

September 30, 2024



To: Aaron Ardmore, planning manager Provo City

RE: Petition for Zone Change – Meadows at Utah Lake

Parcel: 21:056:0054, 21:056:0078, 21:056:0073 and 21:056:0077

Dear Planning Department,

I represent the Brown and Cox Family. I am writing to formally request a zone change for the property identified as tax parcels 21:056:0054, 21:056:0078, 21:056:0073 and 21:056:0077. The current zoning is a combination of A15 Agricultural Zone, RA Residential Agricultural Zone, and R18- PD. We are requesting the property to be reclassified entirely as R18-PD. This request is consistent with the current general plan, which has designated this area for residential development.

We are asking that this property be given the PD zone overlay per Zoning Code 14.31.060.

Goals of Meadows at Utah Lake

- High Quality Housing Project | Targeting Provo’s growing population
- Diversity of Housing Product Type | At least 4 different variety of housing options covering everything from young single professionals to active adults
- Affordable Housing Component | Allow for diversity of income options defined by eighty percent (80%) AMI (average median income)
- Emphasis on Owner Occupied | Establishing a community that promotes home ownership
- Enhance the Pond area to make it a beautiful recreational feature for residents to enjoy

Reasons for the Request:

1. **Consistency with the General Plan:** The general plan has identified this area for residential purposes, making this zone change consistent with the long-term vision and objectives for the community.
2. **Meeting Community Needs:** The demand for single-family residential housing has increased in the community. By changing the zoning to R18-PD, we can meet this growing demand, provide additional housing options (especially for those that need affordable housing), and support community development goals.
3. **Efficient Use of Land:** The current A15 Agricultural and RA Residential Agricultural zoning may not represent the highest and best use of this land, given its location and surrounding development. A rezone R18-PD zone will ensure that the land is utilized efficiently, supports sustainable development, and contributes positively to the local neighborhoods and economy.

4. **Alignment with Infrastructure and Services:** The area is already supported by the necessary infrastructure and services required for residential development, including access to roads, utilities, and public services. The development may have to participate in installing a new sewer line to the existing lift station.
5. **Positive Impact on the Community:** This zone change will contribute to the overall enhancement of the community and supports the city's goals for balanced development. It will provide additional opportunities for home ownership in the fast-growing and beautiful area near Utah Lake.

Considering these points, I respectfully request approval for the zone change from A15 Agricultural Zone and RA Residential Agricultural Zone to R18-PD zone.

I have included exhibits that identify the concept plan, samples of different property types, zoning, general plan, and property legal descriptions for the area proposed to be rezoned.

I am available to discuss this matter further and provide any additional information you may require.

Thank you for your time and consideration of this petition.

Sincerely,

Signature of Agent:

Daniel Ford

Dan Ford, MBA

Senior Vice President | Utah

dan.ford@colliers.com | [View my profile](#)

Direct: +1 801 666 5502 | Mobile: +1 801 420 0137

2100 Pleasant Grove Blvd. Suite 200 | Pleasant Grove, Utah 84062 | USA

Exhibit 1: Concept Plan



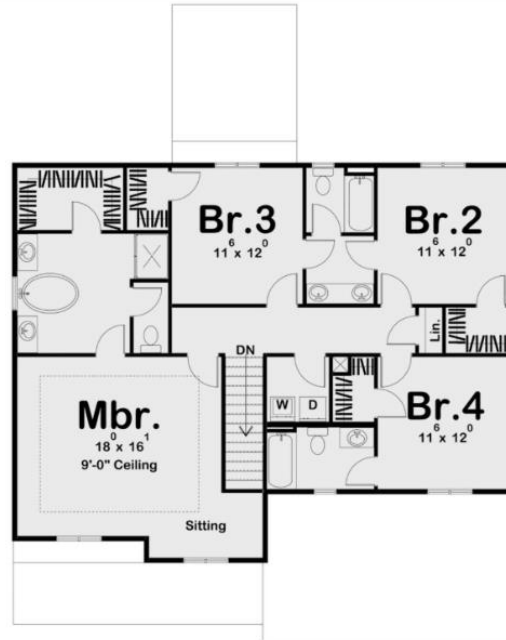
THE MEADOWS AT UTAH LAKE

PROVO, UTAH COUNTY
 9/25/2024
 23-0452



Exhibit 2: Examples of Product Diversity


Exhibit 2.1- Single Family Large Lots (actual product may vary)




