

District Board Members in Attendance:

Sharon Memmott, Kent Johnson, Marion Monnahan, Lynn Sorenson, Becca Kearl, Paul Warner, Laura Middleton, Robert Hammond, Richard Pratt, Bonnie Morrow

Absent:

Stan Jensen

Attendance:

Zoom: 25

In-person: 41

[Link to Slides Presented](#)

[Link to Zoom Recording](#)

1. Prayer & Pledge of Allegiance (6:00-6:05 PM)**2. Department Topic (6:05-6:15 PM)**

Update on Blue Rock Medical Sign

From the City: Blue Rock Medical sought a temporary injunction preventing the City from enforcing against the size of the sign or the fact that it is electronic. The court agreed and issued that order. Blue Rock then filed a motion for summary judgment asking to make that order permanent. The City filed an opposition. The court has not yet set a date for a hearing. If you feel that the light is too bright or the turn speed is too fast, you can submit a complaint to Code Enforcement through 311, but they cannot enforce against the size of the sign or that it's electronic at this time.

3. Planning Item (6:15-7:15 PM)

*Tyson Reynolds requests a Zone Map Amendment from the R1.8 (One Family Residential) Zone to the MDR (Medium Density Residential) Zone to construct a 100-unit apartment building at 2000 N Canyon Road in the Pleasant View Neighborhood.

City Planner: Nancy Robison (801) 852-6417 nrobison@provo.org

Application Number: PLRZ20240174

Comments / Questions / Thoughts

- Question - How deep will the hillside be taken down?
- Comment - This plan looks much better than previous plans.
- Question - Are these owner-occupied or rentals? Commenter recommended a mix of rental and owner-occupied.

- Question - What is the height from ground level and how does it compare to Stadium Terrace?
- Question - How does this match up with Provo's Master Plan? Does this request fit into the plan?
- Comment - Concerns were expressed about plans being approved by the Planning Committee and then the developer changing them.
- Question - Are parking spots tied to the units? How will it be enforced?
- Question - Does the diagram show the building coming right up to Canyon Road? Will there be space between the building and the road/sidewalk?
- Question - Is the Developer aware of a canal that is buried and runs nearby? What are the plans to avoid this canal?
- Question - How many feet are you away from the private property line on the east?
- Comments were made on Zoom about Flood irrigation being on the properties to the east & concerns that the diagram doesn't show 100 feet of distance.
- Question - Are these student or general population apartments? Can students move into them?
- Question - Are there open / play areas suitable for children and families? Will there be amenities for pets?
- Question - How will the residents access the parking garage?
- Concern - A concern was noted about removing the hill and the safety of the home left on the hill.
- Question - What is the actual setback distance? Is the project plan accurate?
Question - What is the specific number of bedrooms that will be part of the development?
- Question - How is the building accessed from Canyon Road? Is a single access point on Canyon Road up to code?
- Question – Will this development impact power, cable, and fiber to the Mikkelsen properties and will these utilities need to be re-routed?
- Concern - A concern was noted on Zoom about the potential liquefaction of the property based on development.
- Question from Zoom - Where does the grade change start relative to the existing slope? Where does the slope start?
- Comment - Encouraging the developer not to underestimate the # of parking spots that will be needed.
- Question How long will it take for the dirt to be removed?
- Question – Will bike parking & storage be included?
- Question - what is the access for large vehicles - i.e. fire engines, UPS, etc. Where will physical facilities be?

- Question - Will there be a traffic signal installed on Canyon Road to mitigate a flood of cars exiting/entering.
- Comment - A comment was read opposing the newest iteration of the development. A petition was filed by 73 Garden Villa residents/owners, which the City has on hand. Concerns were primarily around traffic congestion, noise, and a decrease in safety for residents.
- Question - If the zone change was granted, what is the maximum total # of apartments that could be built based on the acreage?
- Question - Is there a geological study required and has it been completed?
- Question - does it meet Provo City Code for required green space?
- Question - Are there any other easements on the property?
- Question - Re: the SAlmon property zone change recently approved – Is this proposed to be changed to the same zone designation?
- Question - What happened to the 8 single-family residential plan?

