The logo of the Provo City Planning Commission, featuring a stylized sunburst or starburst design within a circular frame.

Provo City Planning Commission

Report of Action

April 28, 2021

- *Item 7 The Community and Neighborhood Services Department requests a General Plan Amendment to the Southwest Future Land Use Map to redesignate approximately 10 acres of property designated Low Density Residential to Commercial. Citywide. Melissa McNalley (801) 852-6164 mmcnalley@provo.org PLGPA20210058
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The following action was taken by the Planning Commission on the above described item at its regular meeting of April 28, 2021:

RECOMMEND APPROVAL

On a vote of 8:0, the Planning Commission recommended the Municipal Council approve the above General Plan Amendment.

Motion By: Lisa Jensen

Second By: Robert Knudsen

Votes in Favor of Motion: Dave Anderson, Lisa Jensen, Dan Gonzales, Ally Jones, 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 General Plan amendment to approximately 10 acres in the Southwest Area Future Land Use map from low density residential (LDR) to Commercial.
- The proposed amendment is aligned with the neighborhood desire to have no low density residential on this parcel.
- The new zoning will allow for a desired distanced setback from the neighborhood to the north of the parcel.

NEIGHBORHOOD AND PUBLIC COMMENT

- Comments from Becky Bogden, the Lakewood neighborhood chair: The neighborhood appreciates the efforts of staff to be mindful of the neighborhood and neighborhood desires while crafting these zone changes. She also expressed her desire that the City and staff be mindful of the 65-foot set-back requirements abutting the neighborhood and not change those requirements in the future.

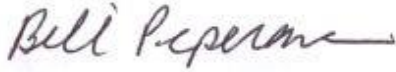
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Jensen expressed support for the amendment as this still meets the goals of the initial Future Land Use map in providing a buffer to the neighborhood.



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 – Southwest Area Future Land Use Map



EXHIBIT 2- PROPOSED ZONING

