



Southwest Neighborhoods Plan

Summary of existing goals and policies

The goals and policies of the following plans were reviewed and considered in the creation of the southwest neighborhoods plan:

1 - PROVO CITY GENERAL PLAN - 2022

SOUTHWEST AREA GUIDING PRINCIPLES , POLICIES AND GOALS:

The General Plan establishes goals for the Southwest area as well as specific goals for the Fort Utah, Provo Bay, Lakewood, and Sunset neighborhoods. The purpose of these policies is to guide development in southwest Provo in order to promote a smart, sustainable, vibrant community that offers a high quality of life for current and future residents **while respecting Provo's agricultural heritage.**

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Policy 1 - Preserve Provo's Agricultural Heritage and Support Agriculture for as long as Farmers Choose to Farm:

1. Approve the creation of a Provo Agricultural Commission to **support local commercial and noncommercial agriculture.**
2. Request that the Provo Agricultural Commission **identify obstacles** to the success of current and prospective farmers, **including nontraditional farmers**, and recommend ways to remove these obstacles.
3. Request that the Provo Agricultural Commission **explore tools for agricultural preservation.** These tools may include: conservation easements, transfers of development rights, community land trusts, a privately funded farmland trust fund, and Utah's "Agricultural Protection" Program.
4. Encourage the Provo Agricultural Commission to improve the productive use of agricultural land.
5. **Encourage Development-Supported Agriculture and Agritourism to help preserve Provo's agricultural heritage.**
6. Encourage our state lawmakers to increase funding for the LeRay McAllister Fund.
7. **Protect agricultural operations** from the impact of residential encroachment.
8. Identify agricultural landowners, have their properties listed on developmental maps to better avoid encroachment onto agricultural lands.

