

Provo City Planning Commission

Report of Action

November 18, 2020

*Item 1 Jake Black requests a Zone Change from Agricultural A1.1 to R1.8 for approximately 4.6 acres, located at 35 S 2530 W. Provo Bay Neighborhood. Dustin Wright 801-852-6414 dwright@provo.org
PLRZ20200156

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 18, 2020:

RECOMMENDED APPROVAL

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

Motion By: Laurie Urquiaga

Second By: Debora Jensen

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

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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

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

RELATED ACTIONS

PLCP20200157 Planning Commission Item 2 November 18, 2020

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

- No information was received from the Neighborhood Chair.

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 from the public.

APPLICANT RESPONSE

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

- The existing homes will be rented until the last phase of the subdivision.
- All the existing homes will be removed at final buildout of the subdivision.

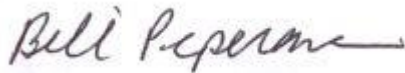
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The zone and subdivision fit well and are appropriate in the neighborhood.
- The connectivity of the subdivision with the surrounding neighborhood is important.
- There are other grocery stores that fit on this size of property. This property is on the corner of what may become a busy intersection that will attract commercial interest.
- This project and zone fit within the General Plan and Southwest Area Plan.



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

Exhibit A

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, PROVO, UTAH; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N.0°21'05"W. A DISTANCE OF 236.55 FEET AND EAST A DISTANCE OF 178.55 FEET TO THE REAL POINT OF BEGINNING.

RUNNING THENCE N.0°12'30"E. A DISTANCE OF 621.24 FEET; THENCE TO A POINT OF CURVATURE OF A 25-FOOT RADIUS TANGENT CURVE TO THE RIGHT, AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.15 FEET, HAVING A CENTRAL ANGLE OF 89°44'07" AND A CHORD THAT BEARS N.45°04'33"E. A DISTANCE OF 35.27 FEET; THENCE N.89°56'37"E. A DISTANCE OF 289.01 FEET; THENCE S.0°36'08"W. A DISTANCE OF 589.37 FEET; THENCE S.6°18'30"W. A DISTANCE OF 58.20 FEET; THENCE N.89°51'25"W. A DISTANCE OF 303.66 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 201,247.53 SQ. FT. OR 4.62 ACRES.

