunities for daylight basements.

NEIGHBORHOOD MEETING DATE

- City-wide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- No comments or questions for this item were received from the public at this meeting.

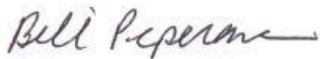
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission recommended approval of this item to the Municipal Council. It appeared that those who voted in favor of this application were sympathetic to concerns with narrow roads and challenges to provide sewer to the area, but felt the benefits of the development out-weight the costs. Some Commission members expressed concerns with the safety of children traveling to and from school on 1600 West. One Commission member was concerned with the density possibilities related to R1.7 zoning and the message that would be sent to the community if R1.7 zoning were given for the property by the City. It appeared many other Commissioners did not share this concern.



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, 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.).

Exhibit “A”

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

COM N 262.31 FT & W 779.82 FT FR S 1/4 COR SEC 11, T7S, R2E, SLM; W 985.62 FT; N 47'17"E 310.32 FT; E 979.52 FT; S 23'48"E 284.70 FT; S 18'42"W 25.60 FT TO BEG. AREA 7 ACRES

And

COM S 37.79 FT & W 781.45 FT FR S 1/4 COR SEC 11, T7S, R2E, SLM; S 88 DEG 44'44"W 988.65 FT; N 47'17"E 321.78 FT; E 985.62 FT; S 18'42"W 300.11 FT TO BEG. AREA 7.044 ACRES