



Provo City Planning Commission

Report of Action

August 23, 2017

ITEM 1* Provo City Public Works Department requests an amendment to the Aspen Loop road dedication to more accurately match the final plat. **Provost Neighborhood**. 17-0002SV, Austin Corry, 801-852-6413

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 23, 2017:

RECOMMEND APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Dave Anderson

Second By: Shannon Ellsworth

Votes in Favor of Motion: Brian Smith, Shannon Ellsworth, Jamin Rowan, Dave Anderson, Andrew Howard

Jamin Rowan 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.

STAFF PRESENTATION

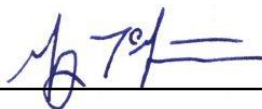
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

NEIGHBORHOOD AND PUBLIC COMMENT

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

CONCERNS RAISED BY PUBLIC

- No concerns have been raised prior to, or during the Planning Commission hearing.



Director of Community Development

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 Community Development Department, 330 West 100 South, 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



**Planning Commission
Staff Report
Street Vacation
Hearing Date: August 23, 2017**

ITEM 1* Provo City Public Works Department requests an amendment to the Aspen Loop road dedication to more accurately match the final plat. **Provost Neighborhood**. 17-0002SV, Austin Corry, 801-852-6413

<p>Applicant: Provo City Public Works Staff Coordinator: Austin Corry</p> <p>Property Owner: Provo City Corp. Parcel ID#: 220370127 Current Zone: Residential Planned Development (R2PD) Proposed Zone: Residential Planned Development (R2PD) General Plan Des.: Residential (R) Acreage: 2.12 Number of Properties: 1 Total Building Sq. Ft.: N/A</p> <p>Development Agreement Proffered: No</p> <p>*Council Action Required: Yes</p> <p><u>ALTERNATIVE ACTIONS</u> 1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is September 6, 2017, 5:30 p.m.</i> 2. Recommend Denial of the proposed Street Vacation. <i>This would be <u>a change from the Staff recommendation; the Planning Commission should <u>state new findings.</u></u></i></p>	<p>Current Legal Use: Vacant</p> <p>Relevant History: The existing right-of-way was dedicated a number of years ago in agreement with the existing property owner, and adjacent property owner, and the City in order to provide access to the adjacent property for future development. The road has not yet been constructed.</p> <p>Neighborhood Issues: No issues have been reported to staff at this time.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The current right-of-way was dedicated to provide access to adjacent undeveloped property.• The road has not yet been constructed.• The current progress of Aspen Summit is seeking to realign the road prior to construction. <p>Staff Recommendation: Staff recommends that the Planning Commission recommend approval of the proposed street vacation.</p> <p><i>This action <u>would be consistent with the recommendation of the Staff Report.</u> Any additional changes should be stated with the motion.</i></p>
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OVERVIEW

The existing right-of-way for Aspen Loop road was dedicated a number of years ago to provide access rights from the Aspen Summit Planned Development to adjacent property owned by Mr. Steve Turley. This access would grant the secondary ingress/egress necessary for Mr. Turley to meet ordinance requirements for access based on a proposed development called Slate Canyon Heights. This development has not yet been approved by the City, but the access to the property was secured by dedicating Aspen Loop road through Aspen Summit which is being developed in phases.

Aspen Summit has since progressed in development. Mr. Steve Stewart is seeking to adjust the road alignment to better address topography in the area. The proposed street vacation is part one of two, the second part being a new road dedication that will be made as part of Aspen Summit Plat F.

FINDINGS OF FACT

1. The proposed street vacation is to facilitate realignment of Aspen Loop Road.
2. Access to adjacent properties will be maintained as they exist now.

