

Provo City Planning Commission

Report of Action

July 13, 2022

*ITEM 5 Lindy Deller requests a Zone Change from A1.10 to Airport Industrial (AI) for approximately 33 acres, located at 3701 W Center Street. Provo Bay Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.utah.gov PLRZ20210263

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 13, 2022:

RECOMMENDED APPROVAL

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application with a Development Agreement that addresses the remaining CRC items.

Motion By: Robert Knudsen

Second By: Raleen Wahlin

Votes in Favor of Motion: Robert Knudsen, Raleen Wahlin, Daniel Gonzales, Andrew South, Melissa Kendall, Lisa Jensen.

Lisa 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 Airport Industrial (AI) Zone is described in the attached Exhibit A.

RELATED ACTIONS

July 13, 2022 – Planning Commission – Item 4 - PLCP20210292

APPROVED/RECOMMENDED OCCUPANCY

*Warehouse and office space – permitted uses in the AI zone.

APPROVED/RECOMMENDED PARKING

*970 Total parking stalls required

*1020 Total parking stalls provided

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

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.
- There are remaining issues from the Coordinator Review Committee (CRC) review that are addressed with the Development Agreement.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held, and this item was placed on Open City Hall.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was present /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:

- No comments were made during the hearing.

APPLICANT RESPONSE

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

- There will be a traffic study completed as part of the final project plan.
- The applicant has the property under contract and will see it through the development process.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Center St. is an arterial street and would have the capacity to accommodate the volume of traffic from a development like this.
- The developer would dedicate needed right-of-way and construct street improvements for the development, and this is included in the proposed development agreement that the applicant has been working on with city staff.
- In a year from now, the infrastructure will be in place for this development to tie into.
- This development will fit in the area and potentially help support airport growth and supports the General Plan.



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 Development Services Department, 445 W Center St., 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

Legal Description 1: COM N 1107.14 FT & W 131.26 FT FR S 1/4 COR. SEC. 4, T7S, R2E, SLB&M.; S 6 DEG 20' 43" W 68.34 FT; S 3 DEG 42' 14" W 40.61 FT; S 0 DEG 47' 0" E 105.38 FT; S 5 DEG 42' 30" W 72.41 FT; S 21 DEG 12' 12" W 30.86 FT; S 43 DEG 23' 48" W 74.41 FT; S 57 DEG 13' 9" W 219.62 FT; S 8 DEG 8' 26" W 30.6 FT; W 919.42 FT; N 2 DEG 54' 0" E 405.07 FT; N 7 DEG 50' 44" E 162.49 FT; N 55 DEG 29' 36" E 11.52 FT; S 85 DEG 51' 57" E 66.55 FT; N 76 DEG 42' 57" E 118.82 FT; S 85 DEG 47' 49" E 816.23 FT; S 83 DEG 4' 24" E 139.42 FT TO BEG. AREA 14.310 AC.

Legal Description 2: COM N 562.31 FT & W 3301.05 FT FR NE COR. SEC. 9, T7S, R2E, SLB&M.; E 977.14 FT; S 0 DEG 16' 22" E 847.43 FT; W 857.29 FT; N 0 DEG 12' 1" W 15.06 FT; S 89 DEG 53' 27" W 15.82 FT; N 0 DEG 8' 29" W 187.44 FT; S 89 DEG 53' 25" W 105.6 FT; N 0 DEG 10' 25" W 645.17 FT TO BEG. AREA 18.518 AC.

Legal Description 3: COM N 1150.58 FT & W 3154.11 FT FR SE COR. SEC. 4, T7S, R2E, SLB&M.; N 86 DEG 59' 26" W 168.13 FT; S 48 DEG 31' 5" W 13.16 FT; S 2 DEG 54' 0" W 183.96 FT; N 7 DEG 50' 45" E 162.39 FT; N 55 DEG 29' 36" E 11.52 FT; S 85 DEG 51' 59" E 66.55 FT; N 76 DEG 42' 56" E 91.48 FT TO BEG. AREA 0.105 AC.

