

Provo City Planning Commission

Report of Action

June 14, 2023

*Item 3 Boyd Loveless requests a Zone Map Amendment from the R1.20 zone to the R1.10 zone for three existing residential properties, located between 5065 N Canyon Road and 5075 N Canyon Road. North Timpview Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLRZ20230073

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 13, 2022:

RECOMMENDED APPROVAL

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

Conditions of Approval:

N/A

Motion By: Daniel Gonzales

Second By: Raleen Wahlin

Votes in Favor of Motion: Daniel Gonzales, Raleen Wahlin, Lisa Jensen, Robert Knudsen, Melissa Kendall, Jeff Whitlock
Lisa 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 R1.10 Zone is described in the attached Exhibit A.

RELATED ACTIONS

N/A

APPROVED/RECOMMENDED OCCUPANCY

*Type of occupancy: Family

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, findings of fact, 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 was held on May 25, 2023.

NEIGHBORHOOD AND PUBLIC COMMENT

- There was nobody from the public to comment on this item.

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 from the public were made.

APPLICANT RESPONSE

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

- The applicant discussed the history of the homes and plans to bring the lots into compliance with city codes.
- The applicant discussed how the properties are currently being used and how there is an accessory structure on one that would remain.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- There may be potential to have an additional lot or two created in the future due to the lower lot acreage requirement of the proposed zone. If this were to happen, it was discussed how it would still fit in well with the surrounding residential uses.



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 Development Services, 445 W Center St, 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

20:027:0088

COM N 1158.31 FT & E 712.87 FT FR W 1/4 COR. SEC. 18 T6S R3E SLB&M.; N 5 DEG 50' 9" W 80.38 FT; N 88 DEG 16' 10" E 72.16 FT; N 88 DEG 7' 42" E 120.72 FT; S 5 DEG 50' 0" E 80.6 FT; S 88 DEG 16' 10" W 191.84 FT TO BEG. AREA 0.355 AC.

45:160:0001

LOT 1 PLAT A LOVELESS. AREA 0.538 AC.

34:458:0002

LOT 2, PLAT B, ARBORS ON THE AVENUES SUBDV. AREA 0.459 AC.