Summary

- Concerns around sufficient parking related to the # of bedrooms
- Concerns around green space sufficient to the project so it's nice and families want to be there
- Concerns around one exit/entrance & increase in traffic
- Concerns about the steepness of the slop against current land owners' property
- Concerns around the constant change of development plans

An informal straw-poll was taken for/against support:

- In favor of the change to MDR zone = 7 out of 50 attendees
- Opposed to change to MDR zone = 14 out of 50 attendees
- In favor of smaller density (LDR) = 13 out of 50 attendees
- In favor of no change to zoning: 10 out of 50 attendees
- In favor of MDR change with more green space: 2 out of 50 attendees

4. Additional Topics (7:15-7:30 PM)

A. Update on Mohawk Water Line

Update from the City: The city's plan is to continue to monitor the road condition and make sure that it remains functional and safe. There is currently no funding for the replacement of the water line in Mohawk. The city will evaluate our funding priorities every few years to set up new projects. Mohawk is on the list for consideration.

B. 2320 North 750 East Traffic Study

- Zero crashes reported in the past three years
- Overall average speed 23 mph

- Overall 85% speed 27 mph
- Overall total vehicles were 2,750, which averages 38 vehicles per hour or 912 vehicles daily

Possible Solutions

- Provide speed information to Provo City Police Department for traffic enforcement
- Determine if 750 East and 800 East need “Yield” signs
- Questions? Contact Vern Keeslar, AICP, Traffic Manager o Phone: 801-852-6783 Email: vkeeslar@provo.org

C. Update on Quick Quack Car Wash

- **Rezone** – *City Planner Nancy Robison is waiting for revisions to the Concept Plan before she assigns this to Planning Commission and City Council meetings.*
- **Conditional Use Permit** – *Nancy is waiting for revisions to the Concept Plan before she assigns this to Planning Commission and City Council meetings.*
- **Concept Plan** – *Nancy is waiting for revisions to their plans to show they follow all the standards set in Provo City Code 14.34.290(2) North University Avenue Riverbottoms Design Corridor Criteria.*

D. Update on 4878 North University Ave Apartment Project

The developer is proposing an Ordinance Text Amendment to the High-Density Residential Zone to increase maximum density and increase building height from 55 feet to 75 feet to then request a Zone Change and General Plan Amendment from SC1 (Neighborhood Shopping Center) to the new HDR (High-Density Residential) for a 6-story, 262-unit apartment building. The Neighborhood Advisory Committee has discussed putting HDR on the site in the upcoming Northeast Neighborhood Plan. Planning Staff has told the developer that they need to reduce the project to align with the current HDR criteria and either revise their plans or withdraw the application.

5. Public Comment (7:30-7:45 PM)

Melia Dayley (Council Office) asked residents about cars parking in front of free standing mailboxes and gather feedback on possible solutions.

Please provide feedback to the City Council (council@provo.org). They are attempting to get an ordinance in place before school starts.

6. Adjournment (7:45 PM)

**On December 7, 2023, this developer presented a proposed 101-unit apartment building at 2000 N Canyon Road to Pleasant View Neighborhood and surrounding area residents. Those in attendance had concerns about removing the hillside affecting the structural Integrity of nearby homes, noise and inconvenience of moving that much dirt through their community, the height of the building, increased density and traffic, the need for single-family homes, and inadequate parking. An opinion poll was held with 55 residents opposed to the zone change and 2 residents in favor of the zone change. In March 2024, the developer withdrew the application for the apartment building and instead proposed building 8 single-family homes with no zone change at this location. On March 27, 2024, the Planning Commission approved the 8 single-family homes. Now the developer is again asking for a zone change to build a 100-unit apartment building on this property. The developer will do a brief presentation on this proposed project and then answer residents' questions. This has not been scheduled for Planning Commission or City Council hearings yet. If you have questions about this specific project, please contact City Planner Nancy Robison at the phone number and email above.*