

Provo City Planning Commission

# Report of Action

October 12, 2022

\*ITEM #1 Joel Pilling requests a Zone Map Amendment from the PF (Public Facilities) zone and the A1.5 (Agricultural) zone to the AI (Airport Industrial) zone in order to build new warehouses, located at 652 S Lakeview Pkwy. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220022

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The following action was taken by the Planning Commission on the above described item at its regular meeting of October 12, 2022:

## RECOMMENDED APPROVAL

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

Motion By: Andrew South

Second By: Raleen Wahlin

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

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 AI Zone is described in the attached Exhibit A.

### **RELATED ACTIONS**

The Project Plan for this property was Item #2 at the October 12<sup>th</sup> Planning Commission Meeting (PLPPA20220018).

### **APPROVED/RECOMMENDED PARKING**

281 Total parking stalls provided

### **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**

- 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:

- Steven Pennion lives next to the property and stated concerns with the barrier between his property and the proposed project, water runoff, and lighting bleeding into his property.

### APPLICANT RESPONSE

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

- Joel Pilling stated he intends to have clean tenants on the property and that there is a high demand for this type of building. He also responded to the neighbors' concerns and stated he plans to build a berm during construction and build a retaining wall and fence with the project. He also stated that he will be using downward lights that won't bleed onto adjacent land.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Daniel Gonzales asked about the parking for the site, whether it was too much or not enough.
- There was discussion regarding other uses for the site and how those would be handled with business license reviews.
- The Commission thought that the request made sense, it meets the General Plan for that area, and is an attractive development. Access to the site was discussed and seemed to work well with the cul-de-sac to the south of the property.



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Planning Commission Chair



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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 West Center Street, 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 N 912.81 FT & W 31.92 FT FR W 1/4 COR. SEC. 10, T7S, R2E, SLB&M.; S 158.49 FT; N 89 DEG 59' 53" W 151.15 FT; N 0 DEG 26' 47" E 161.35 FT; S 88 DEG 54' 27" E 149.92 FT TO BEG. AREA 0.550 AC.

And

COM N 910.81 FT & E 72.96 FT FR W 1/4 COR. SEC. 10, T7S, R2E, SLB&M.; S 0 DEG 11' 21" W 156.49 FT; N 89 DEG 59' 48" W 104.36 FT; N 158.48 FT; S 88 DEG 54' 27" E 104.9 FT TO BEG. AREA 0.378 AC.

And

LOT 2, PLAT A, KSC SUB AREA 7.167 AC.