Provo City Planning Commission

Report of Action

January 12, 2022

ITEM 1 Chris and Karen Knuttgen request Project Plan approval for four townhome units in a proposed Low Density Residential (LDR) zone, located at 152 E 500 S. Maeser Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20180058

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 12, 2022:

DENIED

On a vote of 8:0, the Planning Commission denied the above noted application.

Motion By: Lisa Jensen
Second By: Robert Knudsen
Votes in Favor of Motion: Lisa Jensen, Robert Knudsen, Brian Henrie, Miles Miller, Dave Anderson, Laurie Urquiaga, Peter Fife, Daniel Gonzales

Laurie Urquiaga 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 recommended denial of the associated Zone Map Amendment from RC to LDR to the City Council (Item #2 on the agenda).

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

- Important issues raised by City departments – addressed in Staff Report to Planning Commission

NEIGHBORHOOD MEETING DATE

- The Neighborhood Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties 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:

- Sam Oman stated his concerns regarding space for garbage storage, parking and access issues, possible sewer pump issues, and a lack of open space for the future residents of the building.

APPLICANT RESPONSE

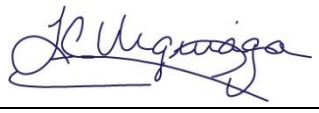
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Greg Cronin and Chris Knuttgen addressed the Planning Commission to respond to concerns. They feel that the project meets standards and will provide needed residences for people in Provo. They stated their intent to sell the units individually, and that development costs are the main reason to try for four units.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Laurie Urquiaga confirmed the size of the lot with staff to ensure it met code.
- Lisa Jensen summarized the issues from the last hearing and which concerns were still not met. There was some discussion on what changes had been made since the previous hearing.
- Dave Anderson shared his view of the project, insisting that three units would be better. He believes the project as shown is not very livable with no common areas on the site and still has concerns.
- Peter Fife inquired of the applicant on their plans to rent or sell the units and why they insisted on four.
- Robert Knudsen asked for more information on surrounding uses and whether they would pose any issues for the proposed project.
- The Planning Commission shared concerns that had not been addressed since the previous hearing regarding livability, a lack of open spaces, and trying to fit too much on the site.



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