

PROVO CITY GENERAL PLAN

APPENDIX C-5

Lake View Fields Specific Development Plan

RESOLUTION 2007-86

SHORT TITLE:

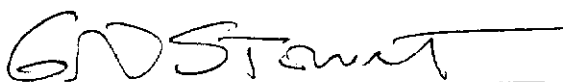
A RESOLUTION AMENDING PROVO CITY GENERAL PLAN LAND USE POLICIES FOR THE LAKEVIEW NORTH NEIGHBORHOOD AND CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 64 ACRES OF REAL PROPERTY LOCATED GENERALLY FROM 1680 NORTH 2000 NORTH BETWEEN GENEVA ROAD AND I-15, AND SUBJECTING THE PROPERTY TO THE LAKEVIEW FIELDS SPECIFIC DEVELOPMENT PLAN. 07-0008 GPA.

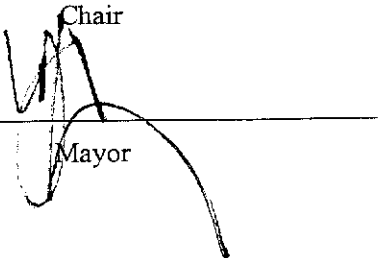
PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	MOTION	SECOND	FOR	AGAINST	OTHER
CW 1	GEORGE O. STEWART			✓		
CW 2	STEVEN C. TURLEY				excused	
CD 1	CYNTHIA R. DAYTON	✓		✓		
CD 2	CYNTHIA J. CLARK			✓		
CD 3	MIDGE JOHNSON			✓		
CD 4	BARBARA SANDSTROM		✓	✓		
CD 5	CINDY L. RICHARDS			✓		
TOTALS				6	0	1

This resolution was passed by the Municipal Council of Provo City, on the 2 day
of October, 2007 on a roll call vote as described above. Signed this 2 day
of October, 2007.



Chair


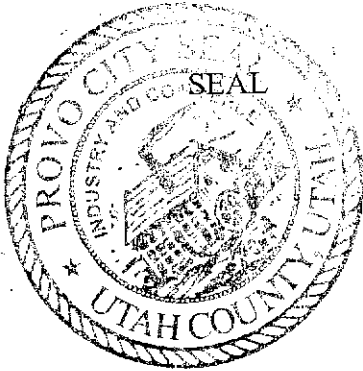
Mayor

RESOLUTION 2007-86

CITY RECORDER'S CERTIFICATE AND ATTEST

This Resolution was recorded in the office of the Provo City Recorder on the 4
day of October, 2007.

I hereby certify and attest that the foregoing constitutes a true and accurate record of
proceedings with respect to Resolution Number 2007-86.



Signed this 4 day of October 2007.

Lia Lisa Groesbeck
City Recorder

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RESOLUTION 2007-86.

A RESOLUTION AMENDING PROVO CITY GENERAL PLAN LAND USE POLICIES FOR THE LAKEVIEW NORTH NEIGHBORHOOD AND CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 64 ACRES OF REAL PROPERTY LOCATED GENERALLY FROM 1680 NORTH TO 2000 NORTH BETWEEN GENEVA ROAD AND I-15, AND SUBJECTING THE PROPERTY TO THE LAKEVIEW FIELDS SPECIFIC DEVELOPMENT PLAN. 07-0008 GPA.

WHEREAS, it is proposed that future land use policies for real property in the Lakeview North Neighborhood, located generally from 1680 North to 2000 North between Geneva Road and I-15, be amended as set forth below and as shown in the attached Exhibit "A", and that the land use designation of such property be changed as shown in the attached Exhibit "B"; and,

WHEREAS, on August 22, 2007 the Planning Commission held a duly noticed public hearing 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 Lakeview Fields Specific Development Plan; and,

WHEREAS, on October 2, 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 from 1680 North to 2000 North between Geneva Road and I-15 should be amended as set forth below and as shown in the attached Exhibits "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:

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:*

...

Lakeview North

1. See policies under the guiding principles for the SW Area.
2. The property west and parallel of Geneva Road from Lakeshore Drive to 2000 North should be developed for uses compatible with the Residential (R) land use designation.
3. Property within and to the west of land located within the "AE" flood zone of the FEMA

46 Flood Insurance Rate Map (FIRM) should receive the Provo City General Plan Map
47 designation of Developmentally Sensitive (DS) and be subject to the same provisions as
48 defined under the guiding principles for the SW Area.