SQ FT
2,560


BEDS
4


BATH
3

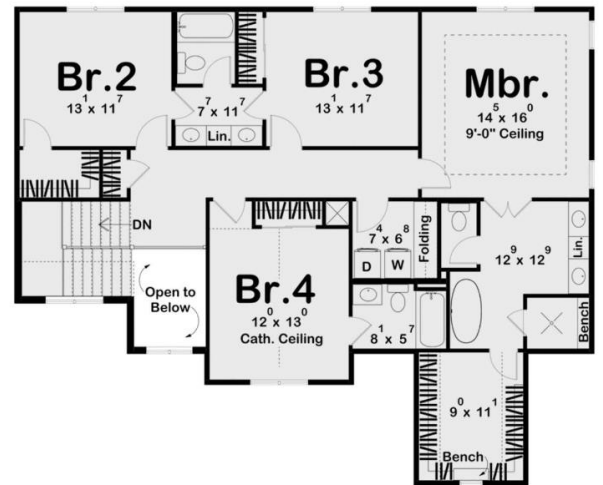
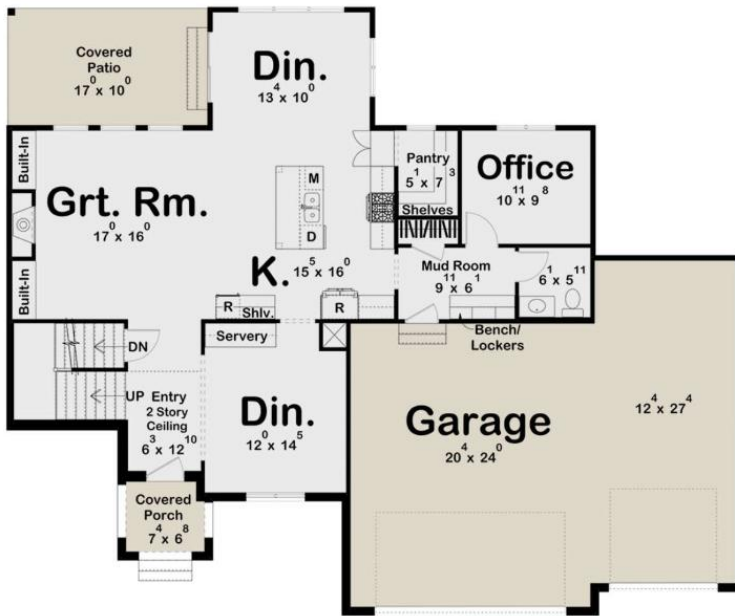

1/2 BATHS
1


CAR
2


STORIES
2


WIDTH
44'


DEPTH
56'



SQ FT
2,761



BEDS
4



BATH
3



1/2 BATHS
1



CAR
3



STORIES
2



WIDTH
62'



DEPTH
51'

Exhibit 2.2- Patio Home Options (Actual product may vary)

(This is an actual project we did in Lehi.)

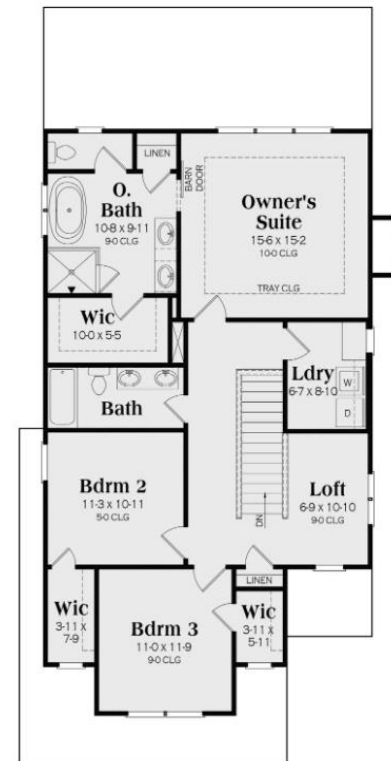
Single Family Detached - Single Story 1,858 SF

3 Bed, 2.5 Bath





Patio Home Options (Cont.)



