Provo City Planning Commission

Report of Action

June 8, 2022

*Item #3 Becky Bogdin requests approval of Zone Map Amendments for 6.3 acres of property from the R1.8 (One-Family Residential) zone to the PF (Public Facilities) and OSPR (Open Space, Preservation, and Recreation) zones, located approximately at 1265 South 500 West. Lakewood Neighborhood. Javin Weaver (801) 852-6413 jweaver@provo.org PLRZ20220121

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 8, 2022:

RECOMMOMEND APPROVAL

On a vote of 6:2, the Planning Commission recommended that the Municipal Council recommend approval of the above noted application

Motion By: Miles Miller
Second By: Robert Knudsen
Votes in Favor of Motion: Lisa Jensen, Daniel Gonzales, Laurie Urquiaga, Robert Knudsen, Melissa Kendall, and Miles Miller
Votes Against the Motion: Brian Henrie, Dave Anderson

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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the Public Facilities (PF) zone the Open Space Preservation and Recreation (OSPR) zone is described in the attached 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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- The subject area is functions as a park and a vacant field with a power transformer upon it.
- The OSPR zone is only for publicly owned parcels and the PF Zone is for public and private enterprises operating for the public convenience.
- 12 parcels are privately owned by Utah Power and Light Company and 1 parcel is owned by Provo City
- The City has an agreement with Utah Power and Light Company to use their parcels as a park.
- This proposal aligns with the Park and Recreation Master Plan and the Southwest Future Land Use Map

APPLICANT PRESENTATION

- Becky Bogdin said that this went before City Council Work Session a few months ago and they recommended this rezone be brought forward.

NEIGHBORHOOD MEETING DATE

- Lakewood Neighborhood meeting was held on May 22, 2022. Only City staff, the applicant and the neighborhood vice chair were present.

NEIGHBORHOOD AND PUBLIC COMMENT

- One member from the neighborhood was present and was ecstatic with this area being rezoned to have the use of a park within the OSPR and PF zones.

APPLICANT RESPONSE

- N/A

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Laurie Urquiaga said that this area needed a park and asked about where the closest park would be which is Footprinters.
- Brian Henrie and Dave Anderson inquired about why the pocket neighborhood that was proposed years ago did not proceed.



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 A

Owner	Parcel Number	Acres	Current Zone(	Desired Zone(s)	Legal Description
UTAH POWER & LIGHT COMPANY	54:015:0001	0.26	R.1.8	Public Facilities (PF)	LOT 1, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0002	0.27	R.1.8	Public Facilities (PF)	LOT 2, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0021	0.21	R.1.8	Public Facilities (PF)	LOT 21, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0020	0.20	R.1.8	Public Facilities (PF)	LOT 20, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0019	0.19	R.1.8	Public Facilities (PF)	LOT 19, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0018	0.19	R.1.8	Public Facilities (PF)	LOT 18, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0017	0.19	R.1.8	Public Facilities (PF)	LOT 17, PLAT A, VEDA VILLAGE SUBDV.
UTAH POWER & LIGHT COMPANY	54:015:0016	0.13	R.1.8	Public Facilities (PF)	LOT 16, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0015	0.15	R.1.8	Public Facilities (PF)	LOT 15, PLAT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0014	0.17	R.1.8	Public Facilities (PF)	LOT 14, PALT A, VEDA VILLAGE SUBD.
UTAH POWER & LIGHT COMPANY	54:015:0013	0.08	R.1.8	Public Facilities (PF)	LOT 13, PLAT A, VEDA VILLAGE SUB.
UTAH POWER & LIGHT COMPANY	54:015:0012	0.08	R.1.8	Public Facilities (PF)	LOT 12, PLAT A, VEDA VILLAGE SUBD.
Provo City Corporation	54:095:0002	4.20	R.1.8 and PF	Open Space, Preservation and Recreation(OSPR)	LOT 2, PLAT C, VEDA VILLAGE SUBDV.

EXHIBIT B

