Provo City Planning Commission

Report of Action

September 12, 2019

Item 3 Silverado Management (Dave Hunter) requests Project Plan approval for a 120-unit apartment complex in a proposed Campus Mixed Use (CMU) zone, located at 1900 N Canyon Road. Pleasant View Neighborhood. Robert Mills (801) 852-6407 PLPPA20190228

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 11, 2019:

Continue

On a vote of 6:0, the Planning Commission continued this request to allow for a further review of the applicant's Traffic Demand Management plan and the traffic study.

Motion By: Shannon Ellsworth
Second By: Maria Winden
Votes in Favor of Motion: Shannon Ellsworth, Deborah Jensen, Robert Knudsen, Russell Phillips, Laurie Urquiaga, and Maria Winden

Deborah Jensen was present as Chair.

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:

- The proposed project seems to be consistent with the proposed CMU Zone and the guidance provided in the General Plan; however, the provided off-street parking does not meet the current minimum required by the zone.
- An ordinance text amendment to allow reduction of off-street parking requirements for residential developments will be reviewed by the Municipal Council, but currently, no mechanism exists to allow such a reduction. Therefore, if the Planning Commission was desirous to approve the Project Plan application, a condition would have be placed that it was approved subject to the ordinance text amendment being approved by Council; or the project would be required to be redesigned to meet the standards of the zone.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on August 20, 2019.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Pleasant View Neighborhood Chair explained that he felt continuing the item would be best so that the applicant's revised documents could be reviewed. He also felt it would not be prudent to approve the project plan dependent upon the approval of pending legislation. Additionally, his primary concern is the pressure that would be placed on the Allred subdivision.
- Approximately thirteen (13) residents of the surrounding neighborhood spoke in opposition to the proposed project as it was currently designed. They were concerned about parking deficiencies, enforcement, building height, consistency with the neighborhood, affordability, lack of transparency, and a disregard for the single-family home owners.
- One (1) person commented that the median age of Provo residents is 23.7 and he fell in that demographic. He fully supported the proposed project and commented on the need of additional housing options in Provo.

APPLICANT RESPONSE

- The applicant expressed a willingness to enter into a Development Agreement with the City that will limit density and occupancy as a way of appeasing concerns regarding those issues.
- If the unit count and height are reduced, that simply means that the rental rate will have to go up to cover project costs. This leads to decreased affordability.
- The structure is actually considered a four-story building because one of the levels is subterranean.
- The project will provide 48 bike lockers and repair stations on two levels.
- The project will be managed by Redstone Management.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Urquiaga asked if continuing the decision would be detrimental and the applicant explained that it could impact the closing timeline.
- Commissioner Phillips asked the applicant if the project could be redesigned to provide the needed off-street parking stalls. The applicant responded by saying that anything is possible, there is just a cost associated with it. Specifically the increased cost of providing those additional stalls will substantially decrease the affordability of the project.
- The general consensus of the commissioners seemed to be that continuing the item to allow additional time for review of the TDM plan and the traffic study will be beneficial.

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 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