



Provo City Planning Commission  
**Report of Action**  
August 14, 2024

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**ITEM #7** Jon Jensen requests approval of a Zone Map Amendment from the R1.8(PD) (One Family Residential) and RA (Residential Agricultural) Zones to the AI (Airport Industrial) Zone in order to develop a 25-acre flex-industrial campus, located approximately at 3450 West Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20240106

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The following action was taken by the Planning Commission on the above described item at its regular meeting of August 14, 2024:

## RECOMMENDED APPROVAL WITH CONDITIONS

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

Conditions of Approval:

1. That the applicant guarantees river access and amenities as shown in the plan.

Motion By: Daniel Gonzales

Second By: Melissa Kendall

Votes in Favor of Motion: Daniel Gonzales, Melissa Kendall, Adam Shin, Lisa Jensen, Jonathon Hill, Barbara DeSoto  
Jonathon Hill 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**

Planning Commission approved the related concept plan application (Item #8 on the August 14<sup>th</sup>, 2024, agenda).

**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. Staff also answered questions from the Planning Commission regarding the future of the Provo River, possible negative impacts for residential use on the site, and the history of the site and surrounding uses.

**CITY DEPARTMENTAL ISSUES**

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

**NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on 05/15/2024.

### NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District 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:

- Christine Halladay (subject property owner) indicated support for the proposal, and that the time to farm the property has passed.
- Thomas Halladay (subject property owner) gave a brief history of the decisions that have been made for the property and gave his support for the proposal.

### APPLICANT RESPONSE

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

- Jon Jensen and Eric Jorgensen presented their proposal and gave an overview of the request. Mr. Jensen indicated that the trail with public access is part of a working development agreement and that the plan fits with the General Plan. Mr. Jorgensen addressed questions about possible tenants and the number of potential users.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Commission discussed competing goals in the General Plan and other adopted planning documents and how they relate to this proposal. Staff also confirmed that the housing units initially proposed for this property will still be able to be built in a different area, so that the city is not necessarily losing housing units because of this proposal. The Commission spoke about support for ensuring that the trail against the river is open to the public.



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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 W 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

**Parcel 1:**

COM N 1001.74 FT & W 1583.14 FT FR SE COR. SEC. 4 T7S R2E SLB&M.; N 78 DEG 30' 0" W 596.85 FT; N 13 DEG 40' 24" W 385.22 FT; S 41 DEG 24' 48" W 16.71 FT; N 10 DEG 0' 0" W 208.05 FT; N 841.5 FT; S 67 DEG 13' 0" E 357.72 FT; S 15 DEG 30' 0" E 417.78 FT; S 63 DEG 0' 0" E 97.02 FT; N 15 DEG 26' 0" E 98.47 FT; S 78 DEG 0' 0" E 234.15 FT; S 2 DEG 45' 0" W 98.28 FT; N 72 DEG 15' 0" E 191.4 FT; S 19 DEG 59' 0" E 133.98 FT; S 69 DEG 26' 0" E 25.08 FT; S 1 DEG 0' 0" W 697.67 FT; N 88 DEG 0' 0" W 145.44 FT; N 79 DEG 49' 11" W 149.12 FT; S 1 DEG 0' 0" W 147.58 FT TO BEG. AREA 24.001 AC.

**Parcel 2:**

COM N 975.501 FT & W 1437.004 FT FR SE COR. SEC. 4 T7S R2E SLB&M.; N 88 DEG 0' 0" W 20.72 FT; N 78 DEG 30' 0" W 128 FT; N 1 DEG 0' 0" E 147.58 FT; S 79 DEG 49' 11" E 148.475 FT; S 1 DEG 0' 0" W 147.58 FT TO BEG. AREA 0.502 AC.

**Parcel 3:**

COM N 925 FT & N 88 DEG W 1290.30 FT FR SE COR SEC 4, T7S, R2E, SLM; N 88 DEG W 147.58 FT; N 1 DEG E 147.58 FT; S 88 DEG E 147.58 FT; S 1 DEG W 147.58 FT TO BEG. AREA .50 AC.