



Provo City Planning Commission

Report of Action

October 09, 2019

ITEM 9 Brett Jensen requests Project Plan approval for a medical school, located at approximately 200 E 2100 S in the Health Care Facilities (HCF) zone. East Bay neighborhood. Brian Maxfield (801) 852-6429 PLPPA20190284

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 09, 2019:

APPROVED with CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. The final landscaping plan being presented for further review by the Planning Commission, with approval required prior to occupancy of any buildings.
2. Completion of all requirements of the Provo City Coordinator's Review Committee.

Motion By: Andrew Howard

Second By: Robert Knudsen

Votes in Favor of Motion: Andrew Howard, Robert Knudsen, Maria Winden, Shannon Ellsworth, Laurie Urquiaga, Deborah Jensen.

Deborah Jensen was present as Chair.

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

- With some modification, the plan follows the concept plan.
- The two main modifications pertain to the street connections at the front of the campus, and a change to the southern roadway that circles the main campus buildings.
- Because of the subsurface structure, there are some design constraints with the Landscaping Plan, but those should not hold up the approval of the project plan and can be resolved for an approval prior to the occupancy of any building.

CITY DEPARTMENTAL ISSUES

Although there are outstanding final design modifications still needed to the sites utility layouts, there are no modifications that affect the approval of the site plan.

NEIGHBORHOOD MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

Neither the Neighborhood Chair nor the general public commented at the Planning Commission meeting.

CONCERNS RAISED BY PUBLIC

No concerns have been raised by the public regarding this project plan.

APPLICANT PRESENTATION AND RESPONSE

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

- The applicant gave a presentation regarding the final project layout and design.
- The applicant further explained the landscaping issues pertinent to the site.

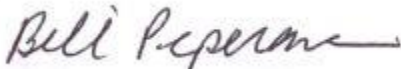
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Winden asked further questions regarding the landscaping issues and Commissioner Jensen asked if water filtration could be considered with the final landscape plan?
- Commissioner Ellsworth stated that the Commission wants this project to be successful and wants it to represent Provo for decades as a main entryway into the city. She asked the applicant regarding the projected life-span of the building? The applicant responded that it is at least 50 years.
- Several Planning Commissioners expressed that they liked the changes made for the final site and building design.



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 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