



Provo City Planning Commission

Report of Action

February 10, 2021

*ITEM 5 Zachary Steele requests a Zone Change from A1.1 to RA(A) for 13.07 acres, located at approximately 1400 W 890 S. Sunset Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org
PLRZ20200413

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 10, 2021:

RECOMMENDED APPROVAL

On a vote of 9:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Deborah Jensen

Second By: Laurie Urquiaga

Votes in Favor of Motion: Deborah Jensen, Laurie Urquiaga, Dave Anderson, Daniel Gonzales, Ally Jones, Lisa Jensen, Russ Phillips, Robert Knudsen, 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 RA(A) Zone is described in the attached Exhibit A.

RELATED ACTIONS

The Planning Commission also approved the related Concept Plan, item 4 at the February 10th hearing.

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 will be held on February 11th.

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: None.

APPLICANT RESPONSE

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

- Mr. Steele addressed the Planning Commission and noted that they have no intent to sell these lots, but that they will provide additional half-acre lots for family members as needed.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Planning Commission members asked staff details regarding the street frontage and accessory apartment overlay.
- Commission members were happy with the concept plan and zone change and hoped that the area will develop as shown on the vicinity plan. Specifically, the Commission appreciated the diversity of housing the request would provide and the street and block pattern shown.



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

