

The logo of the Provo City Planning Commission, featuring a stylized sunburst or starburst design within a circular frame.

Provo City Planning Commission

# Report of Action

July 28, 2021

Item 2\* Community and Neighborhood Services requests a Zone Change from R1-10 Single Family Residential to Open Space Preservation and Recreation (OSPR) for approximately 26.11 acres located near the access area to Slate Canyon. Provost Neighborhood. Melissa McNalley (801) 852-6164 mmcnalley@provo.org PLRZ20210237

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The following action was taken by the Planning Commission on the above-described item at its regular meeting of July 28, 2021:

## RECOMMEND APPROVAL

On a vote of 7:0, the Planning Commission recommended the Municipal Council approve the above zone change.

Motion By: Laurie Urquiaga

Second By: Ally Jones

Votes in Favor of Motion: Dave Anderson, Lisa Jensen, Dan Gonzales, Ally Jones, David Knudsen, Laurie Urquiaga, and 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.

### **STAFF/APPLICANT 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:

- A zone change from R1.10 to OSPR on approximately 26.11 acres of land in the Provost South neighborhood.
- The subject property is at the mouth of Slate Canyon and is in the critical hillside overlay zone.
- The General Plan map of Provo designates this parcel as Agricultural.
- Specific parcel pertinent to the zone change were presented to the planning commission.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- Comments from one neighborhood resident, Kyle Clawson were in favor of the zone change siting a desire to see that parcel cleaned and a more welcoming space.

### **PLANNING COMMISSION DISCUSSION**

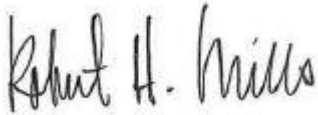
Key points discussed by the Planning Commission included the following:

Commissioner Jones stated that she loved the idea and it's a 10 out of 10. Commissioner Urquiaga stated she sees no reason not to do this zone change.



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Planning Commission Chair



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Planning Supervisor Community & Neighborhood  
Services Department

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.

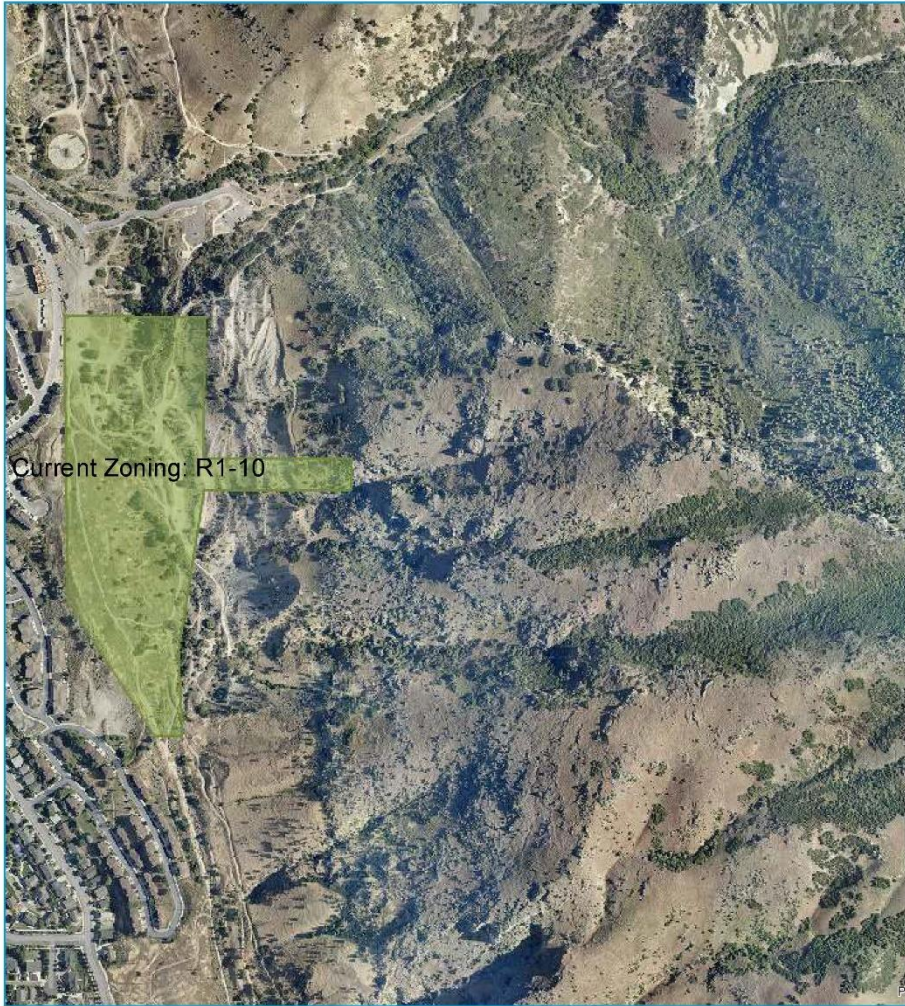
Legislative items are noted with an asterisk (\*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

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, 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 1 – CURRENT ZONING

Provo Map 



**Areas**

 Override 1



0 0.05 0.1 0.2 mi

Author: Provo City

Date: 7/12/2021

This map is for graphical representation only and not for construction or defining feature's locations.



## EXHIBIT 2- PROPOSED ZONING

Provo Map



### Areas

■ Override 1



0 0.05 0.1 0.2 mi

Author: Provo City

Date: 7/12/2021

This map is for graphical representation only and not for construction or defining feature locations.