

## Provo City Planning Commission

# Report of Action

November 11, 2020

Item 2\*      The Community and Neighborhood Services Dept requests Zone Changes for various city parks from Public Facilities (PF) to the Open Space, Preservation and Recreation (OSPR) zone. Citywide Impact. Javin Weaver (801) 852-6413 jweaver@provo.org PLRZ20200304

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The following action was taken by the Planning Commission on the above described item at its regular meeting of November 11, 2020:

## RECOMMOMEND APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council recommend approval of the above noted application.

Motion By: Laurie Urquiaga

Second By: Brian Henrie

Votes in Favor of Motion: Dave Anderson, Lisa Jensen, Daniel Gonzales, Laurie Urquiaga, and Brian Henrie

*Dave Anderson 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/APPLICANT 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 Open Space, Preservation & Recreation (OSPR) zone was collaboratively created with the Parks & Recreation Department and Ombudsman.
- The Parks & Recreation Department and Ombudsman provided staff with properties that they desire to have rezoned to the OSPR zone.
- All 104 parcels proposed to be rezoned are owned by public entities (103 Provo City and 1 US Government).
- Majority of the parcels are zoned entirely PF, other parcels have multiple portions of various zones as their current designation.
- Staff presented each property to the Planning Commissioners to familiarize them with each parcel. See Exhibit A for parcel locations.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- There was no neighborhood chair or public comment.

### **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

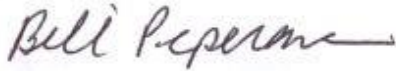
- Brian Henrie praised the rezone of parks to provide the public process to occur if the land use changes.

- Daniel Gonzales praised additional of the zone and mentioned that this type of zone is not uncommon in municipalities for parks and open space.



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Planning Commission Chair



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Director of Development Services Department

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, 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**

## EXHIBIT A

| Description                  | Parcel Number | Acres  | Current Zone | Owner      |
|------------------------------|---------------|--------|--------------|------------|
| 2230 North Trailhead         | No Parcel #   | 0.50   | PF           | Provo City |
| Archery Range                | 20:009:0004   | 58.80  | PF           | Provo City |
| Bicentennial Park            | 22:047:0050   | 0.63   | A1.10        | Provo City |
| Bicentennial Park            | 22:047:0131   | 0.58   | A1.10        | Provo City |
| Bicentennial Park            | 22:047:0133   | 0.73   | A1.10        | Provo City |
| Bicentennial Park            | 22:047:0154   | 5.56   | A1.10        | Provo City |
| Bicentennial Park            | 22:047:0155   | 5.08   | A1.10        | Provo City |
| Bicentennial Park            | 22:047:0181   | 6.66   | A1.10        | Provo City |
| Bicentennial Park            | 22:047:0182   | 4.62   | A1.10        | Provo City |
| Bicentennial Park            | 22:047:0183   | 5.46   | A1.10        | Provo City |
| Branbury/Moon River Greenway | 19:069:0024   | 0.75   | MDR, RC      | Provo City |
| Branbury/Moon River Greenway | 19:069:0030   | 6.55   | CA           | Provo City |
| Canyon Road Park             | 20:031:0206   | 3.33   | R1.10        | Provo City |
| Canyon Road Park             | 20:031:0207   | 1.32   | R1.10        | Provo City |
| Canyon Road Park             | 20:031:0208   | 0.55   | R1.10        | Provo City |
| Canyon Road Park             | 20:031:0233   | 3.26   | R1.10        | Provo City |
| Carterville Park             | 19:001:0137   | 3.87   | PF           | Provo City |
| Cottonwood Greenway          | No Parcel #   | 2.15   | PF           | Provo City |
| East Bay Golf Course         | 22:052:0052   | 164.84 | PF           | Provo City |
| East Bay Golf Course         | 22:053:0057   | 8.65   | PF           | Provo City |
| East Bay Golf Course         | 38:147:0029   | 14.96  | PF           | Provo City |
| East Bay Nature Area         | 22:053:0041   | 31.42  | A1.5         | Provo City |
| East Bay Nature Area         | 22:053:0042   | 4.42   | A1.5         | Provo City |

