

ITEM 4 Tyson Reynolds requests Preliminary Subdivision approval for a new eight-lot, single-family subdivision including grading slopes of over 30% in the R1.8 (One Family Residential) Zone, located at 2000 North Canyon Road. Pleasant View Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPSUB20240049

<p>Applicant: REYNOLDS ASSET MANAGEMENT LLC: Tyson Reynolds</p> <p>Staff Coordinator: Nancy Robison</p> <p>Property Owner: REYNOLDS ASSET MANAGEMENT LLC</p> <p>Parcel ID#: 20:068:0074, 20:068:0072, 20:068:0062, 20:068:0021</p> <p>Acreage: 3.79</p> <p>Number of Properties: 4</p> <p>Number of Lots: 8</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>2. Continue to a future date to obtain additional information or to further consider information presented. The next available meeting date is April 10th, 2024, at 5:00 P.M.</p> <p>3. Deny the requested variance. This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</p>	<p>Current Legal Use: Single-family homes in R1.8 zone</p> <p>Relevant History: On one lot there is a single-family home that was built in 1927. On the second lot there is a single-family home built in 1948.</p> <p>Neighborhood Issues: There was a neighborhood meeting held on December 7th, 2023. But the applications were different than what is being presented here. At that time the neighborhood discussed a rezone to CMU and a 101-unit apartment building.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> • The current use is single-family homes on lots containing 8,000 square feet. • Because of the slope on the existing properties the buildable area is less than one acre. • Bringing the hill down would allow eight lots for single family homes to be created. • The developer needs permission from the Planning Commission because of the request to cut into the existing slope which is greater than 30%. <p>Staff Recommendation: That approval is given to the developer based on certain conditions being met.</p>
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OVERVIEW

Tyson Reynolds is requesting approval to cut into a slope that is greater than 30 % to create eight single-family lots on 3.79 acres.

ANALYSIS

§15.05.160(1)(b), Provo City Code, states that “*no person shall be permitted to grade, cut, excavate, fill, or to erect any structure on undisturbed hillside areas that exceed a slope greater than thirty percent (30%).*” However, §15.07.010(1), Provo City Code, allows the Planning Commission to vary standards in Title 15 of the City Code, as follows: “*Application may be made by the Developer to the Provo City Planning Commission for a variance or variances from any numerical standard set forth in this Title.*”

The applicant is requesting permission from the Planning Commission to grade the area to create additional building lots basically at the same elevation as Canyon Road. Staff believes this is a reasonable option for the development of this land. As the property exists now, for additional lots to be created on the hilltop, utilities would have to extend to the east. To the east are platted lots and homes that make new utility easements for additional homes difficult. By reducing the elevation of the hillside, utilities can be extended from the lots to the west, to Canyon Road, which is the preferable option to the Public Works Department.

The fire department has noted that emergency vehicle access up the existing driveway, which is steep and narrow, is problematic and that grading the hillside would allow better access for their equipment.

Provo needs more single-family lots, and particularly lots in excess of 8,000 square feet. Staff believe that new large lots in this neighborhood would be a benefit to the area. The proposed subdivision would have direct access onto Canyon Road, a city collector road so new trips generated by this subdivision would not directly impact an existing neighborhood.

The zones surrounding the property are R2PD zone to the north, Campus Mixed Use (CMU) to the south, R1.6 to the west and R1.8 to the east. The additional single-family lots would add to the neighborhood feel that is a desire of the area.

There are additional conditions that Staff would recommend as required before permits are issued.

These include:

- Address all CRC comments.
- Obtain a geotechnical report.
- Record the final plat.
- Supply required bonding.
- Revegetate the area as required.

