

PROVO CITY GENERAL PLAN

APPENDIX C-3

Residential Agricultural Specific Development Plan

RESOLUTION 2006- 104

SHORT TITLE:

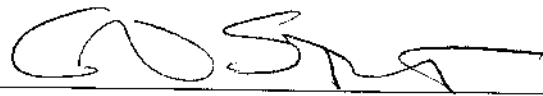
A RESOLUTION AMENDING THE PROVO CITY GENERAL PLAN LAND USE POLICIES FOR THE FORT UTAH NEIGHBORHOOD TO SUBJECT APPROXIMATELY 40 ACRES OF PROPERTY LOCATED GENERALLY AT 3120 WEST CENTER STREET TO THE PELICAN CREEK SPECIFIC DEVELOPMENT PLAN. 06-0010 GPA.

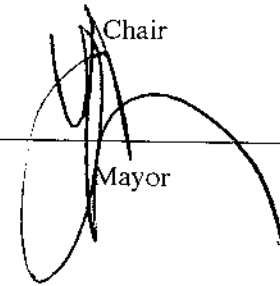
PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	MOTION	SECOND	FOR	AGAINST	OTHER	
CW 1	GEORGE O. STEWART			✓			
CW 2	STEVEN C. TURLEY			✓			
CD 1	CYNTHIA R. DAYTON	✓		✓			
CD 2	CYNTHIA J. CLARK			✓			
CD 3	MIDGE JOHNSON			✓			
CD 4	BARBARA SANDSTROM			✓			
CD 5	CINDY L. RICHARDS		✓	✓			
				TOTALS	7	0	0

This resolution was passed by the Municipal Council of Provo City, on the 5 day of December, 2006 on a roll call vote as described above. Signed this 5 day of December, 2006.



 Chair


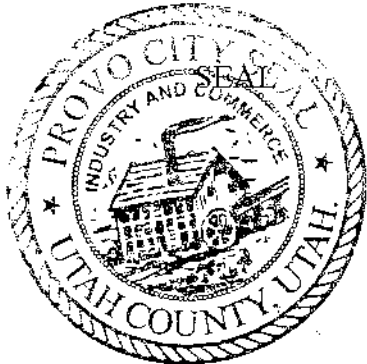
 Mayor

RESOLUTION 2006- 104

CITY RECORDER'S CERTIFICATE AND ATTEST

This Resolution was recorded in the office of the Provo City Recorder on the
6 day of December, 2006.

I hereby certify and attest that the foregoing constitutes a true and accurate record of
proceedings with respect to Resolution Number 2006- 104.



Signed this 6 day of December 2006.

Larise Quasbeck
City Recorder

1 RESOLUTION 2006-104.

2
3 A RESOLUTION AMENDING THE PROVO CITY GENERAL PLAN LAND USE
4 POLICIES FOR THE FORT UTAH NEIGHBORHOOD TO SUBJECT
5 APPROXIMATELY 40 ACRES OF PROPERTY LOCATED GENERALLY AT
6 3120 WEST CENTER STREET TO THE PELICAN CREEK SPECIFIC
7 DEVELOPMENT PLAN. 06-0010 GPA.

8
9 WHEREAS, it is proposed that the future land use policies for real property in the Fort Utah
10 Neighborhood, located generally at 3120 West Center Street, be amended as set forth below and as
11 shown in the attached Exhibit "A"; and,

12
13 WHEREAS, on October 25, 2006 the Planning Commission held a duly noticed public
14 hearing to consider amending the Provo City General Plan with respect to the future land use policies
15 for such property and thereafter recommended approval of the proposed Pelican Creek Specific
16 Development Plan; and,

17
18 WHEREAS, on December 5, 2006 the Municipal Council held a duly noticed public hearing
19 to receive public comment and ascertain the facts regarding this matter, which facts and comments
20 are found in the hearing record; and,

21
22 WHEREAS, after considering the Planning Commission's recommendation, and facts and
23 comments presented to the Municipal Council, the Council finds (i) General Plan land use policies
24 regarding future use of real property located generally at 3120 West Center Street should be amended
25 as set forth below and as shown in the attached Exhibit "A", and (ii) the proposed amendment
26 reasonably furthers the health, safety and general welfare of the citizens of Provo City.

