



Provo City Planning Commission

Report of Action

January 23, 2019

*ITEM 1 Brian Wing requests a zone change from A1.1 to R1.10 to facilitate a two-lot, residential subdivision, located at 672 S 1600 W. Sunset Neighborhood. Brian Maxfield (801) 852-6429 17-0019R

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 23, 2019:

RECOMMENDATION FOR APPROVAL

On a vote of 6:0, the Planning Commission recommended the Municipal Council approve the above noted application.

Motion By: Brian Smith

Second By: Shannon Ellsworth

Votes in Favor of Motion: Brian Smith; Shannon Ellsworth; Andrew Howard; Maria Winden; Jamin Rowan; David Anderson

David Anderson was present as Chair.

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

- Location of the request, existing zoning in the area, and General Plan designation of Residential for the site.
- Emphasis regarding the action not being considered a "Spot Zone" as it is in conformance with the General Land Use Plan, and the State Code explicitly states there is no limit to the minimize size, nor number of property owners within any zoning district.

CITY DEPARTMENTAL ISSUES

Although area sewer issues had delayed the processing of this request in the past, those sewer issues have now been successfully addressed in regards to this particular site.

NEIGHBORHOOD MEETING DATE

In an e-mail sent February 1, 2018, the neighborhood chair, Brian Taylor, stated he had visited with neighbors of the site. He further stated he did not find a single neighbor who opposed the proposed plans, and in fact were very supportive of his efforts.

NEIGHBORHOOD AND PUBLIC COMMENT

No public comment was given.

CONCERNS RAISED BY PUBLIC

No concerns regarding the proposed rezoning and two-lot subdivision have been raised.

APPLICANT PRESENTATION AND RESPONSE

The applicant stated everything had been covered by staff and did not give any further presentation.

PLANNING COMMISSION DISCUSSION

The Planning Commission asked for clarifications regarding sewer capacities in the area that were answered by David Day of the Public Works Department.



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