CONCLUSIONS

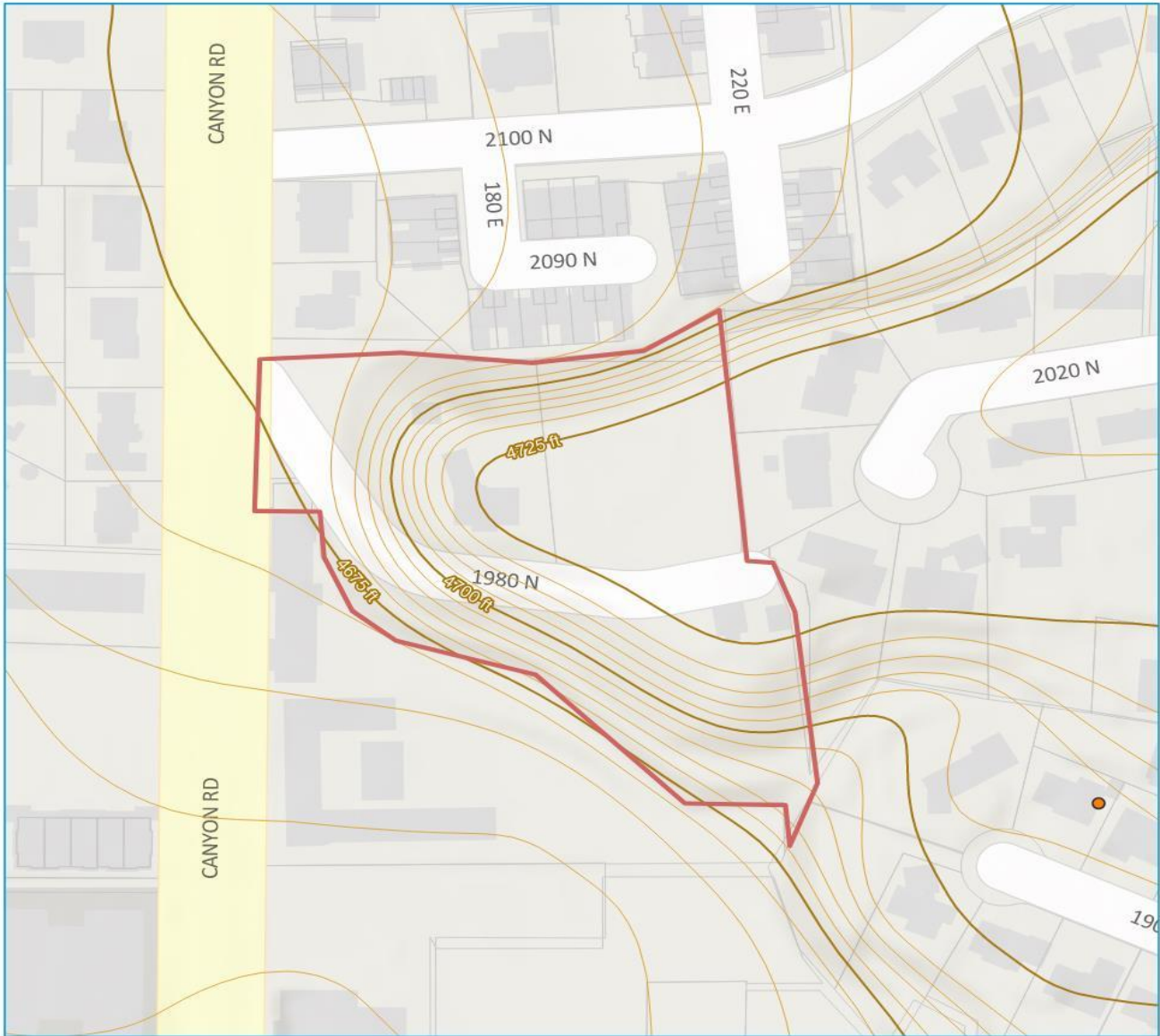
While there may be some inconvenience to the neighborhood during the grading process staff believes that this would be a good opportunity to create an additional 8 single family lots within this area of Provo.

