



Provo City Planning Commission

Report of Action

October 11, 2017

ITEM 3 Paul Washburn requests Concept Plan Approval for SLU 6614 Contract Construction Services in a proposed Heavy Commercial (M2) Zone located at 3750 South Mountain Vista Parkway. *Spring Creek Neighborhood*. 17-0019PPA, Austin Corry, 801-852-6413

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 11, 2017:

RECOMMEND APPROVAL

On a vote of 4:1, the Planning Commission recommended that the Municipal Council approve the above noted application.

Conditions of Approval:

1. That the Municipal Council approve the associated General Plan amendment.
2. That the Municipal Council approve the associated Zone Map amendment.

Motion By: Deon Turley

Second By: Brian Smith

Votes in Favor of Motion: Dave Anderson, Deon Turley, Brian Smith, Shannon Ellsworth

Votes Opposed: Deborah Jensen

Deborah Jensen was present as Chair. Andrew Howard abstained.

- 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.

RELATED ACTIONS

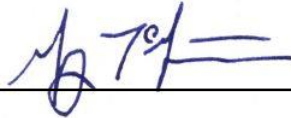
Item 1 and 3 of the same 11 October 2017 Planning Commission agenda relates. See 17-0004GPA and 17-0013R. All items were heard together. Details of the hearing are recorded under the ROA for 17-0004GPA. Any differing items are noted below.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

PLANNING COMMISSION DISCUSSION

- Prior to making a motion, Ms. Turley noted that she was comfortable approving the project considering the various measures the applicant has promised to take in order to mitigate impact on adjacent properties. Those items include the promised four foot berm and six foot masonry wall, dense landscaping, and dust and noise control measures surrounding the concrete crushing operation.



Director of Community Development

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 Development 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



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date: October 11, 2017**

ITEM 3 Paul Washburn requests Concept Plan Approval for SLU 6614 Contract Construction Services in a proposed Heavy Commercial (M2) Zone located at 3750 South Mountain Vista Parkway. **Spring Creek Neighborhood.** 17-0019PPA, Austin Corry, 801-852-6413

<p>Applicant: Paul Washburn Staff Coordinator: Austin Corry</p> <p>Property Owner: Redevelopment Agency of Provo</p> <p>Parcel ID#: 230210048, 230210015, 230010166</p> <p>Current Zone: Planned Industrial Commercial</p> <p>Proposed Zone: Heavy Industrial (M2)</p> <p>General Plan Des.: Industrial (I)</p> <p>Acreage: 62.63</p> <p>Number of Properties: 1</p> <p>Council Action Required: No</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is October 25, 2017, 5:30 p.m.</i></p> <p>2. Deny the requested Concept Plan. <i>This action would be <u>a change</u> from the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i></p>	<p>Current Legal Use: Vacant</p> <p>Relevant History: A detailed history of this item is provided in the related 17-0004GPA General Plan Amendment application.</p> <p>Neighborhood Issues: No concerns have been raised to staff prior to this report. No response to this request has been received from the neighborhood chair.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The proposed Concept Plan is supplied in supplement to the corresponding 17-0004GPA General Plan amendment and 17-0013R Zone Map Amendment applications.• The proposed Concept Plan demonstrates ability to comply with applicable standards and ordinances. <p>Staff Recommendation: That the Planning Commission Approve the proposed Concept Plan with conditions and authorize the applicant to proceed through Project Plan Approval through the Coordinator Review Committee.</p> <ol style="list-style-type: none">1. That the Municipal Council approve the associated General Plan amendment.2. That the Municipal Council approve the associated Zone Map amendment. <p><i>This action <u>would be consistent</u> with the recommendations of the Staff Report.</i></p>
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OVERVIEW

A detailed background of the proposed project is provided in the corresponding 17-0004GPA General Plan Amendment application. The details below relate to specifics Concept Plan application only.

FINDINGS OF FACT

1. The requested use is permitted in the Heavy Industrial (M2) zone.
2. The subject property is currently owned by the Redevelopment Agency of Provo City.
3. The Sunroc Corporation would like to purchase the subject property if they can use it as a storage facility for gravel and recycled concrete.
4. An application to amend the General Plan text and the Provo City Zone Map will be heard by the Municipal Council.
5. The proposed Concept Plan has demonstrated an ability to comply with applicable standards and ordinances.

STAFF ANALYSIS AND CONCLUSIONS

The proposed Concept Plan has been reviewed from a conceptual level of detail by the Coordinator Review Committee (CRC) and determined to have the ability to comply with applicable standards and ordinances. If the Municipal Council determines that the associated General Plan amendment and Zone Map amendment applications are appropriate, this proposed Concept Plan is consistent with those decisions.

STAFF RECOMMENDATION

That the Planning Commission **approve** the proposed Concept Plan **with conditions** and authorize the applicant to proceed through Project Plan Approval through the Coordinator Review Committee.

1. That the Municipal Council approve the associated General Plan amendment.
2. That the Municipal Council approve the associated Zone Map amendment.

ATTACHMENT #2 – Building Perspectives

