

Provo City Planning Commission

Report of Action

October 27, 2021

Item #6* The Community and Neighborhood Services Dept on behalf of the Airport Director requests zone changes for the Provo Municipal Airport from Public Facilities (PF), Planned Industrial Commercial (PIC), and Agriculture (A1) to the Airport (A) zone. Provo Bay Neighborhood. Javin Weaver (801) 852-6413 jweaver@provo.org PLRZ20210300

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 27, 2021:

RECOMMENDED APPROVAL

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Lisa Jensen

Second By: Laurie Urquiaga

Votes in Favor of Motion: Brian Henrie, Daniel Gonzales, Laurie Urquiaga, Lisa Jensen, Robert Knudsen, and Dave Anderson

Dave Anderson 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 properties to be rezoned to the Airport (A) Zone is described in the attached Exhibit A and Exhibit B.

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.

- The proposed Airport Zones was collaboratively created with the Airport Director.
- Staff worked with the Ombudsman on the airport properties.
- All 8 parcels are proposed to be rezoned to the Airport (A) zone are owned by Provo City.
- The proposed rezone furthers the goals of the General Plan and Airport Master Plan

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- There was no neighborhood chair or public comment.

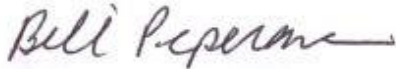
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commissioners supported the rezone to encourage additional aviation development.
- Dave Anderson inquired when the terminal would be completed.



Planning Commission Chair



Director of Development Services

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 and Neighborhood Services 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