ATTACHMENTS

1. Area Maps with Contours
2. Proposed Subdivision
3. Property Photos

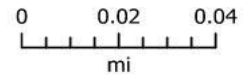
ATTACHMENT 1 – AREA MAPS WITH CONTOURS

2000 N Canyon Rd Contours



Date: 3/20/2024

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

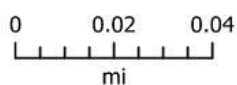


2000 N Canyon Rd Contours

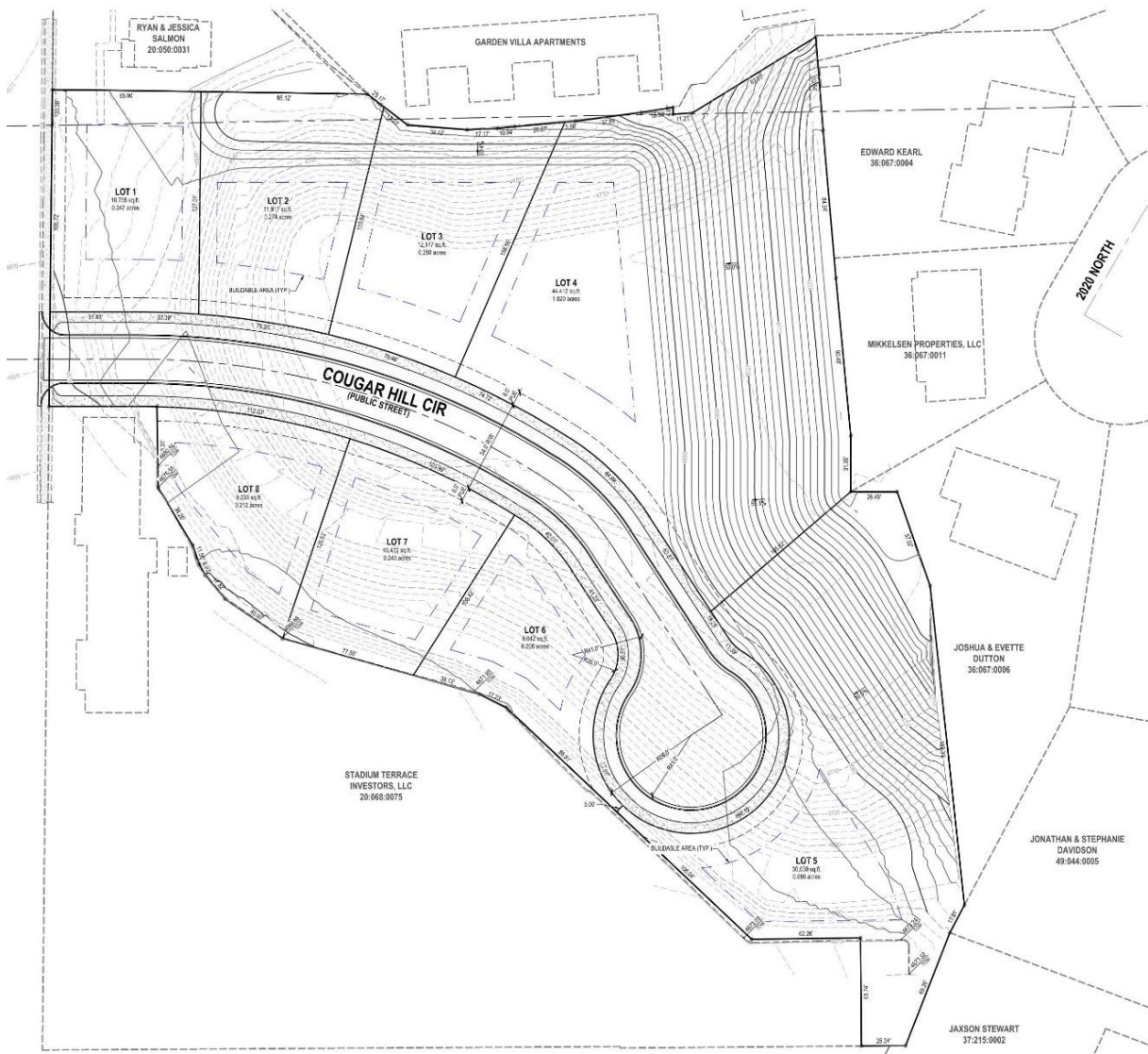


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ATTACHMENT 2 – PROPOSED SUBDIVISION



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NORTH CANYON DEVELOPMENT

2000 N CANYON ROAD
PROVO, UTAH

SITE PLAN AND

ATTACHMENT 3 – PROPERTY PHOTOS



