

ITEM 1* Development Services requests a General Plan Amendment to adopt the Northeast Neighborhoods Plan as an appendix to the Provo City General Plan. Riverbottoms, North Timpview, and Sherwood Hills Neighborhoods. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLGPA20240278

OVERVIEW

The Northeast Neighborhoods Plan was created to address the unique challenges and opportunities within the Riverbottoms, North Timpview, and Sherwood Hills neighborhoods within the northeast area of Provo City. This is the first neighborhood plan completed since the adoption of the General Plan in 2023, and it focuses on how this area can help Provo City meet the broader goals of the General Plan. This plan emerged in response to community advocacy for a detailed and long-range framework to address neighborhood priorities and establish clear parameters for future development activities.

While District 1 data was available due to the General Plan development process, the Northeast Neighborhoods planning process started with a community engagement session in February 2024. This kick-off meeting included a survey designed to capture neighborhood-specific insights from residents of the three distinct areas. Subsequently, a resident-led Technical Advisory Committee (TAC) was established to provide insight and feedback. Through regular meetings with the TAC, from March to October, a final draft was created. This draft has been reviewed by the TAC and City staff. Major considerations that were involved in the development of this Plan include:

- Addressing the development needs of the project area and the city as a whole.
- Identifying and explaining development difficulties due to topography and infrastructure constraints.
- Updating the annexation map (as shown in the General Plan) to reflect the City's ability to provide infrastructure and gathering responses from relevant property owners regarding future plans to annex into the City.
- Safety and access to open space and recreation areas.
- Addressing possible design standards for additional design corridors as proposed in the General Plan.
- Creating an implementation plan to provide a suggested timetable for proposed improvements.

The TAC has reviewed this plan, and it was posted on Open City Hall and the District 1 page to allow for additional public feedback. It has also been reviewed internally by additional Development Services staff, and staff from the Parks and Recreation and Public Works Departments.

FINDINGS OF FACT

- The first TAC meeting for the Northeast Neighborhoods Plan was held in February 2024.
- Staff met with the TAC 11 times between March and October.

- The Northeast Neighborhood Plan was reviewed by Development Services, Parks, and Public Works during the drafting phase.
- A fully formatted draft was given to the TAC on September 23, 2024.
- The plan was presented to the Planning Commission at the Study Session on October 23, 2024.
- A formatted version of the draft was posted on Open City Hall to gather comments from other residents in the neighborhood on October 30th.
- Housing density has been proposed in limited areas along University Avenue. Please see Figure 3.3 in the Northeast Neighborhoods Plan for more information.

GENERAL PLAN POLICIES

The Northeast Neighborhoods Plan applies the following goals of the General Plan:

Land Use

- 1a. Encourage the development of additional single-family home developments in key areas to address housing shortages and facilitate additional economic growth and economic opportunities.
- 1c. Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing, and small lot single-family.
- 1e. Update neighborhood and area plans to align with the goals of the General Plan.
- 2a. Encourage development in areas that are less prone to natural hazards.
- 4a. Evaluate existing design standards to ensure they are sufficiently facilitating an attractive, efficient built environment and promoting the health and safety of its residents.
- 4b. Expand the list of arterials with design corridor standards.

Housing

- 1a. Encourage opportunities for small scale, infill housing development.
- 3a. Include an evaluation tool in each neighborhood plan to help the legislative body in their decision-making process with rezone applications.

Transportation

- 1c. Plan future transportation networks to accommodate future growth and avoid congestion.
- 2e. Continue to evaluate future roadway capacity improvements to reduce congestion as growth-related transportation demands increase.

Public Safety

4c. Make lighting and pedestrian crossings a key safety consideration when designing, constructing, and maintaining public facilities and amenities.

Open Space and Recreation

1a. Increase opportunities for recreation through development of passive spaces, active design, and educational opportunities.

4a. Improve biking and walking connections to parks, trails, and open space.

4b. Increase open space amenities such as benches, walks, and lighting.

4e. Improve safety at parks, trails, trail crossings, and greenways through signage, lighting, and increased visibility.

STAFF ANALYSIS

Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of general plan amendments:

1. Before recommending an amendment to this Title, The Planning Commission shall determine whether such amendment is in the interest of the public and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: **(responses in bold)**

(a) Public purpose for the amendment in question.

The Northeast Neighborhoods Plan was created as an appendix to the General Plan to help guide future development in ways that align with the goals of the General Plan.

(b) Confirmation that the public process is best served by the amendment in question.

The plan was drafted and reviewed by a citizen led technical advisory committee to address opportunities and concerns in the project area. The plan addresses those concerns and provides implementation goals to remedy issues.

(c) Compatibility of the proposed amendment with General Plan policies, goal, and objectives.

The proposed plan was developed to meet the goals of the General Plan. Please see the General Plan Policies section of this staff report to read through the fifteen goals that this plan helps to fulfill.

(d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

Staff are not aware of any timing and sequencing issues with this proposal.

- (e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

Staff does not see any potential hinderances or obstructions. Though this plan does not call for as much density or variety of land uses as other area plans have, due to development constraints and a mostly built-out environment, staff feel that the policies of the General Plan have been applied.

- (f) Adverse impacts on adjacent landowners.

Staff are not aware of any adverse impacts on adjacent landowners. Again, this plan should be used to guide future development. Staff, along with the TAC, have been careful to ensure that it does not promote anything that would create adverse impacts on the existing neighborhoods.

- (g) Verification of correctness in the original zoning or General Plan for the area in question.

The proposed Future Land Use Map in this plan is consistent with the General Plan designations for the project area. The plan does, however, propose revisions to the future annexation map.

- (h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

There is no conflict between the General Plan Map and Policies.

CONCLUSIONS

The Northeast Neighborhoods Plan was created by referencing the many other master plans connected to this area and working with the residents on the TAC. The Plan meets the goals of the General Plan and addresses the concerns of the neighborhoods' residents. The proposed goals in the implementation table will help these three neighborhoods continue to grow and meet the General Plan goals, while preserving the values and character that the neighborhood residents cherish.

ATTACHMENTS

1. Northeast Neighborhood Plan

ATTACHMENT 1 – NORTHEAST NEIGHBORHOOD PLAN

Full text to the Northeast Neighborhoods Plan can be found at the following link.

<https://www.provo.org/home/showpublisheddocument/25067/638658871256050975>