

Provo City Planning Commission

Report of Action

February 23, 2022

ITEM #1 Brigham Young University is requesting Project Plan Approval for a new arts building in the PF (Public Facilities) zone, located approximately at 650 E Heritage Drive on the BYU campus. University Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20220017

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 23, 2022:

APPROVED WITH CONDITIONS

On a vote of 9:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval: That three (3) trees are added to the south parking lot.

Motion By: Brian Henrie

Second By: Lisa Jensen

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

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.

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

- 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 not present or did not address 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: None.

APPLICANT RESPONSE

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

- Ray Bernier gave some background and intent information to the Planning Commission for the proposed project and answered questions in regard to the parking lot and pedestrian access, building details, and bicycle parking.
- John Prespo responded to questions regarding parking lot landscaping and soil details.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Lisa Jensen asked the applicant to explain what superior design was being used in the parking lot landscaping to meet Section 15.20.020(2)(b). She also asked about the footprint of the proposed building in comparison to the existing HFAC.
- Brian Henrie suggested the use of permeable pavers in the parking lot and asked about the bicycle parking.
- Daniel Gonzales stated his concern for vehicle parking in relation to the music building and law building.
- Dave Anderson asked for an update on getting a UVX stop on 900 East.
- There was a lot of discussion on parking lot trees, soils, and shade coverage. There was some concern of the trees getting the necessary air and water to grow to anticipated heights. It was acknowledged that the proposed plantings for the trees was somewhat of an experiment so the Commission wanted to have assurance that the lot would get to 50% shade coverage. They suggested adding three additional trees in the south rows to make sure code standards are met.



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