

Provo City Planning Commission

Report of Action

September 25, 2024

***ITEM #1** Development Services requests a Zone Map Amendment from the R1.20 (One Family Residential) Zone to the LDR (Low Density Residential) Zone in order to construct six (6) townhomes for current Provo City employees on property at 1992 North Geneva Road. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20240252

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 25, 2024:

RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Melissa Kendall

Second By: Lisa Jensen

Votes in Favor of Motion: Melissa Kendall, Lisa Jensen, Jeff Whitlock, Daniel Gonzales, Jonathon Hill, Andrew South, Adam Shin, Barbara DeSoto

Jeff Whitlock 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 LDR Zone is described in the attached Exhibit A.

RELATED ACTIONS

The Planning Commission approved the related Concept Plan (PLCP20240253, September 25th, 2024 agenda, item #2).

APPROVED/RECOMMENDED OCCUPANCY

6 Total Units

Type of occupancy approved: Family

Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING

14 Total parking stalls required

14 Total parking stalls provided

2.25 Required parking stalls per unit

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

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. Staff also answered Planning Commission questions regarding the neighborhood meeting, density allowed with the General Plan, parking, and site design. Staff also gave an overview of the surrounding zones.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting will be held October 30th, 2024.

NEIGHBORHOOD AND PUBLIC COMMENT

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

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- An email from a neighbor, Tanner Nordstrom, was sent to the Planning Commission after the staff report, but prior to the hearing, and noted concerns regarding the applicability of the Lakeview Fields CCRs from the neighborhood to the east.
- Linda Brown shared her concerns about parking and renting to students.
- Don Bahr stated that the idea is good, but six units is too many in his opinion.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Sarah Van Cleeve (Provo Housing/Utah Community Land Trust) addressed the Planning Commission and gave more detail on the deed restrictions, land trust, and how the financing will work to keep the home prices lower than market prices. She noted that a small HOA fee will be charged to maintain the grounds.
- Sarah also answered questions about occupancy for the homes, sale of the homes, and program requirements.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission confirmed that the units will not be allowed for subletting or renting out because of the land trust rules; and that six units is what works for the project (in addressing public comments).
- The Commission discussed the 2/3 of market value cost is a good value for city employees, that the land trust is a good tool.
- The Commission went over site design, including traffic and parking demands and design options with the LDR Zone. They recommended that fences are included for the front yard and guest parking be signed on the site.
- There was overall support among the Commission for the idea, that it is a good fit for the area, that the landlord will ensure the property is kept up, and it meets a need for the city.
- The Planning Commission recommended that the Council waits to make a decision until after the neighborhood meeting.



Planning Commission Chair



Director of Development Services

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 Development Services Department, 445 W Center Street, 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

EXHIBIT A

Beginning at a point located North 89°31'44" West along section line 355.23 feet and South 31.49 feet from the Northeast Corner of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 1°10'33" West 109.03 feet; thence South 88°27'58" West 185.47 feet; thence North 30°51'37" West 59.42 feet; thence North 47°24'24" East 48.77 feet; thence North 0°36'38" West 28.01 feet; thence North 89°23'22" East 182.53 feet to the point of beginning.

Area = 0.497 Acres