

Provo City Planning Commission

Report of Action

July 13, 2022

*ITEM 6 Andy Jones requests a Zone Map Amendment from the A1.1 (Agricultural) zone to the R1.8 (One Family Residential) zone in order to build a single-family residence, located approximately at 1595 West 600 South. Sunset Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org
PLRZ20220191

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 13, 2022:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application with the following conditions:

Conditions of Approval:

1. A development agreement that limits the parcel to one single-family lot and not to be subdivided into any additional lots;
2. That a legal lot is established by obtaining final subdivision plat approved by the CRC and recorded.

Motion By: Daniel Gonzales

Second By: Robert Knudsen

Votes in Favor of Motion: Daniel Gonzales, Robert Knudsen, Raleen Wahlin, Andrew South, Melissa Kendall, Lisa Jensen

Lisa 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.8 Zone is described in the attached Exhibit A.

APPROVED/RECOMMENDED OCCUPANCY

*1 single-family lot.

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

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 and the item was placed on Open City Hall.

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 comments were made at the hearing.

APPLICANT RESPONSE

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

- The property owner was not aware that he had purchased an illegal lot.
- He is doing what he can to make this a buildable lot by doing this rezone.
- There was a neighborhood meeting held and nobody showed up.
- The development agreement will limit the site to only have one lot and the applicant is supportive of this as the intent is to only have one single-family home at this location.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Both 1600 W and 600 S will be widened in the future.
- The streets are designed to handle the traffic that this site will produce.
- Land will be dedicated for needed street width as part of the plat recording.
- The fact that this would allow for a home to be built near an elementary school and will conform to the General Plan residential designation indicates that this will be a good zone for this location.



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 St., 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 S 19.83 FT & E 1951.5 FT & N 0 DEG 57' 40" E 400 FT FR W 1/4 COR. SEC. 11 T7S R2E SLB&M.; N 0 DEG 57' 40" E 158.93 FT; S 88 DEG 42' 20" E 119.36 FT; S 0 DEG 52' 10" W 158.93 FT; N 88 DEG 42' 20" W 119.58 FT TO BEG. AREA 0.436 AC.