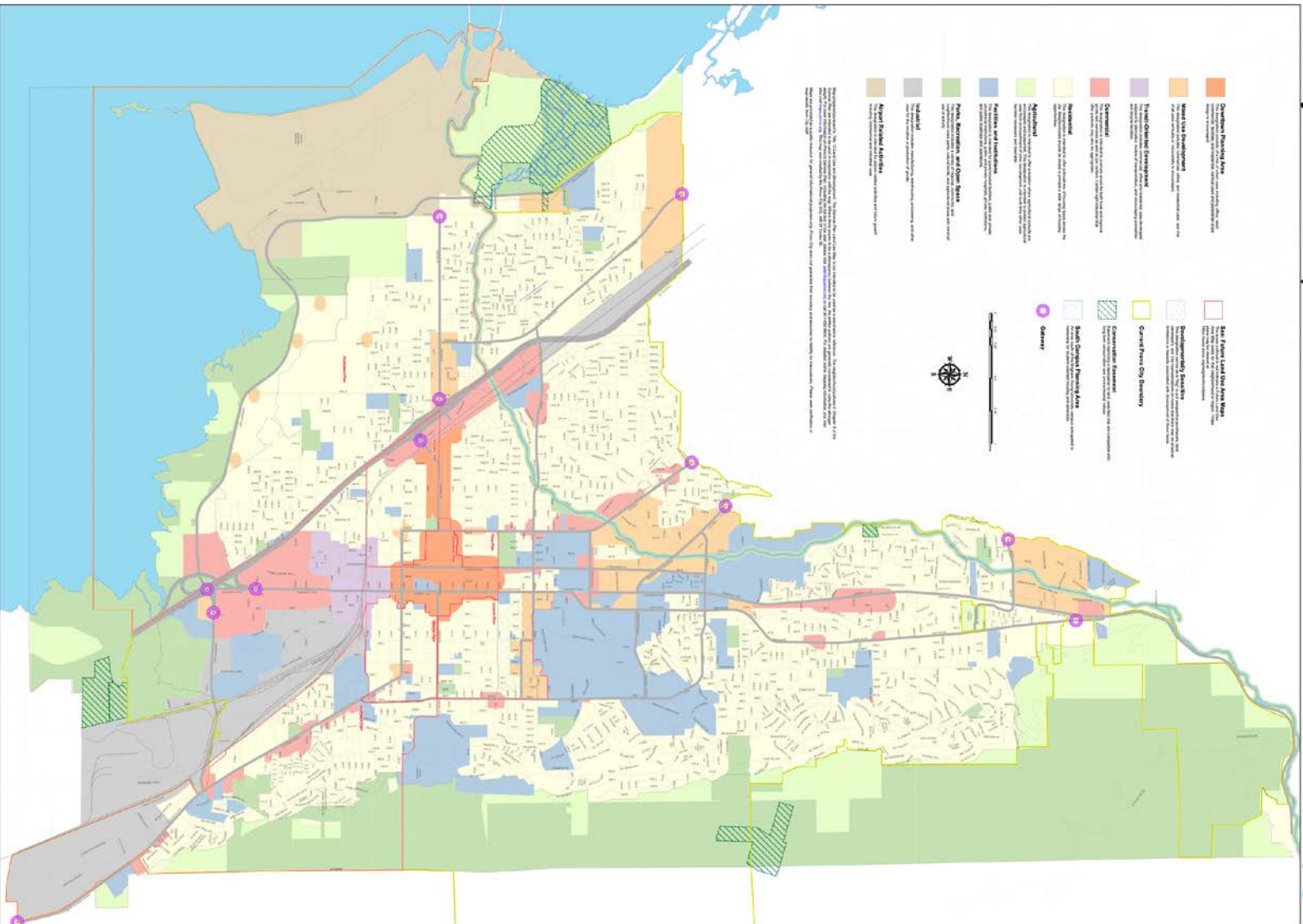


Policy 2 - Preserve and Create Quality Usable Open Space:

1. Update and utilize the Parks and Recreation Master Plan to provide developed parks and open space that satisfy a range of leisure and recreational needs.
2. Preserve and develop natural amenities for sustained enjoyment by the community. Examples include the Provo River and banks, the Provo River Delta, Utah Lake shoreline, and wetlands.
3. Provide parks and trails of different uses and sizes.
4. **Encourage agritourism as a means to provide agriculturally themed open space.**
5. Useable neighborhood open space should be an integral part of neighborhood design or combined to serve larger areas than the immediate development.

