

Provo City Planning Commission

Report of Action

February 13, 2019

*Item 9 - The Provo City Economic Development Department requests a General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. East Bay neighborhood. Josh Yost (801) 852-6408 PLGPA20180407

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 13, 2019:

RECOMMEND APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jamin Rowan

Second By: Andrew Howard

Votes in Favor of Motion: Deborah Jensen, Russ Phillips, Shannon Ellsworth, Andrew Howard, Jamin Rowan, Dave Anderson, Robert Knudsen.

Deborah 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.

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

In 2018 Provo City transferred 23 acres of property to the Noorda College of Osteopathic Medicine for the development of a medical school, the south parcel. An additional 12 acres located between the golf course parcel and 1860 South have been acquired for the development of apartment housing for students, the north parcel. The zoning map has previously been amended such that all the surrounding golf course property is now completely within the Public Facilities Zone. The two parcels that are the subject of this application remain zoned SC3, Regional Shopping Center.

The north parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to M-Mixed Use.

The south parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to PF-Public Facilities.

The proposed amendment is consistent with current city policy to facilitate the development of a medical school and associated housing. The proposed amendment will remove existing conflicts in the general plan text in addition to amending the land use designation of the subject property.

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 concerns were raised the by the public.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant reiterated the need to align the General Plan designation of these properties with the City's current plan for the area.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: Mr. Rowan expressed his desire to see the plans for the proposed development at a preliminary or concept stage such that the commission could provide input into the design of the project. Staff clarified that a Zone Map Amendment and Concept Plan Application would come to them for review and approval and then Project Plan Applications would come to the Planning Commission for each phase of the project.



Planning Commission Chair



Director of Community Development

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 Community Development Department, 330 West 100 South, 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