

Provo City Planning Commission

Report of Action

November 08, 2023

ITEM #3 Susan Palmer requests Concept Plan approval for flex warehouse and office space in a proposed AI (Airport Industrial) zone, located at 3410 W Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20220337

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 08, 2023:

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application, subject to approval of the Rezone.

Motion By: Lisa Jensen

Second By: Robert Knudsen

Votes in Favor of Motion: Lisa Jensen, Robert Knudsen, Daniel Gonzales, Jonathon Hill, Barbara DeSoto, Andrew South
Daniel Gonzales 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.

RELATED ACTIONS

The Planning Commission also recommended approval of the related rezone to the AI Zone at the November 8, 2023 hearing (Item #4, PLRZ20220089)

APPROVED/RECOMMENDED PARKING

*277 Total parking stalls required

*301 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. Staff addressed additional questions from the Commission during the hearing.

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.
- Traffic study may be required with future stages of approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held in 2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the 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: None were raised at the hearing.

APPLICANT RESPONSE

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

- Norm Avery addressed questions and concerns from the Commission and stated that the project will provide public access to the open space and make connection to trail network to the east; he will work with staff to guarantee such. He also stated that he will follow the ordinances for buffer requirements from the adjacent residential properties.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Planning Commissioners asked questions to staff regarding the open space, parking, and traffic patterns associated with the proposal. There was more discussion on surrounding trail networks and a desire to connect to those.
- A formal motion made by Lisa Jensen and seconded by Barabara DeSoto recognized the concern and desire to require trail access and connection as the rezone request goes to the City Council. This was supported 6:0.
- The Commissioners discussed the proposal, stating that it is what was expected when the General Plan was amended in 2022, and that the details of the plan should be worked out as it moves forward.



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, **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