

Provo City Planning Commission

Report of Action

April 22, 2015

ITEM 1\* Charles Garner requests an amendment to the zone map of approximately 2.13 acres, generally located at 841 South 950 West, from RA (Residential Agriculture) Zone to R1.8 (One Family Residential) Zone in order to allow a residential subdivision. *Sunset Neighborhood*, 15-0002R, Austin Corry, 801-852-6413

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 22, 2015:

**RECOMMEND APPROVAL**

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

Motion By: Fred Bandlely

Second By: Ross Flom

Votes in Favor of Motion: Kermit McKinney, Ross Flom, Brian Smith, Fred Bandlely, Diane Christensen, Jamin Rowan, Ed Jones

*Diane Christensen 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.

**RELATED ACTIONS**

Planning Commission approved Preliminary Plat (15-0001SP) on 22 April 2015.

**DEVELOPMENT AGREEMENT**

- Does not apply

**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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

**CITY DEPARTMENTAL ISSUES**

- None

**NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on 22 February 2015. The report from the neighborhood chair was that all in attendance were very positive about this proposal and no concerns were raised during that meeting.

**NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood Chair was not present during the hearing.
- No concerns were raised concerning the zone change application.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Planning Commission members agreed the proposed zoning fits with all the neighboring developments.



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Planning Commission Chair



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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**