|                                       |             |       |            |            |
|---------------------------------------|-------------|-------|------------|------------|
| Exchange Park (LWCF)                  | 19:060:0038 | 0.80  | PF         | Provo City |
| Exchange Park (LWCF)                  | 19:060:0076 | 2.58  | PF         | Provo City |
| Exchange Park (LWCF)                  | 19:060:0080 | 0.24  | PF         | Provo City |
| Exchange Park (LWCF)                  | 19:060:0081 | 0.69  | PF         | Provo City |
| Exchange Park (LWCF)                  | 19:062:0057 | 5.51  | PF         | Provo City |
| Exchange Park (LWCF)                  | 19:063:0044 | 1.20  | PF         | Provo City |
| Exchange Park (LWCF)                  | 19:063:0091 | 0.55  | PF         | Provo City |
| Footprinters Park (LWCF)              | 21:043:0200 | 21.28 | PF         | Provo City |
| Foothill Drive Greenway (Landscaping) | 20:025:0098 | 0.84  | R1.10, SC1 | Provo City |
| Foothill Drive Greenway (Landscaping) | 20:025:0100 | 0.41  | R1.10      | Provo City |
| Foothill Drive Greenway (Landscaping) | 20:025:0106 | 1.02  | R1.10      | Provo City |
| Fort Utah Park                        | 21:012:0130 | 4.15  | RM         | Provo City |
| Fort Utah Park                        | 21:012:0132 | 14.67 | PF         | Provo City |
| Franklin Park                         | 21:048:0055 | 5.06  | PF         | Provo City |
| Geneva Road Trailhead                 | 21:025:0114 | 8.40  | R1.8       | Provo City |
| Harmon Park                           | 22:030:0133 | 3.92  | PF         | Provo City |
| Lakeshore Drive Trailhead             | 21:023:0502 | 0.36  | R1.8       | Provo City |
| Indian Road Trailhead                 | 20:014:0020 | 2.54  | A1.5       | Provo City |
| Indian Road Trailhead                 | 20:014:0052 | 14.52 | A1.5       | Provo City |
| Joaquin Park                          | 43:205:0001 | 0.91  | PF         | Provo City |
| Kiwanis Park                          | 20:076:0019 | 14.02 | PF         | Provo City |
| Kiwanis Park                          | 22:016:0031 | 18.55 | PF         | Provo City |
| Lakeview Park                         | 19:045:0108 | 8.45  | PF         | Provo City |
| Lakeview Park                         | 51:296:0051 | 0.88  | PF         | Provo City |

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|---------------------------|-------------|-------|------|------------|
| Lions Rivergrove Park     | 19:058:0046 | 14.23 | PF   | Provo City |
| Lions Rivergrove Park     | 19:060:0077 | 1.29  | PF   | Provo City |
| Maeser Park               | 05:046:0001 | 1.37  | PF   | Provo City |
| Maeser Park               | 05:046:0007 | 0.06  | PF   | Provo City |
| Memorial Park             | 22:018:0069 | 6.67  | PF   | Provo City |
| Mouth of Provo Canyon     | 20:013:0016 | 40.00 | PF   | Provo City |
| Mouth of Provo Canyon     | 20:015:0004 | 39.00 | A1.5 | Provo City |
| North Park                | 21:006:0028 | 6.71  | PF   | Provo City |
| North University Greenway | 17:063:0115 | 14.16 | PF   | Provo City |
| Paul Ream Wilderness Park | 21:013:0009 | 4.69  | PF   | Provo City |
| Paul Ream Wilderness Park | 21:013:0050 | 0.59  | PF   | Provo City |
| Paul Ream Wilderness Park | 21:013:0055 | 4.13  | PF   | Provo City |
| Paul Ream Wilderness Park | 21:013:0056 | 0.96  | PF   | Provo City |
| Paul Ream Wilderness Park | 21:015:0028 | 2.65  | R1.8 | Provo City |
| Pioneer Park              | 04:056:0001 | 3.65  | PF   | Provo City |
| Provo City Cemetery       | 22:029:0042 | 10.59 | PF   | Provo City |
| Provo City Cemetery       | 22:024:0020 | 1.58  | PF   | Provo City |
| Provo City Cemetery       | 22:024:0019 | 0.42  | PF   | Provo City |
| Provo City Cemetery       | 22:024:0038 | 2.47  | PF   | Provo City |
| Provo City Cemetery       | 65:313:0007 | 1.34  | PF   | Provo City |
| Provo City Cemetery       | 22:024:0039 | 4.13  | PF   | Provo City |
| Provo City Cemetery       | 22:034:0043 | 8.88  | PF   | Provo City |
| Provo City Cemetery       | 22:034:0032 | 16.63 | PF   | Provo City |
| Provo City Cemetery       | 22:035:0049 | 1.03  | PF   | Provo City |

