

Provo City Planning Commission

Report of Action

January 12, 2022

*ITEM 3 The Development Services Department requests an Ordinance Text Amendment to amend the Airport Zones Permitted Uses Section 14.17D.020, Yard Requirements Section 14.17D.040, and the Airport Adjacent Design Standards Section 14.34.296 of the Provo City Code. Citywide application. Javin Weaver (801) 852-6413 jweaver@provo.org PLOTA20210411

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 12, 2022:

RECOMMEND APPROVAL WITH CONDITIONS

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application with the following conditions:

Conditions of Approval: Staff refine the Airport Adjacent Design Standards to take into account the land uses.

Motion By: Miles Miller

Second By: Robert Knudsen

Votes in Favor of Motion: Lisa Jensen, Daniel Gonzales, Laurie Urquiaga, Brian Henrie, Dave Anderson, Peter Fife, and Miles Miller, Robert Knudsen

Laurie Urquiaga 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.
- New findings stated as basis of action taken by the Planning Commission or recommendation to the Municipal Council; Planning Commission determination is not generally consistent with the Staff analysis and determination.

TEXT AMENDMENT

The text of the proposed amendments is attached as Exhibit A

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.

- Staff explained that a few minor corrections needed to be made to the ordinance text to allow development to occur more easily.
- Staff explained the changes to the Purpose and Objectives (14.17D.010).
- Staff explained the revision to the Yard Requirements (14.17D.040).
- Staff explained the revision to the Airport Adjacent Development Design Standards (14.34.296).

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- City-wide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.
- There was no neighborhood chair or public comment made.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Dave Anderson recommended that the exterior finish materials used be adjusted based on the permitted land use. Refining what material goes with what land use would enhance the ordinance.



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 and Neighborhood 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

14.17D.020. Permitted Uses.

(1) Permitted Principal Uses. The following principal uses, and no others, are permitted in the Airport zones as indicated in Table 14.17D.1:

Table 14.17D.1 – Permitted Uses in Airport Zones			
Key: P = Permitted, C = Conditional, N = Not Permitted			
Uses	A	AI	Standards/Additional Info
Agriculture and Agriculture related activities	N	P	
Air cargo terminal and package delivery facility	P	P	See Chapter 13.06
Aircraft maintenance facilities and related activities	P	P	
Airport and related activities	P	N	See Title 13 - Aviation; Ramp, hangar and other facilities see Chapter 13.10
Airport rescue and firefighting (ARFF) facilities	P	N	
Airports, flying fields and other air transportation	P	N	
Antenna – communication tower	P	P	Subject to 14.34.090 and 14.34.250;
Eating places, restaurants (no drive-through)	P	P	Subject to Section 14.34.250
Federal agencies	P	N	Inside the airport terminal only
Hotels	N	P	
Miscellaneous manufacturing	N	P	
Motels	N	P	
Professional Office	N	P	
Police station (branch only)	P	N	Inside airport terminal only
Professional office related to airport activities	N	P	
Transportation terminal including bus and rail	P	N	
Vehicle parking – offsite	N	P	
Utility right-of-way	P	P	
Vehicle rental facility	P	P	Long term storage shall be provided offsite
Vocational training school (related to aviation)	P	P	
Warehouse ~~(products for air cargo)~~	N	P	

14.17D.040. Yard Requirements.

Yard requirements are listed in Table 14.17D.3 (measured from the property line):

Table 14.17D.3 – Yard Requirements				
	A		AI	
	Minimum	Maximum	Minimum	Maximum
Front Yard	No Requirement		10 feet	No requirement
Side Yard, corner lot			10 feet	
Side Yard, interior			10 feet	
Rear			20 feet	
Driveway Access	16 feet	30 feet	12 feet	24 feet

(3) Materials:

(a) Building wall materials shall be combined on each facade horizontally only, with the heavier elements (material or weight) below lighter elements. For example, stone should not be above stucco, and brick should not be below concrete. No material shall have a horizontal length of greater than sixty (60) feet.

(b) The exterior finish material on all buildings shall not consist of vinyl, ~~manufactured stone~~, metal siding (including sheet or corrugated metal), plywood, particle board, or other wood products not intended as an architectural finish product [with the following exceptions](#):

[\(i\) Air cargo terminal and package delivery facility, aircraft maintenance facility and related activities, miscellaneous manufacturing, and warehouse permitted uses may use metal composite material.](#)