

Provo City Planning Commission

Report of Action

January 13, 2021

Item 1 Amy Johnson requests Concept Plan approval for an eight-lot, residential subdivision, located at 950 W 1020 S in a proposed R1.7 zone. Sunset Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLCP20200351

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 13, 2021:

APPROVED WITH CONDITIONS

On a vote of 8:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. The existing home on the property is removed prior to a plat being approved and recorded.

Motion By: Lisa Jensen

Second By: Laurie Urquiaga

Votes in Favor of Motion: Lisa Jensen, Laurie Urquiaga, Ally Jones, Deborah Jensen, Russell Philips, Daniel Gonzales, Dave Anderson, Robert Knudsen

Dave Anderson 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.

RELATED ACTIONS

Rezone application PLRZ20200352 – Planning Commission Hearing Item 2 January 13, 2021.

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 10/28/2020.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood 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. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- The item was opened for public comment and no comments were received.

APPLICANT RESPONSE

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

- The homes will be built by a builder that the applicant has selected.
- A neighborhood meeting was held and some people wanted this subdivision to be a cul-de-sac. Ultimately, the decision was made to have it be a through street.
- Some wanted to see duplexes, but that was not something the applicant wanted.
- A neighbor had a concern about his fence being removed. The applicant will not remove the fence and will be installing their own next to the existing fence.
- There is a dried-up well on the property where the street will be located. This well will be capped and inspected by the state and city engineers.

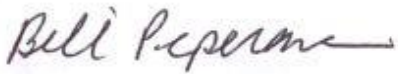
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The street width being narrower than streets have been is a nice thing for the neighborhood.
- Happy to see this type of development occurring as infill in the area.
- Capping the well in an approved manor will help ensure that there are not issues in the future with water related issues coming to surface.



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 Community and Neighborhood 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.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS