

PROVO CITY GENERAL PLAN

APPENDIX C-4

River's End Specific Development Plan

RESOLUTION 2007-72

SHORT TITLE:

A RESOLUTION AMENDING PROVO CITY GENERAL PLAN LAND USE POLICIES FOR THE FORT UTAH NEIGHBORHOOD AND CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 33 ACRES OF REAL PROPERTY LOCATED GENERALLY AT 3500 WEST CENTER STREET AND SUBJECTING THE PROPERTY TO THE RIVERS END SPECIFIC DEVELOPMENT PLAN. 07-0005 GPA

PASSAGE BY MUNICIPAL COUNCIL

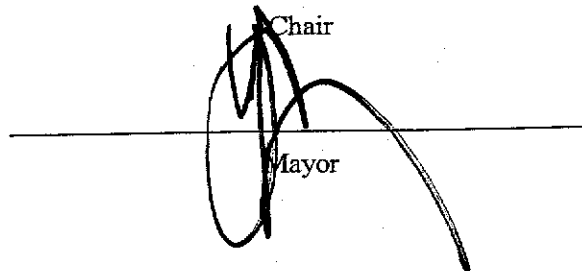
ROLL CALL

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 7 day of August, 2007 on a roll call vote as described above. Signed this 8 day of August, 2007.



Chair



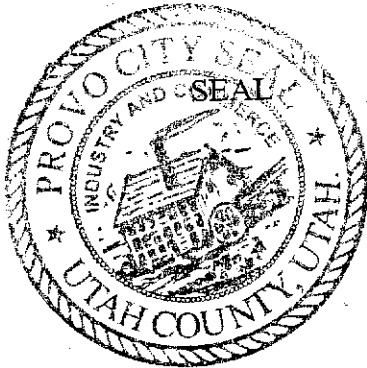
Mayor

RESOLUTION 2007- 72

CITY RECORDER'S CERTIFICATE AND ATTEST

This Resolution was recorded in the office of the Provo City Recorder on the 8
day of August, 2007.

I hereby certify and attest that the foregoing constitutes a true and accurate record of
proceedings with respect to Resolution Number 2007- 72.



Signed this 8 day of August 2007.

R. DeLoe
City Recorder

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

RESOLUTION 2007-72.

A RESOLUTION AMENDING PROVO CITY GENERAL PLAN LAND USE POLICIES FOR THE FORT UTAH NEIGHBORHOOD AND CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 33 ACRES OF REAL PROPERTY LOCATED GENERALLY AT 3500 WEST CENTER STREET AND SUBJECTING THE PROPERTY TO THE RIVERS END SPECIFIC DEVELOPMENT PLAN. 07-0005 GPA.

WHEREAS, it is proposed that future land use policies for real property in the Fort Utah Neighborhood, located generally at 3500 West Center Street, be amended as set forth below and as shown in the attached Exhibit "A", and the land use designation of such property be changed as shown in the attached Exhibit "B"; and,

WHEREAS, on April 25, 2007 and June 13, 2007 the Planning Commission held duly noticed public hearings to consider amending the Provo City General Plan with respect to future land use policies and designation for such property and thereafter recommended approval of the proposed Rivers End Specific Development Plan; and,

WHEREAS, on August 7, 2007 the Municipal Council held a duly noticed public hearing to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record; and,

WHEREAS, after considering the Planning Commission's recommendation, and facts and comments presented to the Municipal Council, the Council finds (i) General Plan land use policies regarding future use of real property located generally at 3500 West Center Street should be amended as set forth below and as shown in the attached Exhibit "A" and Exhibit "B", and (ii) the proposed amendment reasonably furthers the health, safety and general welfare of the citizens of Provo City.

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

PART I:

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

...

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

Fort Utah Neighborhood

1. See policies under the guiding principles for the SW Area.
2. Encourage 100 feet of public open space along the south side of the Provo River with the development of each property.
3. The property along the south side of the Provo River located between Geneva Road and Interstate 15 tracks, known as the KOA campground, may be considered for one-family

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87

development subject to compliance with Chapter 14.33 (Flood Plain Zone), Provo City Code.