Provo City General Plan Map

Approved by the Board of Mayor and City Council on February 10, 2015



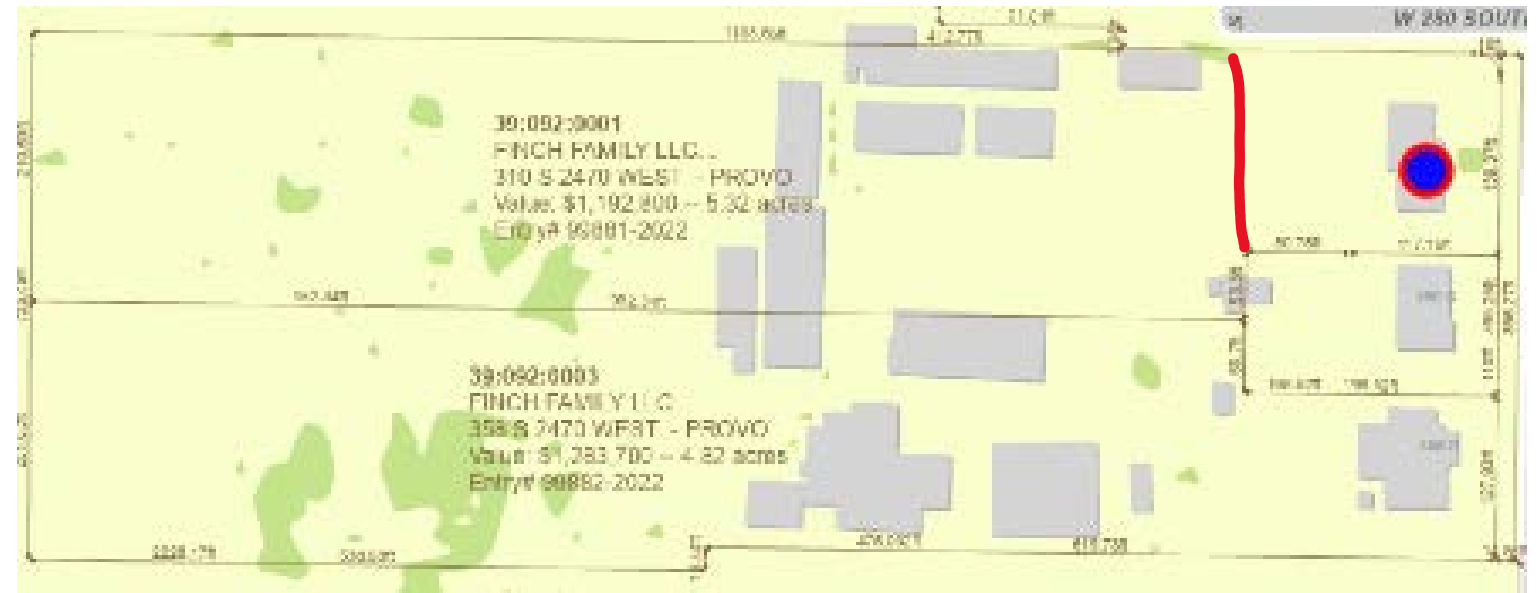


Request Zone Change from RA to A1.

4.82 acres with one house

Desire to preserve agriculture in the West End

Future zone
change
request





Finch Family Farm Event Barn

Our Mission

To provide an Event Barn where families and others can gather to celebrate special events in a farm ranch atmosphere, with options to have hands on animal experiences.

Our Hope

To implement agritourism or agritainment as an additional revenue source to help ensure the continuation of Finch Family Farm, while at the same time improving and enhancing our positive impact in the community









Proposed Standards and Conditional Uses

14.34.250

Standards for Conditional Uses.

A conditional use permit is required for the following conditional uses when permitted in the zone and shall only be approved in compliance with Section 14.02.040, Provo City Code. The uses shall comply with the requirements of this Section and shall also comply with any additional conditions resulting from a Planning Commission hearing.

(12) Meeting Halls for Rent.

(a) Meeting Halls for Rent shall be permitted as conditional uses in the A1 and RA zones, subject to the following standards:

(i) One (1) off-street **parking** space shall be provided for each four (4) occupants, based on the maximum occupancy load for the use and shall comply with Chapter 14.37, Provo City Code. There shall be sufficient on-site parking for patrons and employees.

(ii) No musical instruments, stereophonic equipment, sound amplifier or similar device shall be operated in such a manner as to create a noise or vibration disturbance across a real property boundary. **Will follow the current noise Provo City noise ordinance**

(iii) The need for **security** personnel will be triggered if any of the following conditions will be present at the planned event: there is alcohol being served, live music played , or if the event will go past 10PM. At events requiring security personnel there shall be one(1) security personnel per 100 adult guest. They will be on site to monitor the parking lot, event building and surrounding area on the property. Security personnel must be certified and licensed in the state of Utah

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(iv) The **design of the meeting hall building shall be characteristic of an agricultural** use. There will be no metal materials allowed in the construction of the building except for on the roof.

(v) The meeting hall, and associated parking, shall not occupy more than **One third or .33% of the property.**

(vi) Occupancy will be limited to comply with Fire Marshall requirements.

(vii) **Lighting** shall not disperse beyond the subject lot and shall comply with Chapter 15.21, Provo City Code.

(viii) There shall be a single point of access to the property and owners will be responsible to have a parking plan in place for each event. Only invited guests or those who have other rights or privileges on the property will be allowed to enter property.

(ix) Violation of any of the above conditions will be cause for a review of the Conditional Use Permit.

