



Provo City Planning Commission

Report of Action

June 27, 2018

17-0003CPA LeGrand Woolstenhulme requests Concept Plan Approval for a 16-lot single-family subdivision, located at approximately 2100 West 820 North. The subdivision is subject to approval of a zone change from A1.5 to Low Density Residential. Lakeview South Neighborhood. 17-0003CPA, Brian Maxfield, 801-852-6429

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

RECOMMENDATION TO CONTINUE

On a vote of 4:0, the Planning Commission voted to continue the above noted application.

Motion By: Dave Anderson

Second By: Jamin Rowan

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

Deborah Jensen *was present as Chair.*

- The motion 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 in that sewer allocation; neighborhood plan; and freeway interchange issues need to be resolved prior to approval of a concept plan for the development.

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:

- Need for sewer allocations to be determined by the City.
- Need for a Neighborhood Plan to present preferred zoning and density alternatives.
- Need to consider the impact of a future freeway interchange, a study of which is planned by UDOT to occur in the near future.

CITY DEPARTMENTAL ISSUES

- Need to have Sewer and Interchange issues resolved prior to recommending development of the site.

NEIGHBORHOOD MEETING DATE

A neighborhood meeting was held toward the end of last year.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood Chair was not present, although Beth Alligood, the Southwest Area Neighborhood Council Representative restated the comments she heard from the neighborhood meeting regarding traffic concerns, principally

in regards to the changes which might occur due to 820 North being a main route for connections to the new High School. She stated there were also concerns expressed, as there always are, regarding density.

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:

- Eldon Parker, a resident in the neighborhood, expressed his concern regarding the need to adequately address all utility issues, particularly sewer and storm drain, before development is allowed.

APPLICANT PRESENTATION AND RESPONSE

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

- Mr. Woolstenhulme presented a history of his involvement with the property and his desire to now go forward with its development.
- Mr. Woolstenhulme said he's spoken to UDOT for 3½ years about purchasing the property and would hope a rezoning of the property would get UDOT moving forward regarding the interchange study and the possible purchase.
- Mr. Woolstenhulme has offered to sell the property to UDOT and buy it back from them if they determine they do not need the property.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- As the sewer issue and need for a Lakeview Neighborhood Plan had been discussed previously with Item #2 (Lakeview Meadows), the Planning Commission mainly asked David Day, of the City's Public Works Department, questions regarding the timeframe of UDOT's study of a proposed I-15 Interchange at 820 North or a nearby site.
- The Planning Commission asked if there was any way to push UDOT towards completing the study in the near future, as well as wondering why UDOT wouldn't work with Mr. Woolstenhulme in his willingness to sell the property to UDOT, utilizing roadway corridor preservation monies.

Planning Commission Chair

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