

Provo City Planning Commission

Report of Action

January 31, 2024

*Item 2 Provo Parks and Recreation requests approval of a Zone Map Amendment from the A1.10 (Agricultural) Zone to the OSPR (Open Space, Preservation, and Recreation) Zone in order to build a new park, located at 301 N Lakeshore Drive. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLRZ20220282

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 31, 2024:

RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Lisa Jensen

Second By: Melissa Kendall

Votes in Favor of Motion: Lisa Jensen, Meliss Kendall, Andrew South, Barbara DeSoto, Raleen Wahlin, Jonathon Hill, Robert Knudsen, Daniel Gonzales

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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the OSPR (Open Space, Preservation, and Recreation) Zone is described in the attached Exhibit A.

RELATED ACTIONS

PLPPA20210131 January 31, 2024 Planning Commission hearing Item 1.

DEVELOPMENT AGREEMENT

- Does not apply.

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

- A neighborhood meeting was held on 03/25/2021.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District 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:

- No comments were made by the public.

APPLICANT RESPONSE

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

- The equestrian trail will be for day use only and there is no overnight parking permitted.
- The timeline would begin once the rezone is approved and construction would end spring 2025.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The rezone is compatible with the General Plan and the surrounding zones and uses.
- The Commission members asked about the trail access to the delta and the river and the health of the river with the diversion. The site elevation will be raised to help ensure there are not issues with the sewer connections and flood plain.
- Commission members commented that it will be nice to add connections and improve the trail head and that there will be education areas and playgrounds for younger visitors.



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 Development Services. 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 A ID – 21:029:0079

Description –

COM S 50 DEG 25' 54" E 126.29 FT FR W 1/4 COR. SEC. 3, T7S, R2E, SLB&M.; N 71 DEG 28' 36" W 138.73 FT; ALONG A CURVE TO L (CHORD BEARS: N 80 DEG 19' 50" W 84.65 FT, RADIUS = 275 FT); N 89 DEG 9' 33" W 194.88 FT; N 7 DEG 0' 0" E 19.24 FT; N 43 DEG 0' 0" E 196.62 FT; N 72 DEG 15' 0" E 184.75 FT; N 46 DEG 13' 51" E 308.37 FT; N 66 DEG 30' 0" E 103.59 FT; S 48 DEG 59' 57" E 138.16 FT; S 43 DEG 28' 34" W 273.49 FT; ALONG A CURVE TO R (CHORD BEARS: S 41 DEG 44' 39" W 40.83 FT, RADIUS = 678 FT); S 50 DEG 2' 50" E 11.98 FT; ALONG A CURVE TO L (CHORD BEARS: S 29 DEG 41' 23" W 239.06 FT, RADIUS = 666 FT) TO BEG.

AREA 3.413 AC.

Parcel B ID– 21:023:0172

Description –

COM S 19.3 FT & W 312.5 FT FR E 1/4 COR. SEC. 4, T7S, R2E, SLB&M.; N 89 DEG 9' 22" W 2.44 FT; N 5 DEG 0' 54" E 94.39 FT; N 60 DEG 5' 0" E 114.01 FT; N 60 DEG 5' 0" E 119.7 FT; N 34 DEG 51' 21" E 348.48 FT; N 66 DEG 26' 33" E 55.91 FT; N 79 DEG 37' 30" E 67.22 FT; S 81 DEG 21' 1" E 67.61 FT; S 72 DEG 44' 26" E 53.5 FT; S 58 DEG 4' 42" E 130.69 FT; S 52 DEG 25' 23" E 29.03 FT; S 37 DEG 30' 27" W 53.62 FT; N 48 DEG 59' 56" W 12.51 FT; S 43 DEG 28' 40" W .72 FT; N 48 DEG 59' 57" W 137.95 FT; S 66 DEG 30' 0" W 103.59 FT; S 46 DEG 13' 51" W 308.37 FT; S 72 DEG 15' 0" W 184.75 FT; S 43 DEG 0' 0" W 196.62 FT; S 7 DEG 0' 1" W 19.24 FT TO BEG.

AREA 1.445 AC.

Site Map-

