



Provo City Planning Commission

# Report of Action

April 27, 2022

\*ITEM #2 Cade Jones requests a Zone Map Amendment from the RC (Residential Conservation) zone to the CG (General Commercial) zone for commercial property at 1545 N Canyon Road. Carterville Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220109

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The following action was taken by the Planning Commission on the above described item at its regular meeting of April 27, 2022:

## RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Dave Anderson

Second By: Robert Knudsen

Votes in Favor of Motion: Dave Anderson, Robert Knudsen, Laurie Urquiaga, Miles Miller, Peter Fife, Brian Henrie, Daniel Gonzales

*Laurie Urquiaga 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 CG 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**

- The Neighborhood Chair determined that a neighborhood meeting would not be required.

### **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: No public comments were made at the hearing.

### **APPLICANT RESPONSE**

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

- Omar, a representative of the property owner answered questions regarding the request.

### **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Miles Miller and Laurie Urquiaga asked staff about the sign standards for the property under the CG zone.
- Brian Henrie asked staff about the extent of the zone change.
- Overall, the Planning Commission felt that the request made sense and could see no problems.



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Planning Commission Chair



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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

### EXHIBIT A

COM N 296.81 FT & E 143.2 FT FR E 1/4 COR. SEC. 36, T6S, R2E, SLB&M.; W 126.9 FT; N 31.04 FT; E 5.01 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 52' 30" E 13.92 FT, RADIUS = 10 FT) ARC LENGTH = 15.40 FEET; N 1 DEG 45' 0" E 36.58 FT; ALONG A CURVE TO R (CHORD BEARS: N 45 DEG 52' 30" E 30.15 FT, RADIUS = 21.65 FT) ARC LENGTH = 33.35 FEET; E 88.9 FT; S 1 DEG 45' 0" W 98.28 FT TO BEG. AREA 0.258 AC.