Positive impacts on neighborhood and community

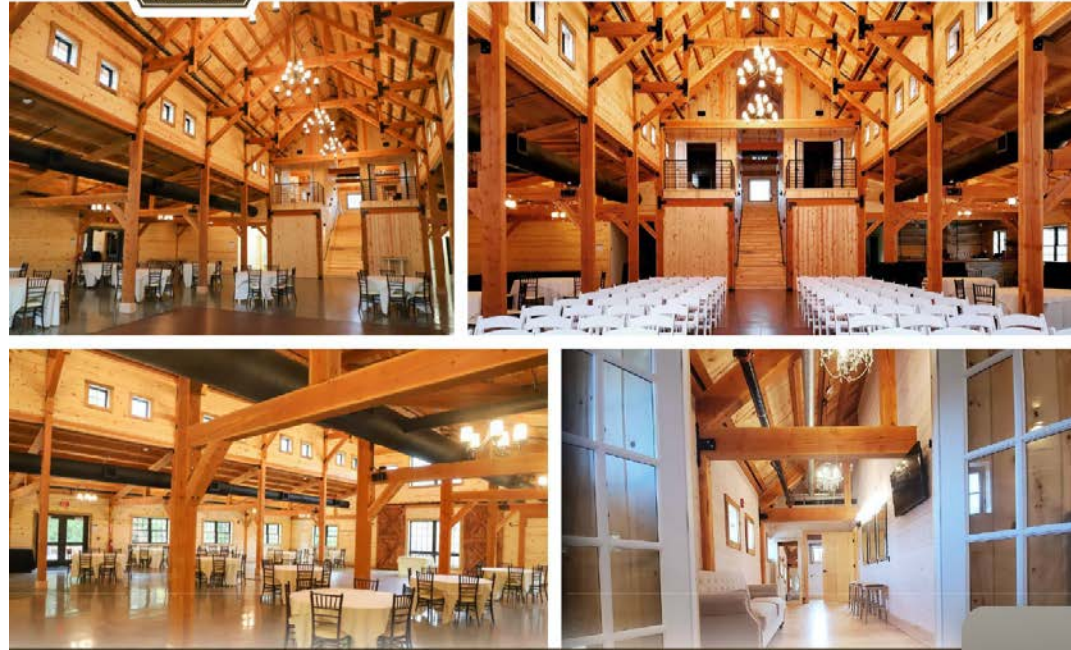
- Preservation of a 70 year old small family farm, making it a “pocket of agriculture” in or near a residential area. Fulfilling the goals of the A1 zone
- Offers a destination that can help connect people and families to a working farm
- It beautifies an area that is currently agriculture but not very attractive or appealing
- Provides a large, agricultural flavored event center which is not found currently in Provo but is found in surrounding cities.
- Offers a venue for church groups or large families to hold special events
- Enhances safety of school kids and parents by providing a gate at entrance of working farm
- Eliminates dust from blowing out of farm property by asphaltting entry and much of the farmyard.

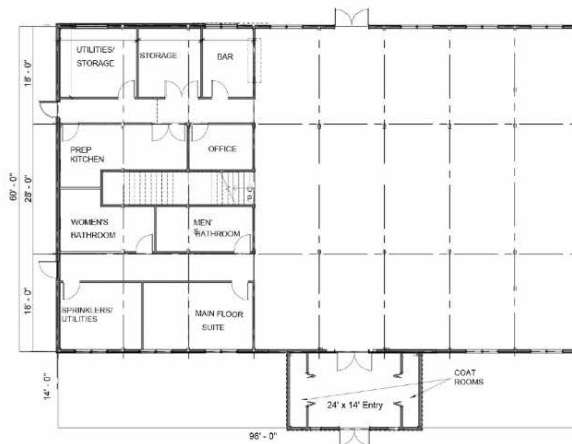
Finch Family Farm Barn



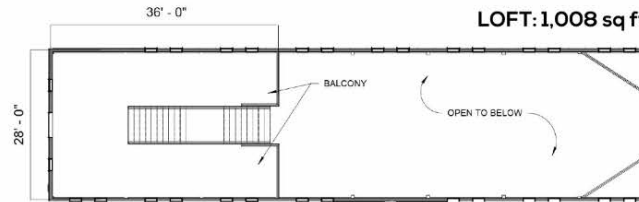
KNOX - JST0918

60' x 96' Raised Center Event Center with Enclosed Lean-Tos





MAIN FLOOR: 5,760 sq ft



LOFT: 1,008 sq ft



KNOX - JST0918

60' x 96' Raised Center Event Center with Enclosed Lean-Tos



PROJECT OVERVIEW:

- 24' x 96' Raised Center
- [2] 18' x 96' Enclosed Lean-to
- 24' x 14' One Story Gable
- 36' x 25' Loft

FREE SHIPPING FIRST 500 MILES

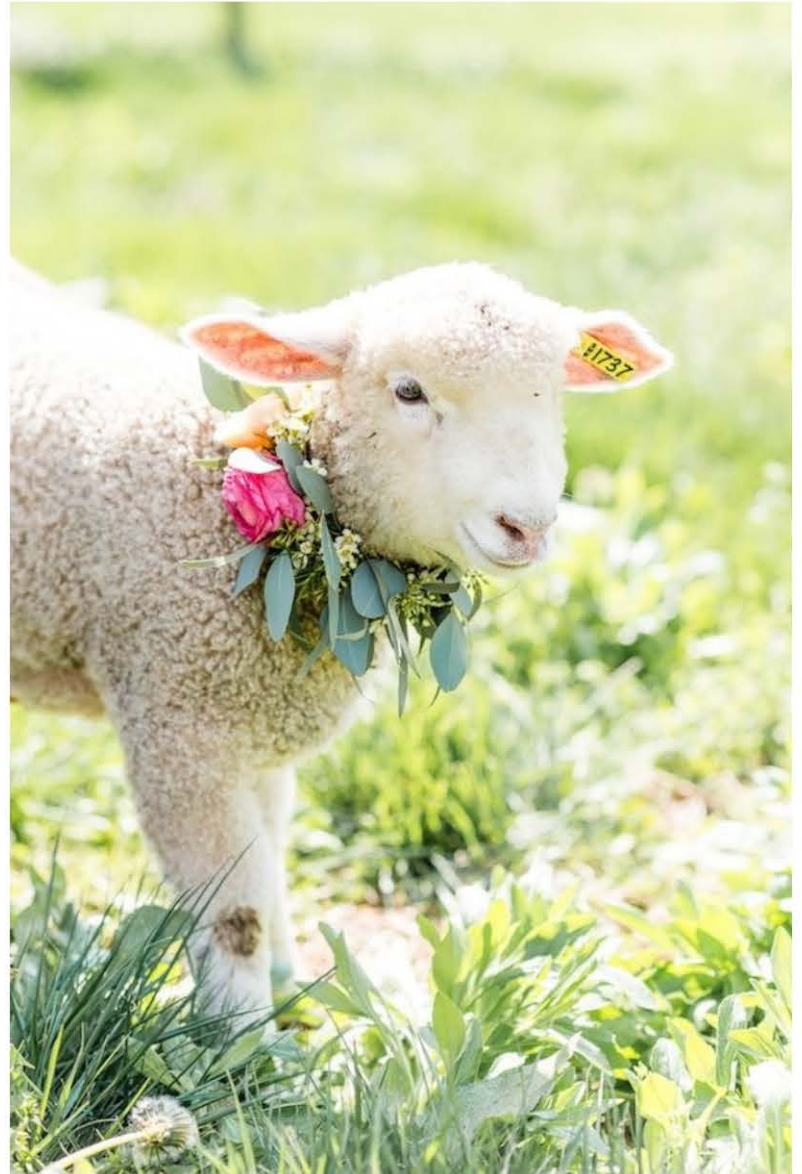
Each kit starts as a base model and is customized with accessories/upgrade options to meet your specific needs.

(See website for items included in a Base Kit)













HAPPILY