4. The property located between the Provo River and Center Street and between Geneva Road and Interstate 15 currently zoned for mobile homes may be developed pursuant to the requirements for a Specific Development Plan or Performance Development as set forth in Title 14 of the Provo City Code.
5. The area bounded by Center Street and the Provo River, west of the Lakeside Village Subdivision, within the Residential (R) designation of the Fort Utah Neighborhood, should develop as one-family detached homes with lot sizes of one-half acre or greater, and may include limited animal rights unless a proposed subdivision is designed as a "cluster" type development wherein smaller lots enable the developer to provide a significant amount of common open space. It should be noted that a future collector road is proposed by UDOT to connect into Geneva Road (approximately 2000 North, Provo) and connect to Center Street (Provo) west of 3110 West. The minimum width of right-of-way required will be 100 feet. The exact alignment of the collector road is unknown, therefore, prior to approval of any future development including rezoning of any property in this vicinity, the location of the proposed collector road should be determined. Right-of-way dedication for the proposed road may also be required.
6. The Pelican Creek Concept Plan, adopted by Municipal Council Resolution 2006-104, should be included as Appendix A to the Southwest Area Neighborhood Council Map #6.10 in order to guide development of this area as a Specific Development Plan.
7. The three (3) acre parcel identified in the Pelican Creek Concept Plan as open space should develop with recreational uses such as an equestrian center, riding park or other similar uses.
8. The Master Street Plan indicates that 3110 West, designated as a collector road, will eventually cross northward over the Provo River via a future bridge linked to Lakeshore Drive. The timing of this element will be addressed with each successive phase of the Pelican Creek Specific Development Plan.
9. The River's End Concept Plan, adopted by Municipal Council Resolution 2007- , should be included as Appendix B to the Southwest Area Neighborhood Council Map #6.10 in order to guide development of this area as a Specific Development Plan.

PART II:

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

PART III:

This resolution shall take effect immediately.

END OF RESOLUTION.

