

Provo City Planning Commission

Report of Action

December 04, 2019

*Item 2 Bob Jones is requesting a General Plan Amendment to change the land use designation in the Provo City General Plan from "Agricultural" to "Residential" within Sections 7 & 18 of T6S R3E, SLM (approximately between 300-1000 E, and 4800-6000 North) North Timpview Neighborhood. Brian Maxfield (801) 852-6429. (PLGPA20190352)

The following action was taken by the Planning Commission on the above described item at its regular meeting of December 04, 2019:

CONTINUED

On a vote of 5:0, the Planning Commission continued the above noted application, with no date specified.

Motion By: Maria Winden

Second By: Russ Phillips

Votes in Favor of Motion: Maria Winden; Russ Phillips; Shannon Ellsworth; Laurie Urquiaga; Deborah Jensen
Deborah Jensen 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:

- This item is the consideration of an amendment to the General Plan and does not include a recommendation regarding the annexation or rezoning of the property, nor the approval of a concept plan for the site.
- The consideration also does not involve any change to the Developmentally Sensitive designation as shown on the General Land Use Plan map.

CITY DEPARTMENTAL ISSUES

A more detailed examination relating to the extension of utility services and the environmental review will be presented by the Public Works Department in conjunction with the review of a Concept Plan for the site.

NEIGHBORHOOD MEETING DATE

An initial neighborhood meeting was held in May, followed by several smaller meetings with various members of the community. An additional neighborhood meeting was held on 29 October, 2019.

NEIGHBORHOOD AND PUBLIC COMMENT

Multiple Neighborhood Chair(s) were present or addressed the Planning Commission. They included: Bonnie Morrow of the North Timpview Neighborhood; Richard Pratt of the Sherwood Hills Neighborhood; Sharon Memmott of the

Edgemont Neighborhood; and David Rosen of the Riverbottoms Neighborhood. In addition, Mike Roan, the Northeast Area chair was present and submitted prior to the meeting, an e-mail addressing the request.

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 mostly issues related to the review and approval of the development of the site rather than speaking to the issues of the General Plan Amendment. Issues raised including concerns such as the impact on city infrastructure, the impact on the school system, impact to current or existing trail accesses, impact on air quality. Several from the neighborhood emphasized that they would like this item to be continued, to allow a greater dialogue regarding the proposed development.

APPLICANT PRESENTATION AND RESPONSE

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

- An emphasis that "Agricultural" designated land is intended to be changed once it is deemed ready for development.
- Corrections on some of the information being presented by some of the neighborhood groups.
- More details about the proposed development of the project.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Members of the Planning Commission asked clarifying questions regarding water, sewer, natural drainage areas, and wildland interface.
- Several members expressed their desire to have the developer provide prospective drawings especially as the project would be viewed from the Canyon Road.
- Staff was directed to address in the next meeting, if the proposed change to residential could be considered a "necessity" per the verbiage within the description for Agricultural in the General Land Use Plan.



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