SQ FT
1,977



BEDS
3



BATH
2



1/2 BATHS
1

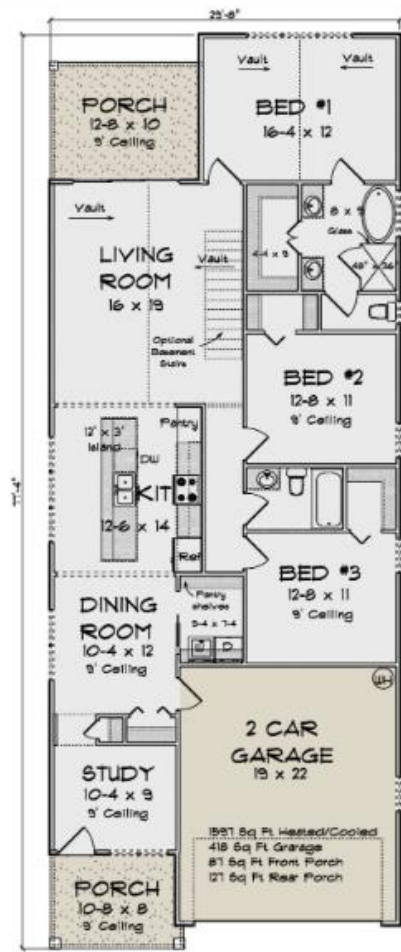


CAR
2



STORIES
2


Patio Home Options (Cont.)