27
28 NOW THEREFORE, be it resolved by the Municipal Council of Provo City, Utah, as
29 follows:

30
31 PART I:

32
33 The Chapter 6 of the Provo City General Plan is hereby amended as follows:

34 . . .

35 *Key land use policies for individual neighborhoods within the Southwest Area Council are listed,*
36 *below, by neighborhood:*

37
38 ***Fort Utah Neighborhood***

- 39 1. See policies under the guiding principles for the SW Area.
40 2. Encourage 100 feet of public open space along the south side of the Provo River with the
41 development of each property.
42 3. The property along the south side of the Provo River located between Geneva Road and
43 Interstate 15 tracks, known as the KOA campground, may be considered for one-family
44 development subject to compliance with Chapter 14.33 (Flood Plain Zone), Provo City Code.
45 4. The property located between the Provo River and Center Street and between Geneva Road

46 and Interstate 15 currently zoned for mobile homes may be developed pursuant to the
47 requirements for a Specific Development Plan or Performance Development as set forth in
48 Title 14 of the Provo City Code.

- 49 5. The area bounded by Center Street and the Provo River, west of the Lakeside Village
50 Subdivision, within the Residential (R) designation of the Fort Utah Neighborhood, should
51 develop as one-family detached homes with lot sizes of one-half acre or greater, and may
52 include limited animal rights.
- 53 6. The Pelican Creek Concept Plan, adopted by Municipal Council Resolution 2006- , should
54 be included as Appendix A to the Southwest Area Neighborhood Council Map #6.10 in order
55 to guide development of this area as a Specific Development Plan.
- 56 7. The three (3) acre parcel identified in the Pelican Creek Concept Plan as open space should
57 develop with recreational uses such as an equestrian center, riding park or other similar uses.
- 58 8. The Master Street Plan indicates that 3110 West, designated as a collector road, will
59 eventually cross northward over the Provo River via a future bridge linked to Lakeshore
60 Drive. The timing of this element will be addressed with each successive phase of the Pelican
61 Creek Specific Development Plan.

62 ...