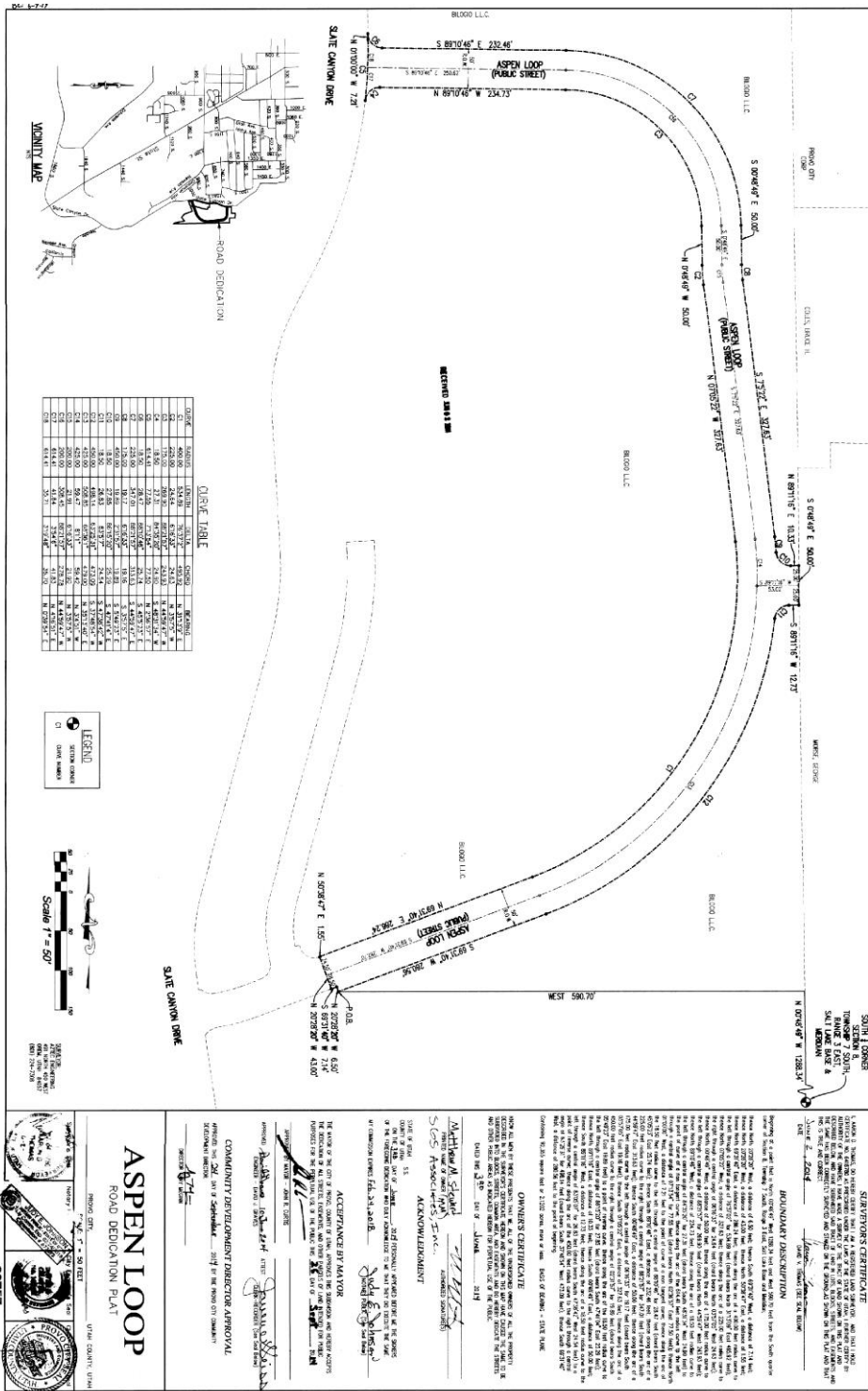
CONCLUSIONS

As a result of the road simply being realigned, no General Plan Policies or ordinances are affected by the proposed change.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **recommend approval** of the proposed street vacation.

ATTACHMENT #1 – EXISTING STREET DEDICATION



ATTACHMENT #2 – PROPOSED STREET REALIGNMENT

