



Provo City Planning Commission

Report of Action

May 22, 2024

*Item 1 Damon & Angie Reynolds request a Zone Map Amendment from the A1.5 (Agricultural) zone to the R1.10 (One Family Residential) zone in order to create a two-lot residential subdivision, located at approximately 1730 North 2300 West. Grandview North Neighborhood. Dustin Wright (801) 852-6404 dwright@provo.org PLRZ20220251

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 22, 2024:

RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Conditions of Approval: None

Motion By: Andrew South

Second By: Jeff Whitlock

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

RELATED APPLICATIONS

Preliminary Subdivision Plat – PLPSUB20220223

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.

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

- A neighborhood meeting was held on 09/22/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.
- No neighbors or other interested parties were present or addressed the Planning Commission.

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:

- The original proposal was going to involve making 2300 W a public street so that lots could be accessed from it rather than 1730 N. The property owner of the 2300 W parcel did not want to sell it to the applicant at this time so the lots will front 1730 N instead. If the applicant can acquire the parcel in the future they would dedicate it as a public street.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The drive access will be from 1730 North for both lots and only yield two lots.
- There are no existing homes on the property. It is vacant land with horses currently and a small agricultural structure.
- 2300 West is a private drive and is not being rezoned with this request, remaining A1.5.

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 the Development Services Department, 445 West Center Street 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

REZONE BOUNDARY DESCRIPTION:

COMMENCING AT POINT BEING LOCATED NORTH 00°09'28" WEST ALONG THE SECTION LINE 1290.57 FEET AND WEST 732.84 FEET FROM THE EAST QUARTER CORNER, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 11°28'28" EAST ALONG AN EXISTING FENCE LINE 382.91 FEET; THENCE SOUTH 85°49'32" WEST ALONG AN EXISTING FENCE LINE 179.26 FEET; THENCE NORTH 10°21'43" WEST ALONG AN EXISTING FENCE LINE 394.51 FEET; THENCE NORTH 89°55'32" EAST ALONG AN EXISTING FENCE LINE 173.57 FEET TO THE POINT OF BEGINNING.

AREA = 67,729.28 SQ.FT. / 1.55 ACRES

THE SURVEY WAS BEGUN AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING BEING NORTH 00°09'28" WEST ALONG THE SECTION FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION.