Provo City Planning Commission

Report of Action

June 9, 2021

ITEM 5 Jason Bennett requests Concept Plan approval for a 69-lot, residential subdivision located at approximately 200 N Lakeshore in a proposed R1.8 zone. Fort Utah Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLCP20210054

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

APPROVED

On a vote of 5:0, the Planning Commission approved the above noted application.

Motion By: Lisa Jensen Second By: Daniel Gonzales

Votes in Favor of Motion: 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 6, 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

- Jonathon Hill, Fort Utah Neighborhood Chair, noted that his neighborhood was polled twice concerning the proposal and the neighborhood was overwhelmingly in favor of it.
- He noted the following reasons for neighborhood support of the proposal:
 - o Adheres to the Southwest Plan
 - o Proposal improves the housing mix in Provo
 - o Preserves open feel of the area near proposal
 - o Minimizes impacts on Center Street traffic and local schools
- Staff read or summarized comments from the following members of the Public:
 - O Dean Griffin: He is opposed to the proposed R1.8 rezone because of the potential of a development of smaller lots, as opposed to the R1.10 lots in the area. Dean expressed concerns about the affect a new development (built with an R1.8 zoning designation) would have on the property values. An R1.10 zoning designation is more preferably to Mr. Griffin, but he would rather not see any development take place on the subject property.
 - o Kristen Zimmerman: Expressed support for the proposal.
 - Sara Hill: Sara noted the lack of westside infrastructure for development and Center Street being near capacity. She would like new homes to fit in with existing homes and enhance the natural beauty of the area. We need more single-family homes to give people the option to stay in Provo when they want to purchase a new home. The proposal fits well with the Southwest area map.
 - o Rick Smith: Mr. Smith appreciated the developer being attentive to the neighborhood's desires. He noted the larger size of lots in the vicinity of subject property. Proposed lots fit well with nearby neighborhoods.
 - O Christian Vom Lehn: He is supportive of high or mixed density housing, but feels the City has not given a clear vision for how this should look. The City has an existing vision for this area and the proposal is consistent with that vision. He supports the proposal.

APPLICANT RESPONSE

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

Mr. Jason Bennett clarified that his proposed development includes dedication of access trails to the adjacent
walking trail near the river. They will bring fill onto the site to facilitate sewer service. Tony Trane, the project
engineer, stated a willingness to coordinate with the City on trail issues.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission was supportive of the proposal. Commissioner Anderson said it was easy to support this proposal from every perspective.
- Commissioner Lisa Jensen made the following motion: Approve the proposed concept plan. The motion passed, 5-0.



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