



# Planning Commission Hearing Staff Report Hearing Date: June 27, 2018

**ITEM 7\*** Provo City Community Development, in coordination with the Timp Neighborhood Advisory Committee, request that the Municipal Council adopt the Timp Neighborhood Plan as an addition to Appendix 'H' (Neighborhood Plans) of the General Plan. Timp Neighborhood. Austin Corry 801-852-6413 PLGPA20180168

<p>Applicant: Provo City Community Development Staff Coordinator: Austin Corry</p> <p>*Council Action Required: Yes</p> <p><b><u>POSSIBLE ACTIONS</u></b></p> <p>1. <b>Recommend Approval</b> of the proposed General Plan Amendments, as presented or with changes. <i>This action would be consistent with the Findings of Fact outlined in the Staff Report.</i></p> <p>2. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is July 11, 2018, 6:00 p.m.</i></p> <p>3. <b>Recommend Denial</b> of the proposed General Plan Amendment. <i>This action would <u>not</u> be consistent with the Findings of Fact outlined in the Staff Report. The Planning Commission should state new findings.</i></p>	<p><b>Relevant History:</b> Residents, BYU students, and City staff have been meeting regularly since 2017 to establish the draft text for consideration as the Timp Neighborhood Plan.</p> <p><b>Summary of Key Issues:</b> Neighborhood Residents established the following five goals to provide directions to the content of the plan:</p> <ul style="list-style-type: none"> <li>• Enhance mobility and connectivity for all modes of travel within the neighborhood.</li> <li>• Define a vision for the neighborhood that promotes a safe and attractive environment for residents and visitors.</li> <li>• Protect the historic land use context of the neighborhood.</li> <li>• Enhance community by providing opportunities and places to gather.</li> <li>• Rename the Timp neighborhood to become the Timpanogos neighborhood.</li> </ul> <p>Further refined goals and objectives are identified in the specific chapters of the plan.</p>
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## **OVERVIEW**

Beginning in 2017, residents of the Timp neighborhood began meeting to discuss the future of their neighborhood, important values they wanted to protect, and how they envisioned the future of the neighborhood progressing.

After establishing a framework, residents requested that the Provo City Community Development Department commit staff time to helping the neighborhood begin to construct a formal neighborhood plan. This process began in September of 2017 with

additional support also being contributed from a group of students attending Brigham Young University.

Collectively, the City staff, neighborhood residents, and student participants have developed the following recommended text to be considered for adoption as the Timp Neighborhood Plan. The request is to add this plan to the other neighborhood plans found in Appendix 'H' of the General Plan.

### **FINDINGS OF FACT**

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

*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:*

- (a) *Public purpose for the amendment in question.*  
**Response: The adoption of this plan provides an update to the General Plan, providing a refined vision for this neighborhood in Provo.**
  
- (b) *Confirmation that the public purpose is best served by the amendment in question.*  
**Response: The proposed plan makes recommended policy direction to guide future development in a way that promotes the public health, safety, and welfare of the residents and visitors of the Timp neighborhood.**
  
- (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*  
**Response: The recommendations found within the Timp neighborhood plan are in agreement with all policy outlined in Chapter Six – Land Use, specifically as it relates to the Timp neighborhood. This plan also further promotes the ideals and vision set forth in Chapters four, five, seven, and eight.**
  
- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*  
**Response: Staff was unable to identify any timing or sequencing conflicts.**

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

**Response: The proposed plan is not anticipated to hinder or obstruct attainment of any articulated policies. In fact, this plan promotes or supports the many of the specific goals identified in Chapter 13 – Implementation such as 13.2.3, 13.2.5, 13.3.1, 13.4.2, 13.5.1, 13.5.7, 13.5.9, 13.5.9-11, 13.6.10, 13.6.17, 13.6.21, 13.7.1, 13.7.3, 13.7.8, 13.7.10-11, 13.8.3, 13.8.6, 13.8.19, 13.8.21, 13.10.3, 13.11.2-6, and 13.11.12.**

- (f) *Adverse impacts on adjacent land owners.*

**Response: No adverse impacts are anticipated through the adoption of this plan or the pursuit of the recommendations found therein.**

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

**Response: The plan supports and reinforces the current General Plan.**

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

**Response: No conflicts have been identified.**