

Provo City Planning Commission

# Report of Action

February 09, 2022

\*ITEM #3 Development Services requests a Zone Map Amendment from the PF (Public Facilities) zone to the DT1 (General Downtown) zone for 7.5 acres of land, located approximately at 351 W Center St. Downtown Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220024

---

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 09, 2022:

## RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Peter Fife

Second By: Robert Knudsen

Votes in Favor of Motion: Peter Fife, Robert Knudsen, Brian Henrie, Lisa Jensen, Laurie Urquiaga, Dave Anderson, Miles Miller, Daniel Gonzales

Laurie Urquiaga 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 DT1 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.

### **CITY DEPARTMENTAL ISSUES**

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

### **NEIGHBORHOOD MEETING DATE**

- No information was received from the Neighborhood Chair.

### **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 not present or did not address 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: None.

### APPLICANT RESPONSE

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

- Development Services staff responded to questions from the Planning Commission regarding the surrounding zoning and future development plans for the site.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Laurie Urquiaga asked about the zoning in the area and the use of the Covey Center working with the proposed zone.
- Lisa Jensen asked staff for information that could be shared on future development for the site and confirmed that the future Project Plan applications would come to the Planning Commission.
- Brian Henrie discussed the proposed heights for any future development on the site.



---

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

COM AT SW COR. BLK. 62, PLAT A, PROVO CITY SURVEY; N 145 FT; E 99 FT; N 255 FT; E 301 FT; S 400 FT;  
W 400 FT TO BEG. AREA 3.094 AC.

And

ALL OF BLK 63, PLAT A, PROVO CITY.

And also including the Right-of-Way between the above parcels