

Provo City Planning Commission

Report of Action

October 23, 2019

Item 1 Kenny Hrabar requests Project Plan approval for expansion of the Jamestown Assisted Living facility, located at 3352 North 100 East in the Professional Office (PO) Zone. Riverside Neighborhood. Brandon Larsen (801) 852-6413 PLPPA20180009

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

APPROVED WITH CONDITIONS

On a vote of 5:0, the Planning Commission approved the above noted application, with the following condition:

1. That all items in the CRC report are met and satisfied.

Motion By: Andrew Howard

Second By: Robert Knudsen

Votes in Favor of Motion: Shannon Ellsworth, Andrew Howard, Deborah Jensen, Robert Knudsen, and Laurie Urquiaga

Deborah Jensen was present as Chair.

RELATED ACTIONS

PLFSUB20180008 Final Plat – Approved on August 29, 2019

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:

- Staff noted that this application had been continued from a previous meeting.
- The proposed expansion of the Jamestown Assisted Living facility includes a new wing on the south side of the property, a new pond, the expansion of the dining and gathering area, a road dedication, and the construction and dedication of a portion of Lover's Lane.
- A neighborhood meeting was held on October 15, 2019, and it appeared to staff that generally the Neighborhood was supportive of the proposal. They did express concern about parking capacity for the Facility during large events. Parking for employees was also referenced. The Applicant appeared to agree to look into these issues.
- This is an administrative approval process.
- The applicant appears to have met all requirements, except for a few CRC requirements that can be dealt with administratively.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on October 15, 2019.

NEIGHBORHOOD AND PUBLIC COMMENT

- Mike Roan, Riverside Neighborhood Chair, enumerated concerns that were raised at the October 15th neighborhood meeting, including maintenance of Lover's Lane, property ownership, parking related to employees, businesses being affected by the parking situation at the subject facility (especially during large events at the Facility), irrigation water and the continued conveyance of water flows to westward users, interior facility concerns, the sufficiency of medical staff, additional ADA parking.
- Mr. Roan noted that attendees of the October 15, 2019 neighborhood meeting expressed comfortability with the proposal.

APPLICANT RESPONSE

- The Applicant is excited to get the project moving and believes it will add value to the community. Paul, a representative for the Applicant, believes all concerns raised at the October 15, 2019 neighborhood meeting were addressed prior to the end of the meeting.

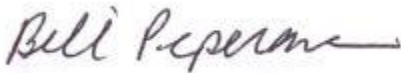
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Howard explained his familiarity with the Jamestown Assisted Living facility; he believes it is well run. He stated the Neighborhood and Facility have a good relationship.



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, 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