

Provo City Planning Commission

Report of Action

January 27, 2021

ITEM 4 DR Horton requests Concept Plan approval for a 55.84-acre development, consisting of single-family homes, townhomes and commercial zoning, located at 1562 S 1100 W. in proposed Low Density Residential and General Commercial zoning. Lakewood and Sunset Neighborhoods. Aaron Ardmore (801) 852-6404 PLCP20200392

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 27, 2021:

CONTINUED

On a vote of 6:0, the Planning Commission continued the above noted application to a date uncertain.

Motion By: Brian Henrie

Second By: Ally Jones

Votes in Favor of Motion: Brian Henrie, Ally Jones, Dave Anderson, Lisa Jensen, Daniel Gonzales, Laurie Urquiaga
Dave Anderson was present as Chair.

- New findings stated as basis of action taken by the Planning Commission or recommendation to the Municipal Council; Planning Commission determination is not generally consistent with the Staff analysis and determination.

RELATED ACTIONS

Planning Commission also continued the related Zone Change request, Item 5, at the January 27th Hearing.

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.

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.
- Important issues raised by other departments – addressed in Staff Report to Planning Commission

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 01/14/2021.

NEIGHBORHOOD AND PUBLIC COMMENT

- Multiple Neighborhood Chair(s) were present or addressed the Planning Commission.

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:

- Jonathon Hill raised awareness of the importance of the Southwest Future Land Use Map and commented on the importance of following that plan with Dry Creek trail and density. He also stated that he would prefer open space and open fences along the trail if homes are put against it.
- Becky Bogdin stated her preference to sticking to the General Plan for the area and how she would like to see a trail along Dry Creek. She also stated she likes putting the density along Lakeview Parkway.

APPLICANT RESPONSE

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

- Krisel Travis responded to staff concerns addressed in the Staff Report and presentation and to Planning Commission questions regarding proposed density, utility connections, and site layout. She stated she would like the proposals continued so she can try to work on the issues raised at the hearing and by staff.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Dave Anderson shared his thoughts that the proposal is not ready for a decision, and more time needs to be given to work on the plan to address major concerns. He likes some aspects of the plan but can see that there are concerns that need to be worked out.
- Lisa Jensen agreed with Mr. Anderson and would like to see a plan that can meet the codes.
- Laurie Urquiaga understands why staff would want to bring items to hearings rather than going through multiple reviews but feels like in this case the plan has not come far enough and can be improved with some more time to address the major concerns of the City.
- There was a lot of discussion regarding the value and regulations of the Southwest Future Land Use Map, culminating in the thought that proposals need to be consistent with the standards developed in the southwest planning efforts. It was also noted that the main reason for the density maximum of four units per acre net was driven mostly by Public Works infrastructure. The Planning Commission believes that after a density reduction the plan has value and should be given more time for the applicant to work on revisions.
- Planning Commission wanted to see the mix of housing types and the commercial corner stay in future revisions, but would like to see the open space, connectivity, and access to dry creek improved; as well as the housing types improved, specifically the front-loaded townhomes.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- More time needs to be given to the applicant and staff to try to find solutions for the major concerns with density, open space, and utility connections.



Planning Commission Chair

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 and Neighborhood 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