



Provo City Planning Commission

# Report of Action

October 9, 2019

Item 1 Kenny Hrabar requests Project Plan approval for expansion of the Jamestown Assisted Living Facility, located at 3352 North 100 East in the Professional Office (PO) Zone. Riverside Neighborhood. Brandon Larsen (801) 852-6408 PLPPA20180009

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The following action was taken by the Planning Commission on the above described item at its regular meeting of October 9, 2019:

## Continue

On a vote of 7:0, the Planning Commission continued this request to allow the Riverside Neighborhood to hold a neighborhood meeting and offer input on the subject proposal, prior to final action by the Planning Commission.

Motion By: Dave Anderson

Second By: Shannon Ellsworth

Votes in Favor of Motion: Dave Anderson, Shannon Ellsworth, Deborah Jensen, Robert Knudsen, Russell Phillips, Laurie Urquiaga, and Maria Winden

*Deborah Jensen was present as Chair.*

### **RELATED ACTIONS**

PLFSUB20180008 Final Plat – Approved on August 29, 2019

### **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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- The applicant is requesting approval to expand the existing assisted living facility, including the construction of a new approximately 12,000 SF structure that will house 30 new units. This proposal also includes a road dedication, and construction and dedication of a portion of the Lover's Lane trail.
- This proposal is subject to an administrative application process. If they meet all applicable requirements they are entitled to application approval.
- A neighborhood meeting has not been held, but is scheduled for October 15, 2019.
- It appears the applicant failed to comply with Subsection 2.29.040(2)(b) of the Provo City Code, which requires an applicant to contact the applicable neighborhood chair within seven (7) days of application submittal.

### NEIGHBORHOOD MEETING DATE

- A neighborhood meeting will be held on October 15, 2019.

### NEIGHBORHOOD AND PUBLIC COMMENT

- No public comment. The Planning Commission continued this item to the October 23, 2019 Planning Commission meeting.

### APPLICANT RESPONSE

- The facility is running at near capacity and we not only plan to add units, but also add additional amenities such as a theatre, a family history center, as well as expand the dining room and gathering area.
- Notice was given to the neighborhood chair in February 2018. Additionally, certain neighbors were given notice of another action related to Lover's Lane; no negative feedback was received.
- The neighbors have been given adequate reason to give feedback and have been given opportunities to do so.
- The proposal benefits the city and neighborhood.
- The applicant is eager to begin working on the project before the onset of cold weather.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Anderson appreciated the fact that staff noted the administrative nature of the approval process for this application.
- Commissioner Anderson stated that if a neighborhood meeting is required for this application he is inclined to recommend this item be continued.
- Because of the continuance, Commissioner Anderson didn't feel that it was necessary to take public comment on the item and the Commission appeared to concur.



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Planning Commission Chair



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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 Development 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**