

Provo City Planning Commission

Report of Action

November 13, 2019

ITEM 7* The Provo City Development Services Department requests Ordinance Text Amendments to Chapter 14.21D West Gateway Zone, to better meet the purpose and objective of the WG Zone. Dixon and Franklin Neighborhoods. Brian Maxfield (801) 852-6429. PLOTA20190376

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

RECOMMEND APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application, but with the retention of the current 10-foot minimum setback requirement from Center Street in Section 14.21D.050(1).

Motion By: Laurie Urquiaga

Second By: Robert Knudsen

Votes in Favor of Motion: Laurie Urquiaga, Robert Knudsen, Shannon Ellsworth, Maria Winden, David Anderson

David Anderson was present as Chair.

The motion 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:

- The proposed amendments are merely adjustments being proposed, with the intent that the changes will allow better opportunities for redevelopment in the area to go forward;
- The main changes involve clarifications on the allowed multi-unit development within the zone; clarification in the allowance for warehousing and storage on the site; a three-foot setback on Center Street rather than 10 feet; removing the maximum number of floors requirement while retaining the maximum height allowance of 50 feet; clarifications regarding single-family uses and lots along 100 North; updating of the transitional from Center Street and through the block; and deletion of allowance for sign and canopies projection into the street right-of-way.

CITY DEPARTMENTAL ISSUES

None

NEIGHBORHOOD MEETING DATE

This item was presented at meetings for both the Dixon and the Franklin Neighborhoods.

NEIGHBORHOOD AND PUBLIC COMMENT

Neither the Dixon nor the Franklin neighborhood voiced concerns at their neighborhood meetings regarding this request. No one from the public spoke at the Planning Commission meeting.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission.

PLANNING COMMISSION DISCUSSION

The principal discussion by the Planning Commission included the following:

- The Commission asked clarifying questions regarding that the elimination of the requirement regarding the maximum number of floors still maintained the existing height limitations.
- Commission member Anderson commented that he believes the proposed three-foot setback along Center Street is too small and would support the retention of the existing requirement for a 10-foot setback along Center Street.



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 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