



Provo City Planning Commission

Report of Action

September 12, 2018

Item 4 George Bills requests Concept Plan approval for a three-lot subdivision located at 1437 E 2300 N in a proposed A1.1 Zone. Subdivision approval is dependent on approval of a zone change from PF to A1.1. Rock Canyon neighborhood. Aaron Ardmore (801) 852-6404 PLFSUB20180240

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 12, 2018:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. That each lot be adjusted to be under two acres.

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

Motion By: Jamin Rowan

Second By: Brian Smith

Votes in Favor of Motion: Jamin Rowan, Brian Smith, Russ Phillips, Shannon Ellsworth, Deborah Jensen, Robert Knudsen

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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the A1.1 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. Key points addressed in the Staff's presentation to the Planning Commission included the following: An overview of the proposal.

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.
- Neighbors or other interested parties were present and addressed the Planning Commission.

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:

- Bruce Money noted the meeting he had with the applicant and staff earlier in the month and discussed his concerns with a loss of view corridors and privacy, depending where the structures are built.
- Jim Ward also expressed a concern with a loss of view corridors.
- Vicki Ayeda stated appreciation that the request is only for 3 lots and asked how big the homes would be.

APPLICANT RESPONSE

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

- The applicant discussed that the existing fault lines on the property really limit the developable area and later agreed to adjust the concept so that each lot would be just under two acres, thus taking away the possibility for a further subdivision of the lots under the A1.1 zone.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission had questions about the animal rights and access to the properties; staff responded that limited animal rights would be had under the proposed zone and that the lots would access off of 2300 North.
- The Planning Commission requested from the applicant to adjust the lots to fall under two acres, so they could not be further subdivided under the A1.1 zone.



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