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|---------------------------|-------------|--------|-------|--------------------------|
| Provost Park              | 22:032:0022 | 1.73   | PF    | Provo City               |
| Provost Park              | 22:032:0028 | 1.16   | PF    | Provo City               |
| Regional Sports Park      | 21:039:0024 | 50.54  | A1.20 | Provo City               |
| Regional Sports Park      | 21:039:0048 | 50.11  | A1.20 | Provo City               |
| The Rivers Natural Area   | 51:421:0029 | 5.13   | R1.10 | Provo City               |
| Riverside Park            | No Parcel # | 5.68   | PF    | Provo City               |
| Riverview Park            | 17:063:0047 | 5.37   | PF    | Provo City               |
| Riverview Park            | 17:063:0056 | 6.97   | PF    | Provo City               |
| Rock Canyon Mining Claims | 20:049:0001 | 159.50 | A1.40 | United States of America |
| Rock Canyon Mining Claims | 98:035:0181 | 0.00   | A1.40 | Provo City               |
| Rock Canyon Mining Claims | 98:035:0202 | 0.00   | A1.40 | Provo City               |
| Rock Canyon Mining Claims | 98:110:0115 | 0.00   | A1.40 | Provo City               |
| Rock Canyon Mining Claims | 98:110:0116 | 0.00   | A1.40 | Provo City               |
| Rock Canyon Park          | 20:045:0014 | 63.70  | A1.5  | Provo City               |
| Rock Canyon TH            | 20:047:0001 | 1.29   | PF    | Provo City               |
| Rock Canyon TH            | 20:047:0002 | 2.11   | PF    | Provo City               |
| Rock Canyon TH            | 20:047:0052 | 18.73  | PF    | Provo City               |
| Rotary Park               | 19:053:0070 | 11.10  | PF    | Provo City               |
| Sertoma Park              | 20:051:0048 | 10.43  | PF    | Provo City               |
| Sherwood Hillside Park    | 41:608:0006 | 1.97   | PF    | Provo City               |
| Sherwood Hillside Park    | 52:131:0068 | 1.10   | PF    | Provo City               |
| Sherwood Hillside Park    | 52:131:0070 | 2.59   | PF    | Provo City               |
| Shooting Range            | 20:005:0001 | 157.11 | PF    | Provo City               |

|                   |             |          |          |            |
|-------------------|-------------|----------|----------|------------|
| Shooting Range    | 20:007:0010 | 15.32    | PF       | Provo City |
| Slate Canyon Park | 22:039:0004 | 5.00     | PF       | Provo City |
| Slate Canyon Park | 22:039:0010 | 5.00     | PF       | Provo City |
| Slate Canyon Park | 22:039:0012 | 5.00     | R1.10    | Provo City |
| Slate Canyon Park | 22:039:0016 | 2.00     | R1.10    | Provo City |
| Slate Canyon Park | 22:039:0021 | 24.29    | PF       | Provo City |
| Spring Creek Park | 22:036:0059 | 0.88     | PF       | Provo City |
| Spring Creek Park | 22:036:0077 | 0.60     | PF       | Provo City |
| Spring Creek Park | 22:036:0083 | 2.35     | PF       | Provo City |
| Spring Creek Park | 22:036:0084 | 0.46     | PF       | Provo City |
| Spring Creek Park | 22:036:0087 | 1.15     | PF       | Provo City |
| Stutz Park        | 18:058:0073 | 6.80     | A1.5, RA | Provo City |
| Sunset View Park  | 21:042:0146 | 8.61     | PF       | Provo City |
| Sunset View Park  | 21:041:0050 | 4.76     | PF       | Provo City |
| Total             |             | 1,291.96 |          |            |