Exhibit A

RIVER'S END

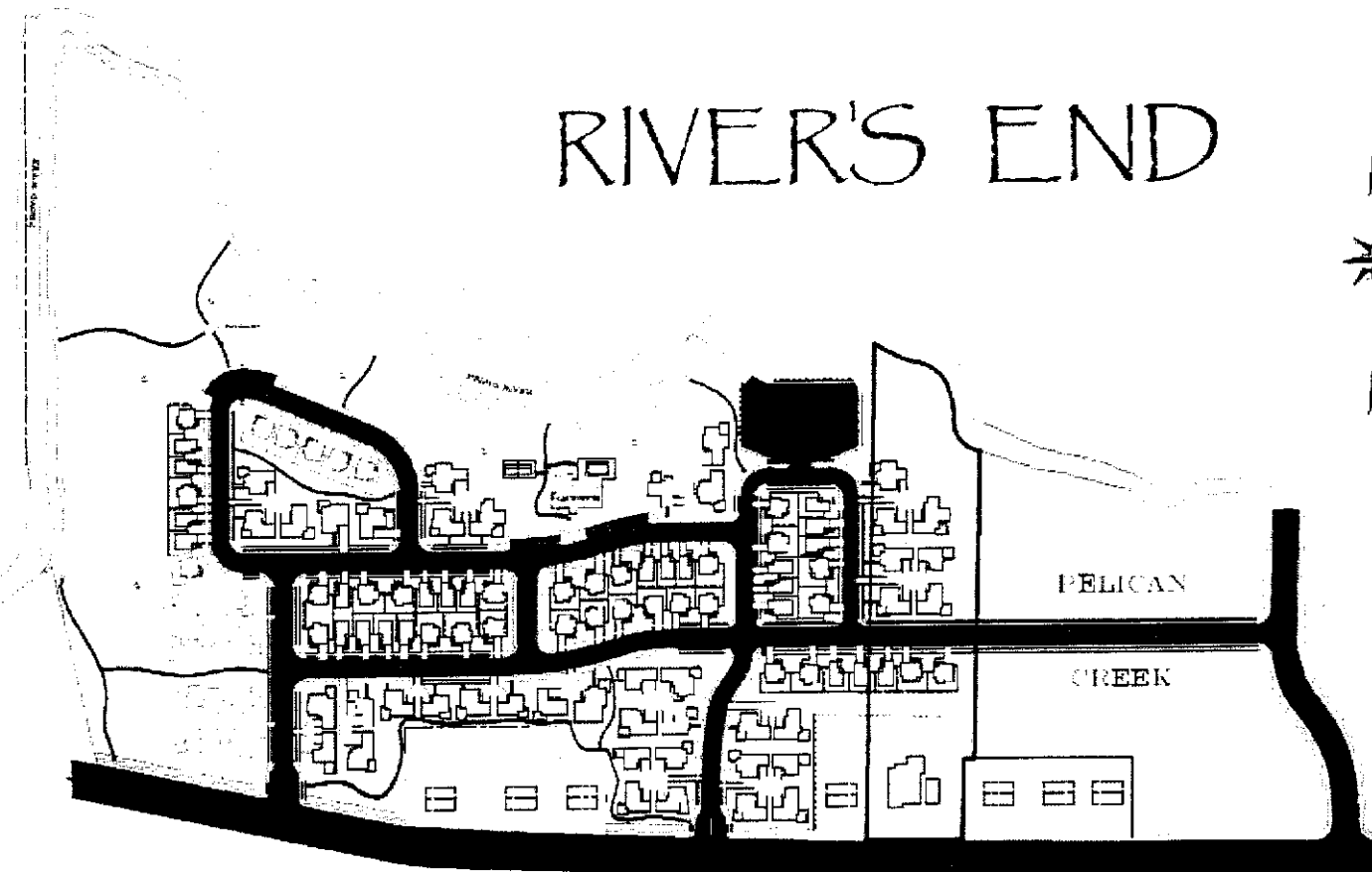
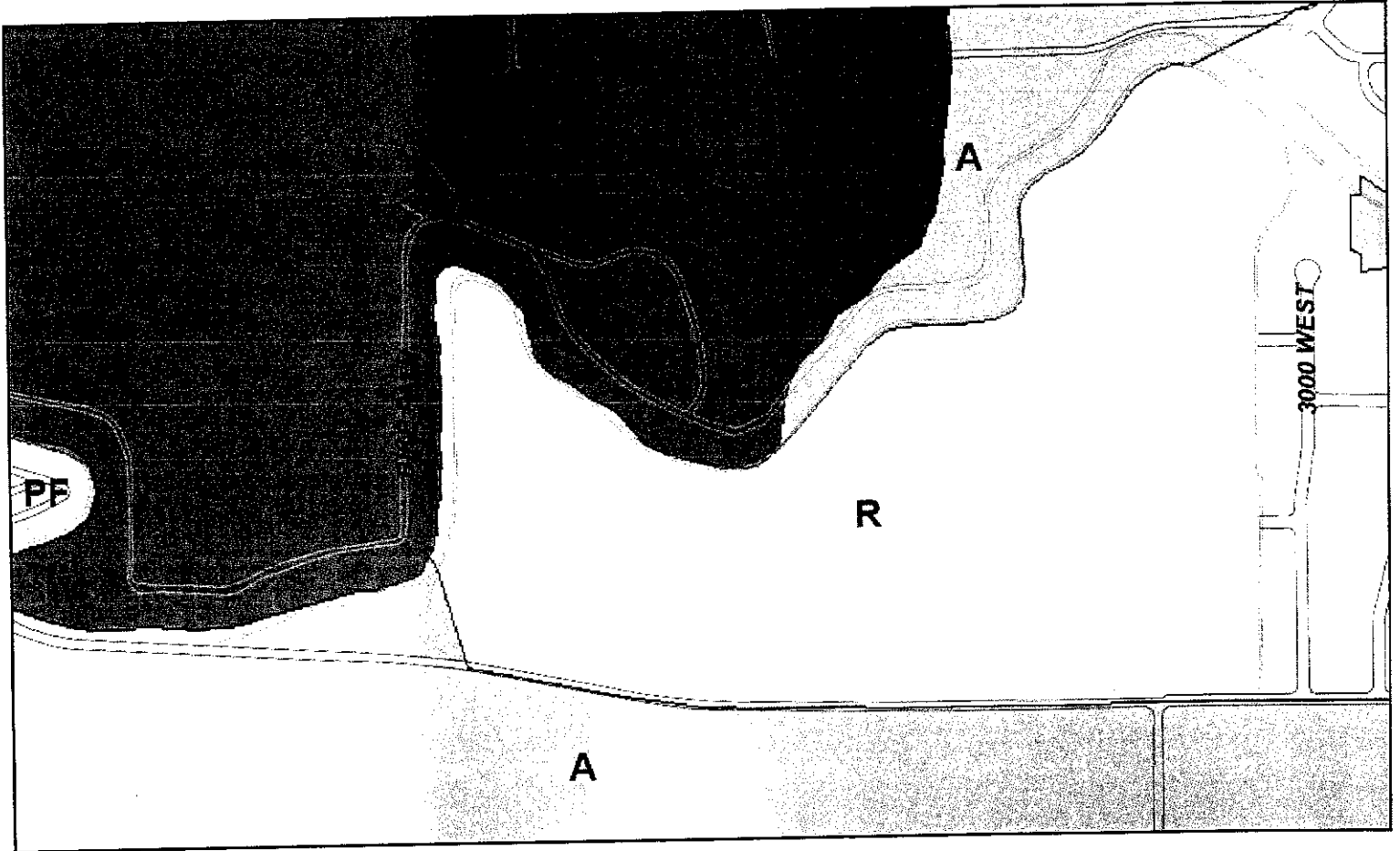
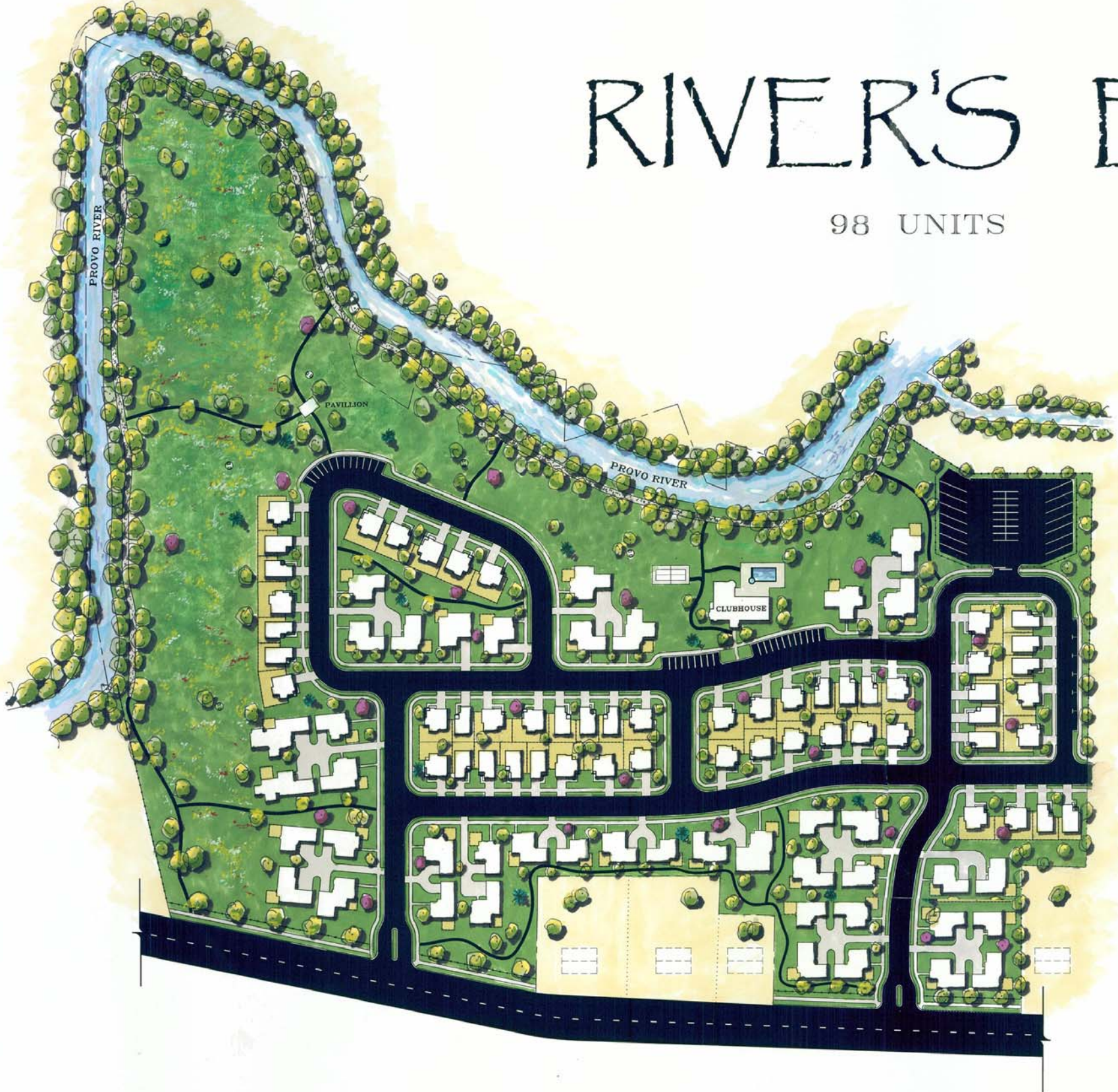


Exhibit B



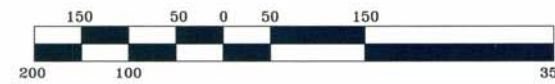
RIVER'S END

98 UNITS



CONCEPTUAL PLAN

SCALE: 1" = 100'



GEORGETOWN
Development Inc.
2230 N University Pkwy Ste 7G
Phone 374-0772 Fax 375-0502