



## Provo City Planning Commission

# Report of Action

April 10, 2019

\*ITEM 4 Justin Earl requests a Zone Change from ITOD to Mill Race at Provo Station PRO Zone, located on approximately four acres from 500 S to 600 S and from 100 W to University Ave. Downtown neighborhood. Aaron Ardmore (801) 852-6404 PLRZ20190047

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The following action was taken by the Planning Commission on the above described item at its regular meeting of April 10, 2019:

### POSITIVE RECOMMENDATION

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jamin Rowan

Second By: Robert Knudsen

Votes in Favor of Motion: Jamin Rowan, Robert Knudsen, Shannon Ellsworth, Deborah Jensen, Maria Winden  
*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.

### **LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED**

The property to be rezoned to the [Mill Race at Provo Station PRO] Zone is described in the attached Exhibit A.

### **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 an overview of the proposal.

### **NEIGHBORHOOD MEETING DATE**

- The Neighborhood Chair determined that a neighborhood meeting would not be required.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

### 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:

- Concerns included building height allowance, architectural treatments, and the treatment of 100 West.

### APPLICANT RESPONSE

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

- The applicant reviewed the programming and design of the development and addressed the concerns of the neighbors by showing that the most recent renderings and text language address all concerns.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Planning Commission members discussed the commercial options in the development, how the project will be phased, and types of units that will be available.
- Questions were asked of staff and the developer regarding occupancy and parking strategies.



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Planning Commission Chair



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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

