



Provo City Planning Commission

Report of Action

October 14, 2020

*ITEM #7 Ryan Livingston requests a Zone Change from R1.10 to Low Density Residential (LDR) for approximately 1.7 acres, located at 1320 S 1080 E to accommodate single-family and twin homes. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20200319

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 14, 2020:

CONTINUED

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

Motion By: Lisa Jensen

Second By: Laurie Urquiaga

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

Dave Anderson was present as Chair.

- New findings stated as basis of action taken by the Planning Commission or recommendation to the Municipal Council; Planning Commission determination is not generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the LDR Zone is described in the attached Exhibit A.

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

- A neighborhood meeting was held on 10/03/2020.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.

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:

- Gordon Livingston described the architecture of the future units and stated he can revise the site plan to address concerns with the north units facing a wall.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Brian Henrie asked if there would be access to the property to the north and confirmed that the open spaces would be maintained by an HOA.
- Dave Anderson stated concerns with the twin-homes facing a wall to the north, stated the zone is a good fit for the property but would like more detail on the concept.
- Lisa Jensen addressed the PC that they would see more detail at Project Plan approval stage and that the LDR zone makes sense. She confirmed that the roads, garbage and maintenance would be done by an HOA. She would like to see a more pedestrian friendly design through the project.
- Laurie Urquiaga said she would like to see elevations and more detail with the concept but likes the open spaces shown on the site plan.
- Deborah Jensen appreciated the variety of housing being offered to this area of the City and thinks that the housing types are a need missing element in Provo.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- The Planning Commission wanted more details of the buildings and a revised site plan to feel comfortable moving forward with the zone change.



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