

Provo City Planning Commission

Report of Action

February 10, 2021

- *Item 7** The Community and Neighborhood Services Department requests a Zone Change from the A1.20 Agricultural zone to the Freeway Commercial Two (FC-2) Zone for approximately 75 acres, located at approximately 500 W Lakeview Parkway. Lakewood Neighborhood. Melissa McNalley (801) 852-6164 mmcnalley@provo.org PLRZ20210025
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The following action was taken by the Planning Commission on the above described item at its regular meeting of February 10, 2021:

CONTINUED

On a vote of 9:0, the Planning Commission continued the item to allow for further information.

Motion By: Laurie Urquiaga

Second By: Brian Henrie

Votes in Favor of Motion: Dave Anderson, Lisa Jensen, Dan Gonzales, Ally Jones, Russell Phillips, David Knudsen, Deborah Jensen, 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:

- A zone change from agricultural to FC-2 is proposed on two parcels in the Lakewood neighborhood just north and south of Lakeview Parkway.
- The future land use map for the southwest area of Provo designates these parcels as Commercial with a space for LDR in between the proposed commercial and existing residential zone.
- The proposed changes to the FC-2 (Freeway Commercial Zone) were written specifically with the Lakewood Neighborhood in mind.
- Specific parcels pertinent to the zone change were presented to the planning commission.

NEIGHBORHOOD AND PUBLIC COMMENT

- Comments from Becky Bogdin, the Lakewood neighborhood chair: The neighborhood does not care to have LDR or any residential between the neighborhood and FC-2 Zone. There is neighborhood concern over the parcel south of Lakeview Parkway being developed as the neighborhood was told there would be no development there.

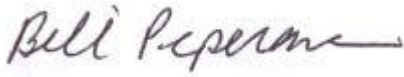
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Ally Jones expressed concern over the success of the businesses that may move into this zone as East Bay has plenty of business that has struggled over recent years.
- Lisa Jensen feels this is a general plan amendment that should happen and would like to see this item continued.



Planning Commission Chair



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 1 – CURRENT ZONING

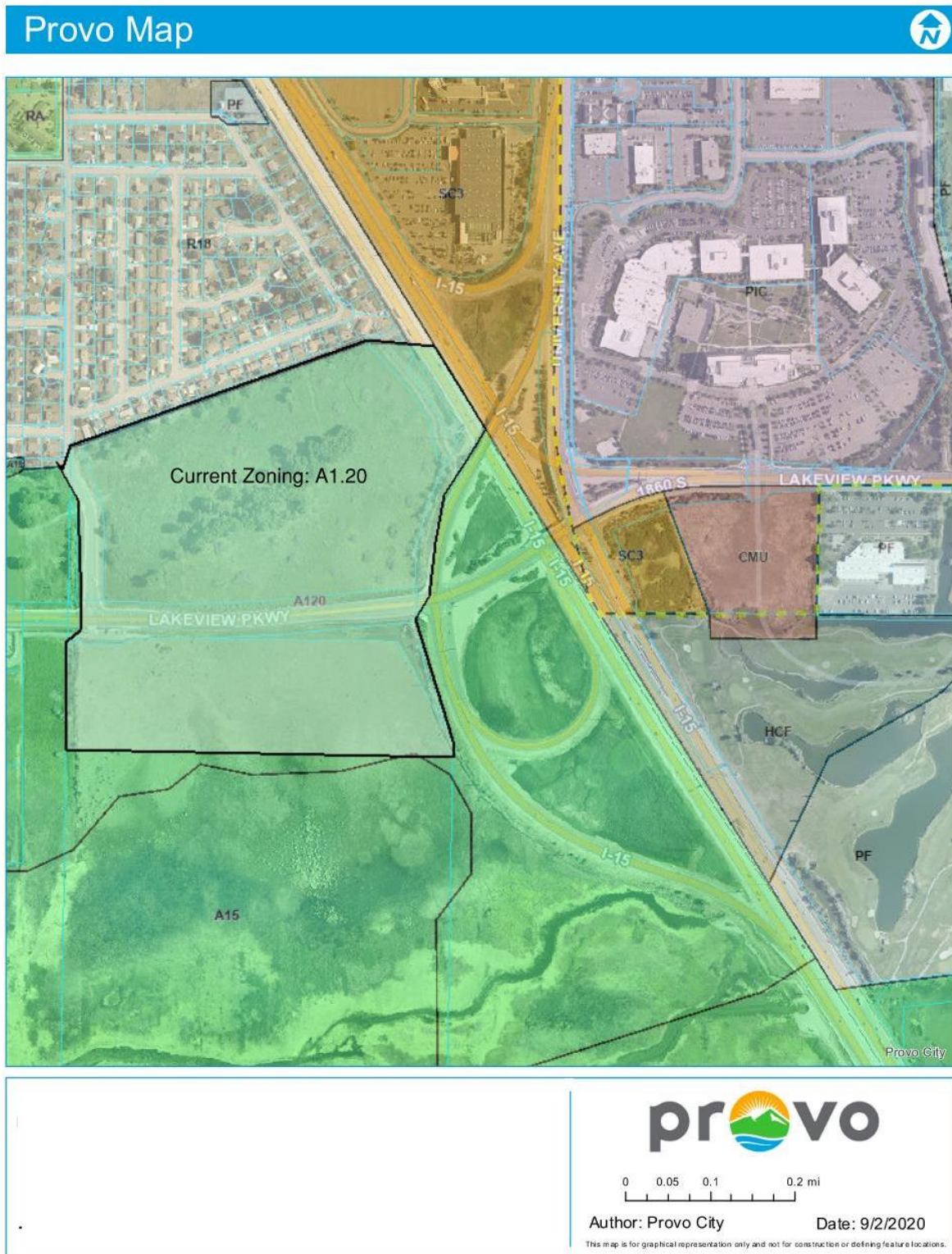


EXHIBIT 2- PROPOSED ZONING

