



Provo City Planning Commission

Report of Action

August 25, 2021

ITEM 2 Chris and Karen Knuttgen request Project Plan approval for four (4) townhome units, located at 152 E 500 S. Project Plan approval is contingent on a zone change from Residential Conservation to Low Density Residential. Maeser Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org
PLPPA20180058

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 25, 2021:

CONTINUED

On a vote of 7:0, the Planning Commission continued the above noted application.

Motion By: Ally Jones

Second By: Laurie Urquiaga

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

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 continued Item 3, the related, proposed Knuttgen rezone, at the August 25, 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 Coordinators Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

A neighborhood meeting was held on August 23, 2021.

NEIGHBORHOOD AND PUBLIC COMMENT

Sam Oman, resident of the Maeser Neighborhood, expressed concern with existing parking that is occurring along 500 South, and near the proposed development. He also expressed concern with where trash cans would be located on the project. He suggested that no reasonable place is provided for the storage of the trash cans within the development. There was a mistake made by Development Services on noticing for the development—the notice was for six (6) units (four units are proposed). The subject property is located in a historic neighborhood and RC (Residential Conservation) zoning was

intended to keep existing development the way it is.

APPLICANT RESPONSE

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

- The applicant noted struggles with remodeling the existing home. He explained that it is old, and the foundation is not sound. The home is “scabbed” together.
- He expressed an intent to rent the proposed dwelling units.
- The applicant fielded many questions from the Planning Commission relative to site layout, landscaping, owner verses renter occupancy, etc. The applicant demonstrated a sincere willingness to work with the Planning Commission to address their concerns.
- He noted that he had been responsive to the neighborhood’s concerns about making the development attractive for larger, long-term families by increasing the number of bedrooms in the units.

PLANNING COMMISSION DISCUSSION

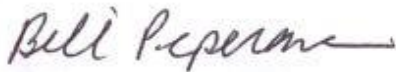
Key points discussed by the Planning Commission included the following:

- The Planning Commission expressed concern with many issues related to the proposed development, including safety (pedestrian and lighting), lack of open space and outdoor living space, plainness of proposed architecture, cramped feel of the development.
- Commissioner Jones expressed concerns with the functionality of the proposed development, including issues with trash removal, navigating the proposed driveway, and the large open parking area to the south that could invite unwanted visitors.
- Commissioner Jensen suggested varied color and material treatments between the proposed dwellings to add variety.
- The Planning Commission asked the applicant to get with staff and work on a revised layout plan with a more open feel, and perhaps include detached units to increase livability and safety.
- Commissioner Jones made the following motion, which was seconded by Commissioner Urquiaga: Continue this proposal to a date uncertain, so the applicant could consult with staff and address the following issues:
 - Development lighting
 - Variation of exterior building materials
 - Architectural style that blends with neighborhood
 - Add tall vegetation near the eastern elevation of the dwellings to break up long walls
 - Add sidewalks to driveway
 - Move dwellings to north to facilitate addressing parking lot congestion in the southeast corner of the development
 - Porches

The motion passed, 7-0.



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 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