

Provo City Planning Commission Administrative Hearing

# Report of Action

May 7, 2014

ITEM 2 Desert Peak Management Group LLC requests final plat approval for the South West Ranch Plat A Subdivision, an eight-lot residential subdivision of 4.71 acres, located at approximately 600 West 1500 South, Provo, UT. **Lakewood Neighborhood** 14-0007SF

The following action was taken on the above described item by an Administrative Hearing Officer, acting in behalf of the Provo City Planning Commission, on May 7, 2014:

## APPROVED

Administrative Hearing Officer: Brian Maxfield

Includes facts of the case, analysis, and conclusions outlined in the Staff Report, with any changes noted. Administrative Hearing Officer determination is consistent with the Staff analysis and determination.

### Conditions of Approval:

1. Final approval from the Coordinators Review Committee

### RELATED ACTIONS

13-0007SP approved in Planning Commission on 12/11/2013

13-0013R approved in Planning Commission on 12/11/2013. Approved by Council on 1/21/2014

### 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.

### NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood Chair was not present or did not address the Administrative Hearing Officer during the hearing. Neighbors or other interested parties were not present or did not address the Administrative Hearing Officer.

### APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following:

1. Applicant didn't have anything to add that wasn't mentioned in the staff presentation.



Administrative Hearing Officer

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report for further detailed information. The Staff Report is a part of the record of the decision of this item.

Administrative decisions may be appealed by submitting an application/notice of appeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Hearing Officer'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**



**Planning Commission  
Staff Report  
Final Plat Approval  
Administrative Hearing Date:  
May 7, 2014**

**ITEM 2** Desert Peak Management Group LLC requests final plat approval for the South West Ranch Plat A Subdivision, an eight-lot residential subdivision of 4.71 acres, located at approximately 600 West 1500 South, Provo, UT. **Lakewood Neighborhood** 14-0007SF

Applicant: Desert Peak Management Group LLC – Susan Palmer

Staff Coordinator: Dustin Wright

Property Owner: New Roads LLC

Parcel ID#: 55:707:0005

Current Zone: RA

Acreage: 4.71

Number of Lots: 8

Council Action Required: No

Related Casefile(s): 14-0008PPA

**ALTERNATIVE ACTIONS**

2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is June 4, 2014, 5:00 p.m.*

3. **Deny** the requested Plat. *This action would not be consistent with the recommendations of the Staff Report. The Hearing Officer should state new findings.*

Current Legal Use:

R1.8 residential single family and an existing rehabilitation center on RA zoned land.

Relevant History:

Preliminary Plat approval has been granted and the rezoning has also been granted.

Neighborhood Issues:

No major concerns have been made know from the public. One question was about the new lots and if they are being used for persons from the rehabilitation center. The developer responded that they are not, they just have the reaming portion of the lot that they are looking to divide and sell lots to builders.

Summary of Key Issues:

The preliminary plat has been approved and the rezoning needed to build 7 residential lots has been approved as well.

Lots are not intended to be part of the rehabilitation center.

Staff Recommendation:

Staff recommends the Administrative Hearing Officer approves the final plat with the findings that proper zoning is in place and that the proposed lots conform with the zoning regulations and are subject to all requirements identified by the Coordinators Review Committee (CRC)

### **FINDINGS OF FACT**

The property for the 7 residential lots has been rezoned from RA to R1.8. Preliminary plat approval has also been granted. Coordinators Review Committee is reviewing this project and has a few minor changes/issues that need to be addressed. Lots 1-7 will be subject to the development standards for the R1.8 zone. The existing use on lot 8 does not have a need for a zone change and the new lot dimensions will not make the lot less conforming.

### **CONCLUSIONS**

The proposed final plat meets the requirement of the underlying zones and with the remaining CRC issues being resolved would comply with city regulations. The zoning needed for number of lots desired is in place and has been approved by the Council.

### **CONDITIONS OF APPROVAL**

1. That all requirements identified by the Coordinators Review Committee (CRC) are met.

### **APPEAL**

Decisions of the Administrative Hearing Officer may be appealed to the Provo City Board of Adjustment by filing a written appeal with the Community Development Department within fourteen (14) days following the date of the hearing per the requirements of Section 14.05, Provo City Code.