SQ FT
1,597


BEDS
3


BATH
2


1/2 BATHS
0


CAR
2

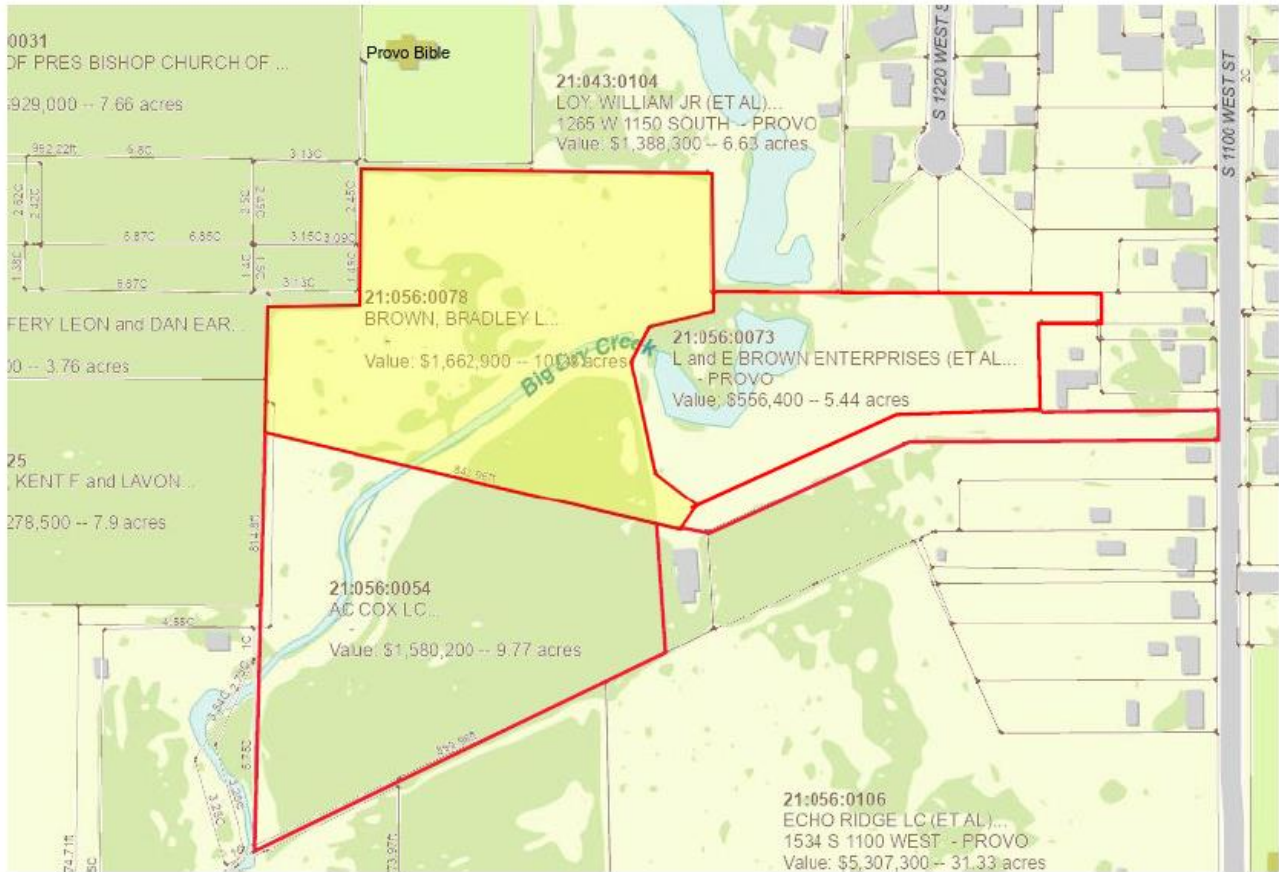

STORIES
1


WIDTH
29' 8"


DEPTH
77' 4"

Exhibit 3 – Property Location and Parcel Identification

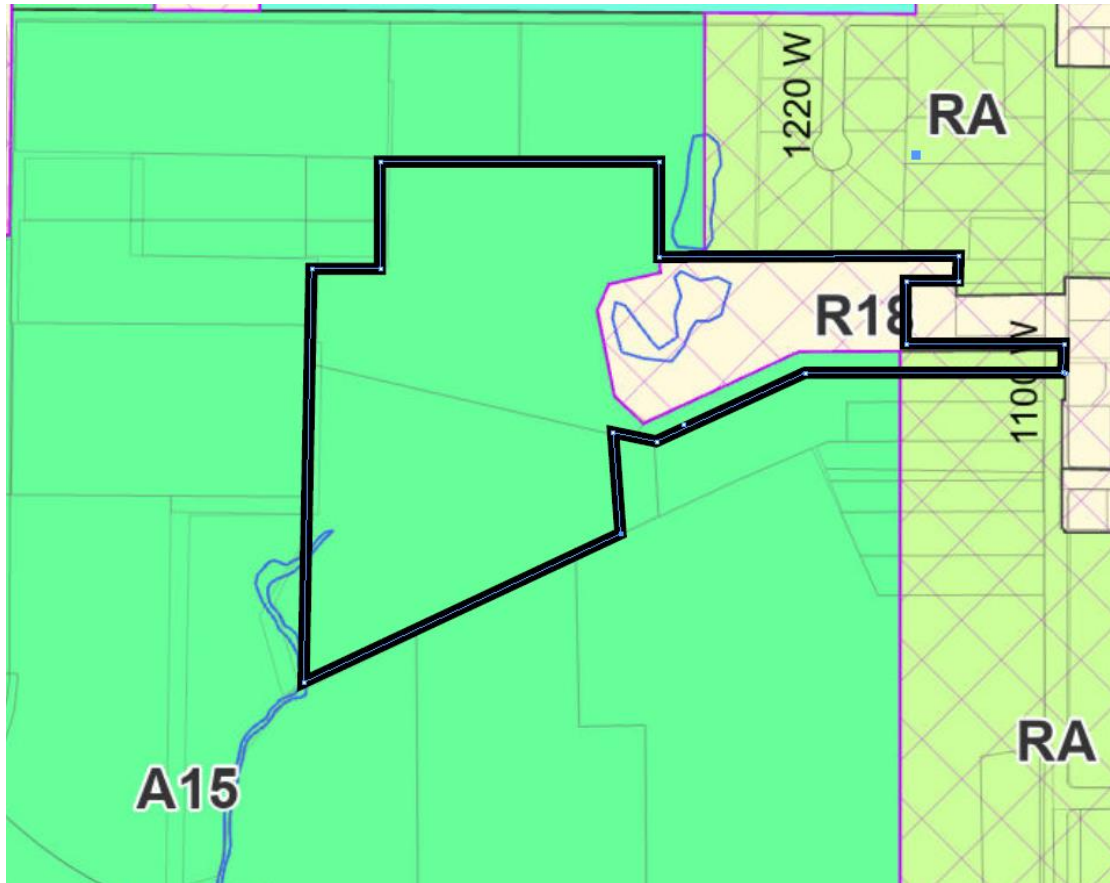
Property Details:



