



Provo City Planning Commission

Report of Action

July 25, 2018

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

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 25, 2018:

RECOMMENDATION FOR APPROVAL

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application with an update to Chapter 1 in the General Plan attached in Exhibit A.

Conditions of Approval:

Motion By: Dave Anderson

Second By: Jamin Rowan

Votes in Favor of Motion: Dave Anderson, Jamin Rowan, Deborah Jensen, Brian Smith, Russ Philips, Robert Knudsen,
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:

NEIGHBORHOOD MEETING

- Neighborhood meetings have been held to discuss the draft Maeser Neighborhood Plan.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Vice-Chair was present and addressed the Planning Commission during the public hearing.

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:

- Staff has received calls and emails from residents that are in support of the proposed plan.
- Martha Rasmussen, Vice-chair in Maeser, the plan will greatly improve what is in the neighborhood now. Getting a grocery store back would be great. Blending single-family with multi-family and commercial to serve the community's needs without changing the neighborhood too drastically and this plan will help accomplish this goal.

APPLICANT RESPONSE

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

- The future land use map calls for mixed-use development on 300 South near State Street to help facilitate the revitalization of that area through good urban design and providing more residents that can support ground floor retail and reestablish a grocery store.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The commercial core in the neighborhood is an enviable feature that other neighborhoods would love to have.
- The plan supports preserving what is good and improving areas where needed. Reduce open parking lots and providing needed rooftops to support the retail.
- The transition from the strip commercial on 300 South to something that helps enclose the space and accommodates residential with retail is good for the neighborhood.



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

EXHIBIT A

Chapter 1 of the Provo City General Plan is hereby amended as follows:

Maeser Neighborhood

Vision, Challenges, and Goals of the Maeser Neighborhood

The Maeser neighborhood is one of the Pioneer Neighborhoods of Provo, with a desirable central location and pleasing architectural styles that reflect the history of the area. The Maeser School is a valuable historical architectural resource and a reflection of community values through the efforts to preserve this structure, which have resulted in an adaptive reuse of the school building and surrounding grounds to one-family dwellings. **The Maeser Neighborhood Plan was adopted by the Municipal Council, and it is incorporated into the General Plan by reference. It further describes plans for projected growth, goals and objectives that reflect the needs of the areas, and a discussion on guiding principles for the residents of the Neighborhood. The Maeser Neighborhood Plan should be closely followed when considering redevelopment and land use decisions in the neighborhood.**

~~Residents of the neighborhood have concerns about encroachment of multiple-family housing structures that are not appropriately designed for transition and compatibility with one family homes. Residents of Maeser desire to reestablish the neighborhood as a location with long-term residents who can energize and provide stability to the neighborhood.~~

~~Proximity to social services, while a benefit to residents, can also present special challenges as in other Pioneer Neighborhoods. Residents feel it is important to establish a dialogue with social service agencies to evaluate how best to provide services while encouraging home ownership investment.~~

~~Residents desire improvements to promote better access to public transit and improved walkability. They see a need for visioning studies to help identify desirable redevelopment scenarios and standards in areas such as 600 South from University Avenue to 900 East.~~

~~Key Land Use Policies to address the goals of the Maeser Neighborhood~~

- ~~1. Protect viable, significant areas of one-family structures within areas designated as Residential (R) on the General Plan Map. Promote owner-occupancy throughout the neighborhood by limiting new development to detached, one-family homes. Some exceptions, such as development along State Street, may be considered through the City's established planning and development procedures.~~
- ~~2. Maintain all existing one-family residential areas of the neighborhood as one-family, detached housing. Higher density residential housing, such as duplexes, twin homes, condominiums, and apartments, other than legal accessory apartments created in owner-occupied, one-family dwellings, is not compatible with the goals for this neighborhood. Some exceptions, such as development along State Street, may be determined through the City's established planning and development procedures.~~
- ~~3. Promote use of existing neighborhood residential design standards to assist developers with infill development or redevelopment of one-family homes.~~
- ~~4. Encourage responsible property management through enforcement of the Rental Dwelling Business Licensing ordinance.~~
- ~~5. Develop a dialogue between citizens, the City and social service.~~
- ~~6. The need for social service clients to reside near public transit or within walking distance of social service agency offices, places of employment and shopping is acknowledged; yet there is concern with concentrating special populations within a particular neighborhood and the possible inequitable burden placed on a neighborhood's residents as a result of this concentration of high-impact residents. Rental Dwelling Business Licensing requirements should be diligently enforced, and responsible property management set as the standard.~~
- ~~7. Existing commercial development should not be allowed to expand to the degree that it encroaches into the Residential (R) General Plan designation.~~
- ~~8. Study the feasibility of placing landscape medians in Center Street from 100 East to 1000 East.~~
- ~~9. Promote the use of a professional vision planning consultant to identify desirable development in areas such as 600 South, from University Avenue to 900 East.~~
- ~~10. Although a primary goal of the neighborhood is to increase one-family owner-occupied residences, areas of the neighborhood near University Avenue and 600 South that are currently zoned Light Manufacturing should be considered for future zone changes to transit-oriented development zoning to encourage improvement to the adjacent one-family areas of the neighborhood.~~