

Provo City Planning Commission

# Report of Action

April 24, 2024

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**ITEM 1** Dudley & Associates requests a Zone Map Amendment from the A1.5 (Agricultural) Zone to the R1.8 (One Family Residential) Zone in order to create a 3 lot single family subdivision, located at 1342 North Geneva Road. Lakeview North Neighborhood. Nancy Robison (801) 852- family subdivision, located at 1342 North Geneva Road. Lakeview North Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org  
PLRZ20240018

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The following action was taken by the Planning Commission on the above described item at its regular meeting of April 24, 2024:

## RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.  
Conditions of Approval: Fulfill all CRC Comments

Motion By: Lisa Jensen

Second By: Robert Knudsen

Votes in Favor of Motion: Jonathan Hill, Melissa Kendall, Robert Knudsen, Daniel Gonzales, Lisa Jensen, Andrew South, Barbara DeSoto

*Daniel Gonzales 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 R1.8 Zone is described in the attached Exhibit A.

### **APPROVED/RECOMMENDED OCCUPANCY**

3 lots

Single Family Home

### **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**

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

### **NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on 02/21/2024.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

### **APPLICANT RESPONSE**

Key points addressed in the applicant's presentation to the Planning Commission included the following: Roger Dudley stated that the owners would pipe the current irrigation ditch.

## **PLANNING COMMISSION DISCUSSION**

The question was asked why they weren't asking for a higher density or why they weren't creating smaller lots, that still meet the R1.8 zone. The applicant stated they wanted to stay consistent with the zones around the land. The Planning Commission also felt this met the goals in the General Plan and fits the surrounding area.



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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 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**