



Provo City Planning Commission

Report of Action

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

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 27, 2018:

RECOMMEND APPROVAL

On a vote of 4:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Brian Smith

Second By: Jamin Rowan

Votes in Favor of Motion: Brian Smith, Deborah Jensen, Jamin Rowan, Dave Anderson

Deborah Jensen *was present as Chair.*

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- Staff gave a brief history of the planning process and development of the plan.
- Staff presented changes that had occurred to the plan based on CRC feedback, noting that two comments from Public Works remained unchanged at the request of the neighborhood.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 06/27/2018.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was present /addressed the Planning Commission during the public hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.
- Scott Darrington, BYU student who worked on the project with the neighborhood, expressed appreciation for being involved. He noted that every recommendation of the plan has been focused on improving safety and community within the neighborhood.

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:

- An email was provided to the Planning Commission from Nancy Larkin. She expressed concern with the terminology of accessory apartments since it restricts those uses to owner occupancy. Ms. Larkin stated that she believes the owner occupancy requirement reduces property values. Ms. Larkin also noted that she would like more information about street art before supporting the comment and that she believes widening the sidewalks to six feet would harm the existing street trees.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Shannon Bingham, Timp Neighborhood Chair, expressed appreciation for the help from BYU students and City staff as the neighborhood formulated their plan. She provided information about the mix of interested parties involved on their committee, noting that the committee included homeowners, renters, business owners, and landlords.
- Ms. Bingham stated that the neighborhood has been very pleased with the willingness and coordination that UDOT has given them regarding the 500 West project. She noted that a number of changes have been made to the project at the request of the neighborhood.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission discussed the points of the plan and spoke favorably of the effort put forward by the neighborhood to create the plan.
- Mr. Rowan asked Ms. Bingham about how she would like to proceed with the plan, with the understanding of the two requests for change made by the Public Works Department. Ms. Bingham noted that she appreciates what is currently being done to improve 500 North, however, the neighborhood envisions even better improvements as funding becomes available to further improve safety as well as address aesthetic needs. Ms. Bingham stated that she would like to see the plan remain as written. As voted on, the Planning Commission concurs with Ms. Bingham.



Director of Community Development

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 Development 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