



Provo City Planning Commission

# Report of Action

May 26, 2021

\*ITEM 2 Mark Boud requests a Zone Map Amendment from R1.6A to Very Low Density Residential (VLDR) zone, located at 790 West 500 South to create two, single-family building lots. Franklin Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20210128

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The following action was taken by the Planning Commission on the above described item at its regular meeting of May 26, 2021:

## RECOMMENDED APPROVAL WITH CONDITIONS

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

### Conditions of Approval:

1. That a Development Agreement is entered into by Mr. Boud to develop the property as shown in the concept plan.

Motion By: Deborah Jensen

Second By: Lisa Jensen

Votes in Favor of Motion: Deborah Jensen, Lisa Jensen, Dave Anderson, Robert Knudsen, Russell Phillips, Daniel Gonzales

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 VLDR Zone is described in the attached Exhibit A.

### RELATED ACTIONS

Item 1, PLCP20210117, was approved with conditions.

### 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: None.

### APPLICANT RESPONSE

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

- Mr. Boud represented his plans for the property, showing the existing conditions and architectural inspirations for what he hopes to build. He also answered questions from the Planning Commission and stated that he would address concerns of other uses on the property with a development agreement to show his concept plan, if needed.

### PLANNING COMMISSION DISCUSSION

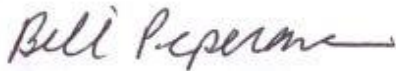
Key points discussed by the Planning Commission included the following:

- Lisa Jensen asked if the existing home was historic or worth preserving. She also inquired of staff if small zone changes are a cause for concern and if the VLDR zone change on this property could produce other uses.
- Russell Phillips asked for clarification on driveway access and lot sizes.
- Deborah Jensen thought the proposal is an appropriate infill and good reinvestment for the neighborhood. She mentioned that development agreement tools have been used to ensure certain development occurs as shown with zone changes.
- Dave Anderson stated he liked the concept and did not think a subdivision is a strong enough tool to ensure that what is proposed in the concept plan is built. Would like more discussion on other tools that could be used.



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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 SW COR LOT 2, BLK 15, PLAT A, PROVO CITY; E 78 FT; N 145 FT; W 78 FT; S 145 FT TO BEG. AREA .26 ACRES.