Parcel Number	Owner	Acres	Current Zone	Legal Description
21:032:0005	Provo City	828.51	PF & PIC	COMS 661.08 FT & E 96.57 FT FR E 1/4 COR. SEC. 9, T7S, R2E, SLB&M.; S 0 DEG 35' 0" E 1969.42 FT; S 56 DEG 8' 0" E 1654.3 FT; S 0 DEG 9' 0" W 1279.6 FT; S 79 DEG 9' 0" W 1025.59 FT; S 34 DEG 3' 33" E 685.68 FT; S 55 DEG 56' 27" W 1400 FT; N 34 DEG 3' 33" W 1267.81 FT; S 71 DEG 17' 43" W 1303.28 FT; S 62 DEG 46' 9" W 777.3 FT; S 64 DEG 57' 25" W 565.62 FT; S 89 DEG 10' 56" W 319.2 FT; S 65 DEG 33' 48" W 346.02 FT; S 78 DEG 58' 6" W 319.44 FT; N 38 DEG 36' 25" W 182.45 FT; N 0 DEG 11' 45" W 385.03 FT; N 21 DEG 37' 41" E 1080.05 FT; N 1 DEG 45' 14" E 470.13 FT; N 7 DEG 5' 41" E 610.75 FT; N 6 DEG 32' 2" E 638.71 FT; N 11 DEG 44' 0" W 257.19 FT; N 13 DEG 46' 27" W 1006.01 FT; N 8 DEG 52' 14" W 579.75 FT; N 12 DEG 20' 24" W 1188.15 FT; N 12 DEG 20' 58" W 464.29 FT; N 34 DEG 3' 33" W 849.19 FT; N 34 DEG 3' 33" W 2623.83 FT; N 55 DEG 56' 27" E 1091.87 FT; S 33 DEG 40' 55" E 15.27 FT; N 56 DEG 4' 59" E 295.67 FT; N 1 DEG 23' 5" W 19.01 FT; N 55 DEG 56' 27" E 122.3 FT; S 34 DEG 3' 33" E 1477.26 FT; W 777.67 FT; S 3 DEG 15' 40" E 237.86 FT; S 5 DEG 11' 50" E 322.52 FT; S 31 DEG 15' 20" E 233.35 FT; S 30 DEG 8' 30" E 350.67 FT; E 1767.78 FT; S 0 DEG 11' 59" E 195.33 FT; S 84 DEG 51' 50" E 121.51 FT; S 81 DEG 0' 57" E 274.72 FT; N 88 DEG 55' 45" E 1002.13 FT; S 34 DEG 49' 0" E 1498.94 FT; S 0 DEG 9' 0" W 749.5 FT; S 89 DEG 49' 0" E 1057.17 FT TO BEG. AREA 828.514 AC.
21:033:0008	Provo City	30.42	A1.1	COMS 0 DEG 42' 17" E 843.779 FT & S 89 DEG 17' 43" W 3935.088 FT FR SE COR. SEC. 4, T7S, R2E, SLB&M.; S 354.22 FT; S 55 DEG 56' 27" W 227.89 FT; N 87 DEG 21' 15" W 621.36 FT; W 100 FT; N 30 DEG 8' 30" W 603.1 FT; N 31 DEG 15' 20" W 233.35 FT; N 5 DEG 11' 50" W 322.52 FT; N 3 DEG 15' 40" W 223.7 FT; E 826.17 FT; S 34 DEG 3' 33" E 980.6 FT TO BEG. AREA 30.421 AC.
21:034:0107	Provo City	29.64	A1.1	COMS 272.23 FT & W 3180.33 FT FR NE COR. SEC. 9, T7S, R2E, SLB&M.; N 89 DEG 51' 0" E 1533.74 FT; S 4 DEG 40' 0" E 310.08 FT; N 78 DEG 4' 51" W 395.45 FT; S 6 DEG 13' 3" W 832.18 FT; S 88 DEG 55' 45" W 685.37 FT; N 81 DEG 0' 57" W 274.72 FT; N 84 DEG 51' 50" W 121.98 FT; N 0 DEG 13' 0" W 1009.64 FT TO BEG. AREA 29.643 AC.
21:034:0012	Provo City	0.97	PF & A1.1	COM 23.66 CHS W & 13.9 CHS N OF 1/4 SEC COR BETWEEN SEC 9, 10, T7S, R2E, SLB&M; N 6.1 CHS MOR L TO PROP. LINE; W 10.82 FT; S 17-37'47"W 163.29 FT N 34-15'W 188.27 FT; W 108.33 FT; S 34-49'E 7.3 CHS TO BEG AREA .97 ACRE.
21:034:0079	Provo City	0.33	A1.1	COMS 1308.92 FT & W 1702.48 FT FR NE COR SECTION 9 TOWNSHIP 7 S RANGE 2 E: N 87 54' 31" E 139.25 FT; N 89 44' 30 " E 28.36 FT; S 17 37' 47" W 179.21 FT; N 34 15' W 200.99 FT TO BEG. TOTAL AREA .33 ACRES
21:034:0080	Provo City	0.55	PF	COMS 1647.70 FT & W 1245.39 FT FR NE COR SEC 9, T7S, R2E, SLM; N 89 DEG 54'30"W 214.53 FT; S 34 DEG 40'30"E 367.58 FT; N 1 DEG 01'30"E TO BEG. AREA .74 ACRES OUTSIDE OF STREET OR .55 ACRES
21:034:0029	Provo City	6.16	PF	COMN 106.33 FT & W 880.80 FT FR E1/4 COR OF SEC 9, T7S, R2E, SLB&M; THENCE N 33 DEG 54'W 494.60 FT; N 1 DEG 14'E 439.60 FT; S 87 DEG 55'E 279.60 FT; S 53'W 840 FT TO BEG. ALSO, COM W 16.89 CHS & N 4 CHS OF E1/4 COR OF SEC 9, T7S, R2E, SLB&M; THENCE N 11.61 CHS; W 2.12 CHS; S 7 CHS; S 34 DEG 49'12"E 3.6 CHS TO BEG.
21:034:0117	Provo City	2.67	A1.1	COMS 1304.001 FT & W 1563.321 FT FR NE COR. SEC. 9 T7S, R2E, SLB&M.; N 4 DEG 33' 8" W 731.487 FT; S 78 DEG 4' 51" E 304.671 FT; S 17 DEG 37' 47" W 698.954 FT; S 89 DEG 44' 30" W 28.358 FT TO BEG. AREA 2.668 AC.
Total		899.25		

EXHIBIT B