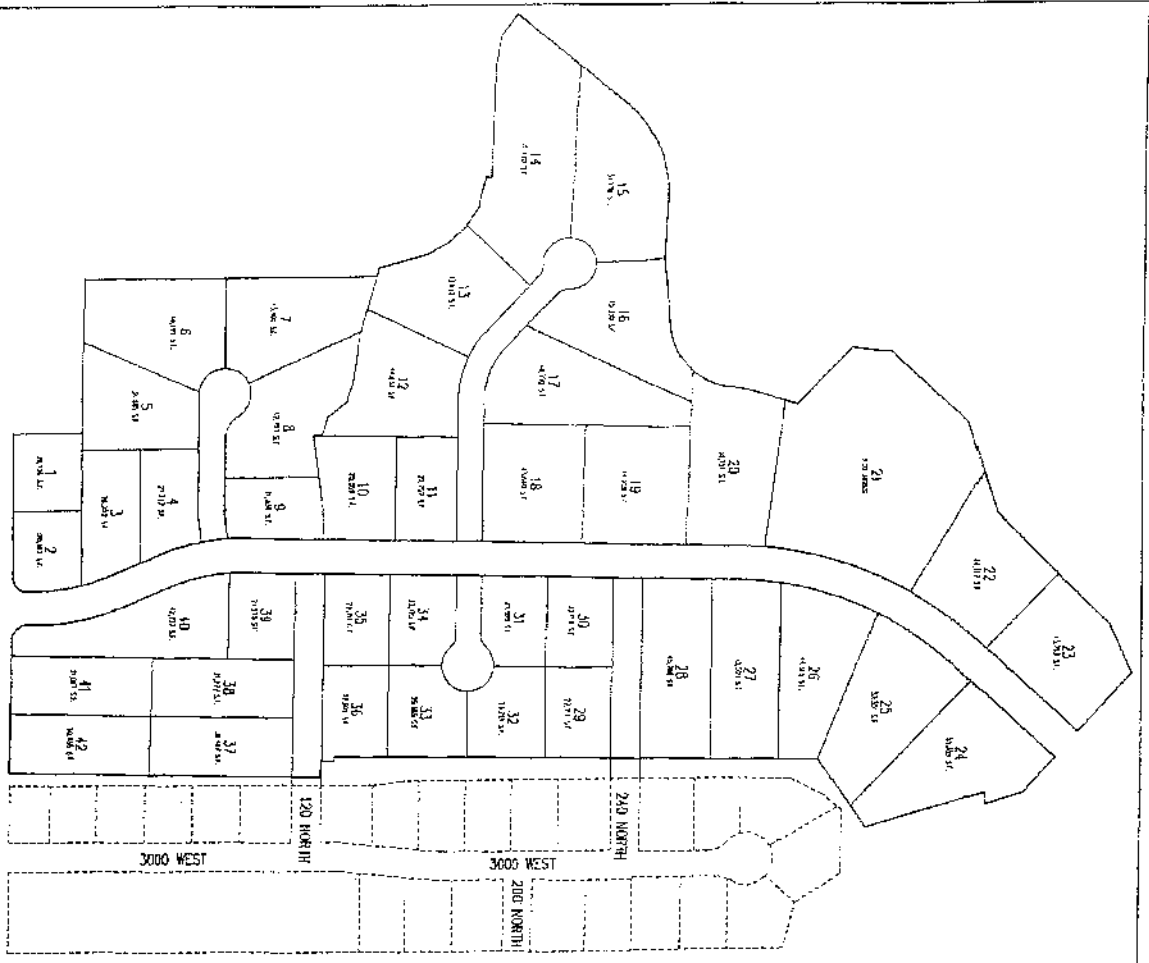
63
64 PART II:

65
66 The Pelican Creek Specific Development Plan, attached hereto as Exhibit "A", is hereby
67 adopted as a part of the Provo City General Plan and shall be included as Appendix A to the
68 Southwest Area Neighborhood Council Map #6.10.

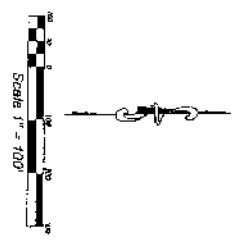
69
70 PART III:

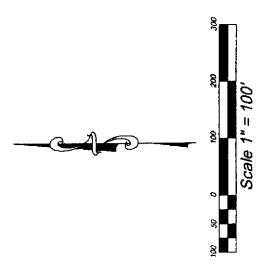
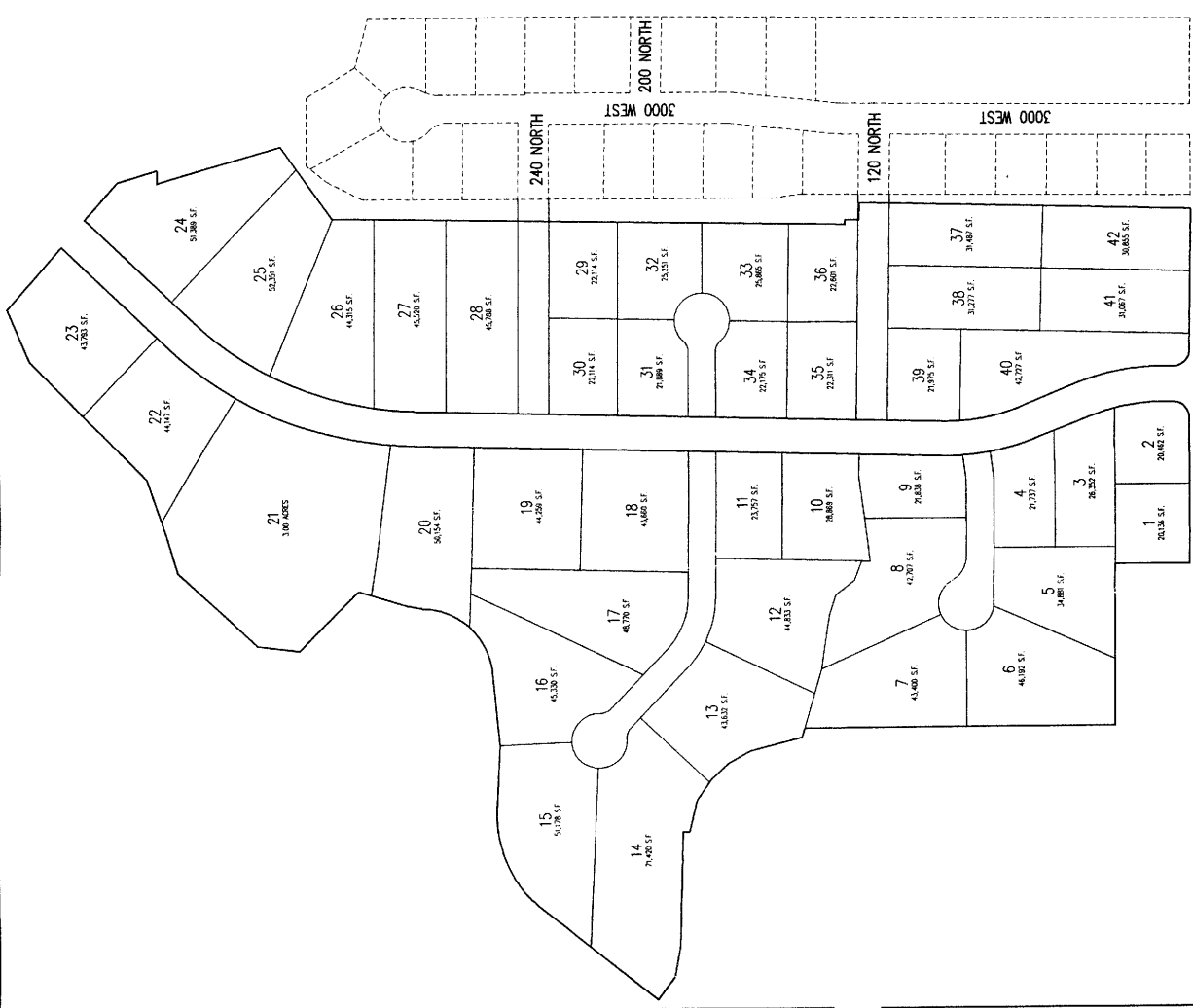
71
72 This resolution shall take effect immediately.

73
74 END OF RESOLUTION.



Owner: DEVE GANTER	PROJECT: PELICAN CREEK	DATE: 01/27/08
Prepared by: DEVE GANTER	Scale: 1" = 100'	Sheet: 1 of 1
Checked by: DEVE GANTER	City: UTAH	
Drawn by: DEVE GANTER	County: KANE	
Project No: 08-001	Project Name: PELICAN CREEK	
Site No: 08-001	Site Name: PELICAN CREEK	
Client: DEVE GANTER	Client Address: 1000 W. CENTER ST. TUCSON, AZ 85710	
Contract No: 08-001	Contract Name: PELICAN CREEK	
Contract Date: 01/27/08	Contract Value: \$100,000	
Contract Status: IN PROGRESS	Contract Description: CONCEPT PLAN	





Developer: DONG SUNG CHOI 1211 S. 1000 W. #100 Provo, UT 84601 (801) 318-6998		PROVO Subdiv. Plat. Proposed by: D. H.P. Checked by: D. H.P.		PELICAN CREEK
Engineer: EXCEL ENGINEERING, INC. 1211 S. 1000 W. #100 Provo, UT 84601 (801) 726-1541		UTAH State Plat. Date: 07/28/06		CONCEPT PLAN
1 OF 1				