Approximate Property Address: 1344 S 1100 West, Provo

Parcel Numbers:	21:056:0078	10.28 Acres
	21:056:0073	5.44 Acres
	21:056:0054	9.77 Acres
	21:056:0077	1.39 Acres
	Total Acres:	26.88 Acres

Exhibit 4 – Current Zoning



R18 One Family RA - Residential

Principal uses are one family detached dwellings with car-ports/garages, on individual lots or attached one family dwellings in a planned open space dev. Min lot size: R1.8 8,000 sq. ft.; 80 ft. width

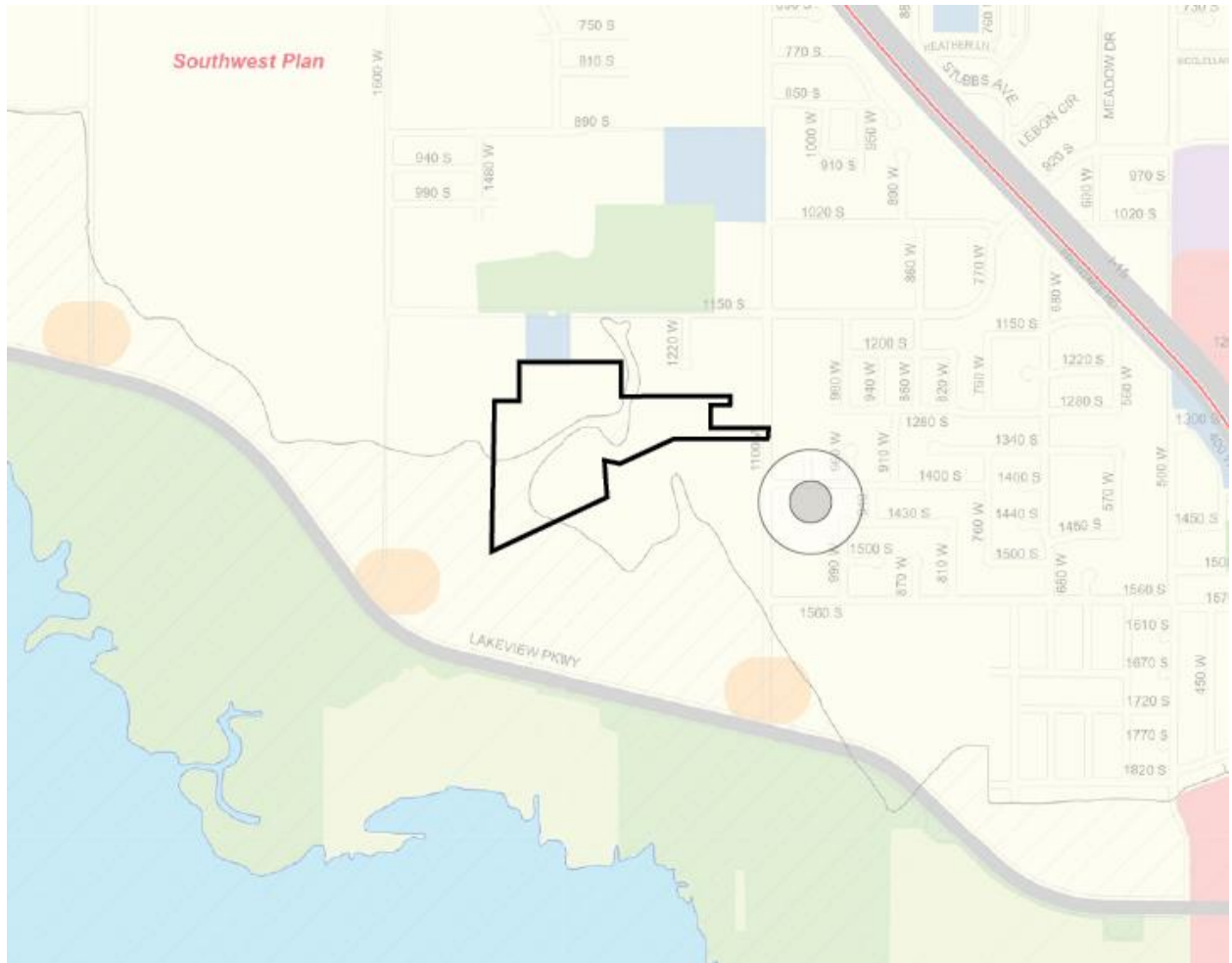
A15 Agricultural Zone

Principal uses include agricultural pursuits, unrestricted animal rights, and one family detached dwellings. Minimum lot size varies according to sub-zone: A1.5 ~ 5 Acres

RA Residential Agricultural Zone

A zone to harmoniously integrate residential uses with incidental agricultural pursuits. Principal uses include one family detached dwellings with limited animal rights. Minimum lot size is one-half acre.

Exhibit 5 – General Plan



Residential

This designation is intended to offer a broad mix of housing types across the city. Neighborhoods should be mixed to provide a wide range of housing opportunities.

Exhibit 6 – Legal Descriptions

Parcel: 21:056:0077

