Provo City Planning Commission

Report of Action

June 9, 2021

ITEM 3 Sidney Allsop requests Concept Plan approval for 15 townhome units located at 690 E 500 S in a proposed Medium Density Residential (MDR) zone. Maeser Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLCP20210087

The following action was taken by the Planning Commission on the above-described item at its regular meeting of June 9, 2021:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application.

Motion By: Laurie Urquiaga Second By: Robert Knudsen

Votes in Favor of Motion: Ally Jones, Laurie Urquiaga, Dave Anderson, Daniel Gonzales, Lisa Jensen, and Robert

Knudsen

Dave Anderson 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.

RELATED ACTIONS

The Planning Commission also forwarded a positive recommendation to City Council for the related zone change, Item 4, at the June 9, 2021 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

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

NEIGHBORHOOD MEETING DATE

• Two (2) neighborhood meetings were held (one on May 6, 2021, and the other March 25, 2021).

NEIGHBORHOOD AND PUBLIC COMMENT

- The Maeser Neighborhood Chair was not present for the meeting.
- Staff read or summarized comments from the following members of the Public:
 - O Diana Larson is concerned about the amount of development occurring in the city, the ongoing drought, and depletion of resources and asked the City to be judicious in their decisions.

- O Rodney Bills is opposed to the development. Mr. Bills made the following statement: "If changing a conservation zone becomes as simple as purchasing a property and applying for a zoning change then the hard work of creating zoning laws and the sought-after protections that they were meant to provide become meaningless."
- Kathleen and Paul Damron are concerned whether the proposed development would raise property taxes.
 They also questioned whether the development would increase the need for police patrols and impact local schools.

APPLICANT RESPONSE

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

• Mr. Sid Allsop stated the developer would be happy to enter into a development agreement with the City, so that the developer obtains desired development rights and to ensure the property is used for single-family residential use. He said what you see on the concept plan is essentially what will be developed on the subject property. The developer is willing to comply with design standards.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Lisa Jensen believes the requested use is compatible with existing residences in the area. She believes the proposed development, if owner-occupied, could support existing, owner-occupied units near the subject property.
- Commissioner Lisa Jensen believes the proposed development is a good buffer use (it buffers single-family residences to the north from attached residences to the south).
- Commissioner Laurie Urquiaga made the following motion: Approval of the proposed concept plan if the proposed zone map amendment is approved. The motion passed, 6-0.



See <u>Key Land Use Policies of the Provo City General Plan</u>, applicable <u>Titles of the Provo City Code</u>, and the <u>Staff Report to the Planning Commission</u> 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.

<u>Legislative items</u> 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