



**Planning Commission Hearing  
Staff Report  
Hearing Date: September 12, 2018**

**\*ITEM #3** George Bills requests a Zone Change from Public Facilities (PF) to Agriculture 1 (A1.1) for 5.89 acres located at 1437 E 2300 N. Rock Canyon neighborhood. Aaron Ardmore (801) 852-6404 PLRZ20180239

<p><b>Applicant:</b> George Bills at Gardner &amp; Associates</p> <p><b>Staff Coordinator:</b> Aaron Ardmore</p> <p><b>Property Owner:</b> RANGER STATION LLC  <b>Parcel ID#:</b> 20:045:0018  <b>Acreage:</b> 5.89  <b>Number of Properties:</b> 1  <b>Number of Lots:</b> 3</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is September 26 at 5:00 P.M.</i></p> <p>2. <b>Deny</b> the requested Zone Map Amendment. <i>This action <u>would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.</u></i></p>	<p><b>Current Legal Use:</b> The property is currently a mostly vacant parcel that contains a storage building for the US Forest Service.</p> <p><b>Relevant History:</b> The property was acquired by an LLC, which is represented by the applicant. The applicant submitted a zone change request and a proposed subdivision plan to split the property into three single-family lots.</p> <p><b>Neighborhood Issues:</b> The applicant met with staff and the neighbors to the west to discuss concerns about building placement and view corridors.</p> <p><b>Summary of Key Issues:</b></p> <ul style="list-style-type: none"> <li>• The proposed zone would change from Public Facilities to Agricultural – one acre lot minimum.</li> <li>• The applicant would subdivide the property into three lots.</li> <li>• The General Plan for this property is Residential.</li> </ul> <p><b>Staff Recommendation:</b> That the Planning Commission forwards a Positive Recommendation to the Municipal Council.</p>
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**OVERVIEW**

Gardner & Associates is requesting a zone change on behalf of the property owner at 1437 East 2300 North, from the Public Facilities (PF) zone to the Agricultural (A1.1) zone. The proposed zone restricts residential use to one dwelling per acre.

The property owner purchased the land in 2007 in order to create single family lots at a later date. The applicant has now applied for the necessary zone change and preliminary subdivision that would enable the property to be subdivided.

R1.10 zoned lots are adjacent to the west of the subject property. These lots were originally part of the subject property. Also to the west is R1.SPD zoning where the lots are 12,000 to 13,000 sf. To the north and east of the subject property is City-owned parkland that is zoned Public Facilities.

The street 2300 North is a collector road and provides the frontage to the subject property.

### **FINDINGS OF FACT**

1. The property is in the Public Facilities Zone.
2. The General Plan designates the property as Residential.
3. The proposed zone is Agricultural – One Acre minimum.
4. The plan proposes a three-lot subdivision.

### **ANALYSIS**

The proposed zone change would allow the development of the property into residential lots, aligning it with the intent of General Plan. The proposed zone of A1.1 would fit the characteristics of the area, as the property serves as a gateway to the Rock Canyon trailhead. Due to limitation related to the geography of the property, the proposed zone would most likely limit the property to three lots; but the potential for five lots may be possible.

Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

*Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of Section 14.02.010 of this Title and may approve, conditionally approve, or deny the preliminary project plan. Before recommending an amendment to this Title, the Planning Commission shall determine*

*whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: (responses in bold)*

(a) *Public purpose for the amendment in question.*

**The proposal allows the property to be developed in an appropriate manner, which will increase the tax base for the City.**

(b) *Confirmation that the public purpose is best served by the amendment in question.*

**Any higher density residential development or other use for the property would be inappropriate for the site.**

(c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*

**The proposed development meets the General Plan Map designation for the property, and meets the goals in chapter six of the General Plan, specifically in “increasing the amount of owner-occupied housing units.”**

(d) *Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.*

**There are no relevant timing and sequencing provisions dealing with this proposal.**

(e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.*

**The proposed zone change should not hinder or obstruct the General Plan policies, but help to achieve them.**

(f) *Adverse impacts on adjacent land owners.*

**There would be minimal adverse impacts on adjacent owners, but could include increased traffic and loss of view corridors.**

(g) *Verification of correctness in the original zoning or General Plan for the area in question.*

**The zoning and General Plan for the area are correct.**

- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

**There are none.**

## **CONCLUSIONS**

Staff feels that the proposed zone is a good fit for the property in enabling it to be developed in accordance with the Provo City General Plan.

## **ATTACHMENTS**

1. Proposed Zone Change Area
2. Concept Plan

ATTACHMENT 1 – PROPOSED ZONE CHANGE AREA