COM S 334.25 FT & E 1909.12 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; S 89 DEG 28' 30" W 631.4 FT; S 65 DEG 53' 30" W 439.36 FT; S 35 DEG 54' 30" W 56 FT; S 84 DEG 5' 30" E 56 FT; N 65 DEG 53' 30" E 427.67 FT; N 89 DEG 28' 30" E 618.21 FT; N 1 DEG 1' 24" E 56.03 FT TO BEG. AREA 1.392 AC.

Parcel: 21:056:0073

COM S 155.92 FT & W 987.79 FT FR NE COR. SEC. 14 T7S R2E SLB&M.; S 0 DEG 4' 29" W 54.87 FT; N 89 DEG 54' 35" W 121.85 FT; S 0 DEG 31' 30" E 179.9 FT; S 89 DEG 28' 30" W 280.48 FT; S 65 DEG 53' 30" W 439.36 FT; N 51 DEG 40' 23" W 103.69 FT; N 11 DEG 42' 19" W 224.4 FT; N 27 DEG 23' 29" E 75.92 FT; N 76 DEG 46' 30" E 130.55 FT; N 0 DEG 1' 42" W 37.28 FT; S 89 DEG 51' 5" E 766.65 FT TO BEG. AREA 5.439 AC.

Parcel: 21:056:0078

COM S 124.67 FT & E 29.59 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; N 89 DEG 6' 0" E 182.5 FT; N 0 DEG 49' 30" E 267.5 FT; S 89 DEG 10' 30" E 695.47 FT; S 0 DEG 18' 30" E 272.78 FT; S 76 DEG 59' 30" W 131.9 FT; S 27 DEG 27' 30" W 76.53 FT; S 11 DEG 46' 50" E 224.58 FT; S 51 DEG 35' 0" E 104.5 FT; S 35 DEG 54' 30" W 56 FT; N 76 DEG 52' 31" W 843.96 FT; N 1 DEG 46' 17" E 248.2 FT TO BEG. AREA 10.278 AC.

Parcel: 21:056:0054

COM S 374.23 FT & E 22 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; S 76 DEG 52' 31" E 797.48 FT; S 3 DEG 20' 30" E 255.44 FT; S 65 DEG 8' 30" W 899.96 FT; N 1 DEG 45' 38" E 814.8 FT TO BEG. AREA 9.767 AC.