



**Planning Commission Staff Report
General Plan Amendment
Hearing Date: July 25, 2018**

ITEM # 3* The Community Development Department requests a General Plan Amendment to Appendix "H" for the adoption of the Maeser Neighborhood Plan. PLGPA20180201

Applicant: Provo City Community Development

Staff Coordinator: Dustin Wright

*Council Action Required: Yes

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is August 8, 2018, 6:00 p.m.*

2. **Recommend Denial** of the proposed General Plan Amendments. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Relevant History:

A resident advisory group and City staff have been working together to create a draft plan for the Maeser Neighborhood. In coordination with the Neighborhood Chair the draft was sent to residents and neighborhood meetings were held to share the draft and obtain feedback.

Summary of Key Issues:

- Goals and objectives have been identified by neighborhood residents to build upon the neighborhood qualities, mitigate negative elements, improve connections, and promote safety and good stewardship within the community.
- Residents expressed a desire to have the manufacturing and industrial uses replace with residential mixed-use developments that transition well into the neighborhood.
- Important to protect the single-family homes and the historic character of the neighborhood.
- Revitalization of the commercial core to be economically viable and draw the community together.
- Increase the use of neighborhood parks by improving the programming and appeal.

Staff Recommendation:

Recommend Approval to the Municipal Council of the proposed General Plan Amendment, as presented or with changes.

This action would be consistent with the analysis outlined in the Staff Report.

OVERVIEW

City staff organized an advisory group of residents that expressed interest in establishing a neighborhood plan for Maeser. The group met periodically to discuss the current conditions of the neighborhood and plan for the future of their neighborhood. City staff helped to pull everything together into a draft and obtained additional feedback from the group and the neighborhood. The updated draft is being requested for adoption into Appendix 'H' of the Provo General Plan where other neighborhood plans are located.

The adopted plan will allow residents, City officials, and developers to see what the vision is for the Maeser Neighborhood in greater detail than the General Plan to ensure that proper decisions are made to protect and improve the neighborhood with a clear focus.

ANALYSIS

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. **The purpose of the Plan is to support the General Plan and provide more a specific vision for the Neighborhood.***
- (b) *Confirmation that the public purpose is best served by the amendment in question. **The Maeser Neighborhood Plan identifies ways to make the neighborhood more inviting, and promotes the health, safety and general welfare of residents.***
- (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives. **The Plan identifies policies from Chapter Six – Land Use in the General Plan and goals from Vision 2030 that are applicable to the Maeser Neighborhood.***

- (d) *Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated. **No timing or sequencing issues were identified by staff.***
- (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies. **Staff does not anticipate that this Plan would hinder or obstruct articulated policies in the General Plan. This neighborhood plan helps to attain goals and policies in the General Plan found in chapter thirteen – Implementation.***
- (f) *Adverse impacts on adjacent land owners. **Staff does not anticipate the adoption of this plan to create adverse impacts.***
- (g) *Verification of correctness in the original zoning or General Plan for the area in question. **No issues created.***
- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies. **No conflicts have been identified.***

STAFF RECOMMENDATION

Recommend Approval to the Municipal Council of the proposed General Plan Amendment, as presented or with changes.

This action would be consistent with the analysis outlined in the Staff Report.