

Neighborhood District 3 Meeting Minutes

November 30, 2023 6:30 – 8:30 PM

See attachment for attendees

1. Planning Item:

Gregory Hunt requests a Zone Map Amendment from the RA (Residential Agricultural) and A1.5 (Agricultural) Zones to the R1.6 (One Family Residential Zone, LDR (Low Density Residential) Zone, and CG (General Commercial) Zone for 55 acres of land at approximately 1534 S 1100 W.

This Zone Map Amendment follows the City's General Plan.

There are no set users for the commercial space. Hotel, gas station, and fast food are all options.

LDR requires three different types of housing. There will be front and rear load townhomes along with cottage style single family homes.

There was a question regarding the flood plain. The developer will be required to raise the site above the FEMA flood zone.

The developer will incorporate a spring that is located on the property to be part of the park that is being proposed as part of the development.

The developer will run the sewer to the lift station for those areas that can't gravity feed to existing sewer lines in the area.

There will be a trail on the north side of Lakeview Pkwy & along Dry Creek.

Discussion on a requirement for a minimum 1-year ownership to be put in the potential CC&R's. Developer will look into that and take it into consideration.

It is anticipated that the streets in the development will be city owned except for those areas with rear loaded homes.

There will be an access onto Lakeview Pkwy. This access will at least be right-in right-out, but potentially will be full access.

2. Additional Topics:

Picnic table discussion for the District's matching grant.

The District will shoot for a spring project to remove goat heads along 600 South from 1600 W to 1400 W.

COP Officer got approval for trail cams to be installed along the Provo River Trail at the overpass of Lakeview Pkwy to help curtail graffiti. There was further discussion that this might set a bad precedent. The City was going to follow up with Legal on this topic.

Provo School District representative spoke about the new middle school. Construction is progressing well and is on schedule for the school to open Fall of 2024.

3. Public Comment:

There was a comment about the development construction that is happening at approximately 700 S 1600 W. There has been no progress on this site for a while and it has become a safety hazard for both vehicles and pedestrians.

There was a discussion on Airbnb's and how the City is looking into new legislation to help reign them in so they aren't a nuisance throughout the City.