- 49 4. Infrastructure needs should continue to be evaluated in order to resolve issues for existing
50 and future residents, particularly where road conditions may be hazardous. Evaluate potential
51 to extend 1390 North to 2770 West and continue to evaluate designation of roadways to limit
52 impacts to current residents.
- 53 5. Continue to review for appropriately siting the airport access road and consider potential
54 impacts to current residents along Lakeshore Drive.
- 55 6. Newly annexed properties west of the railroad should be changed to a Provo City zone
56 equivalent to the Utah County zoning and uses existing on the properties at the time they
57 were annexed into the City.
- 58 7. The area between 1680 North and 2000 North, and between Geneva Road and I-15, should
59 be developed as a Specific Development Plan comprised of: high density multifamily units
60 to be located at the southeast corner of Geneva Road and 2000 North, where density and
61 design are determined at the time of approval of the Specific Development Plan, and one
62 family subdivision development comprised of approximately 135 lots in the areas designated
63 as R (residential). No commercial uses shall be permitted east of Geneva Road.
- 64 8. Existing properties which are designated as light industrial and currently zoned M1 are to be
65 considered for rezoning to the Freeway Industrial zone.
- 66 9. The properties located west of 2800 West and east of the railroad tracks, between 1680 North
67 and 2000 North, should be designated as agricultural reflecting the existing land use. When
68 the property is ready to be developed, consideration should be given to modifying the
69 General Plan Map to an appropriate designation.

70 ...

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72 PART II:

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

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78 PART III:

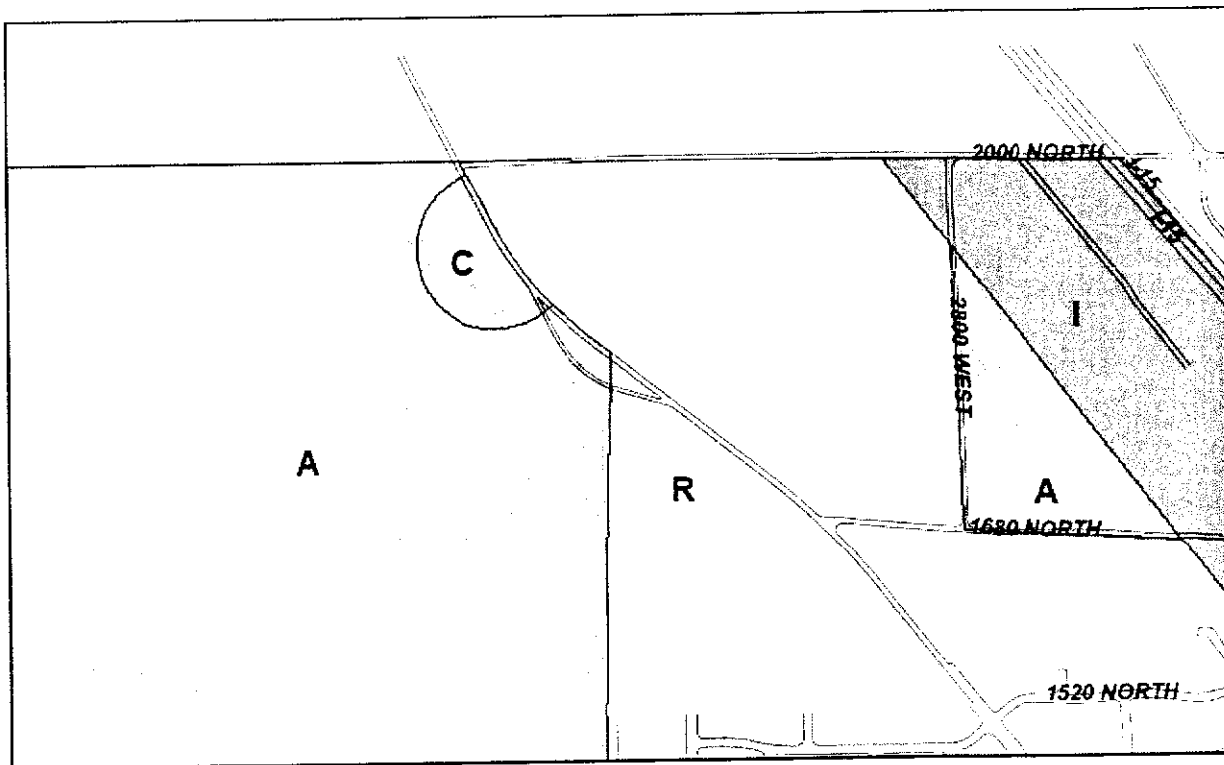
79
80 The General Plan land use designation for real property located generally from 1680 North
81 to 2000 North between Geneva Road and the I-15 Freeway is hereby changed as shown on the
82 attached Exhibit "B".

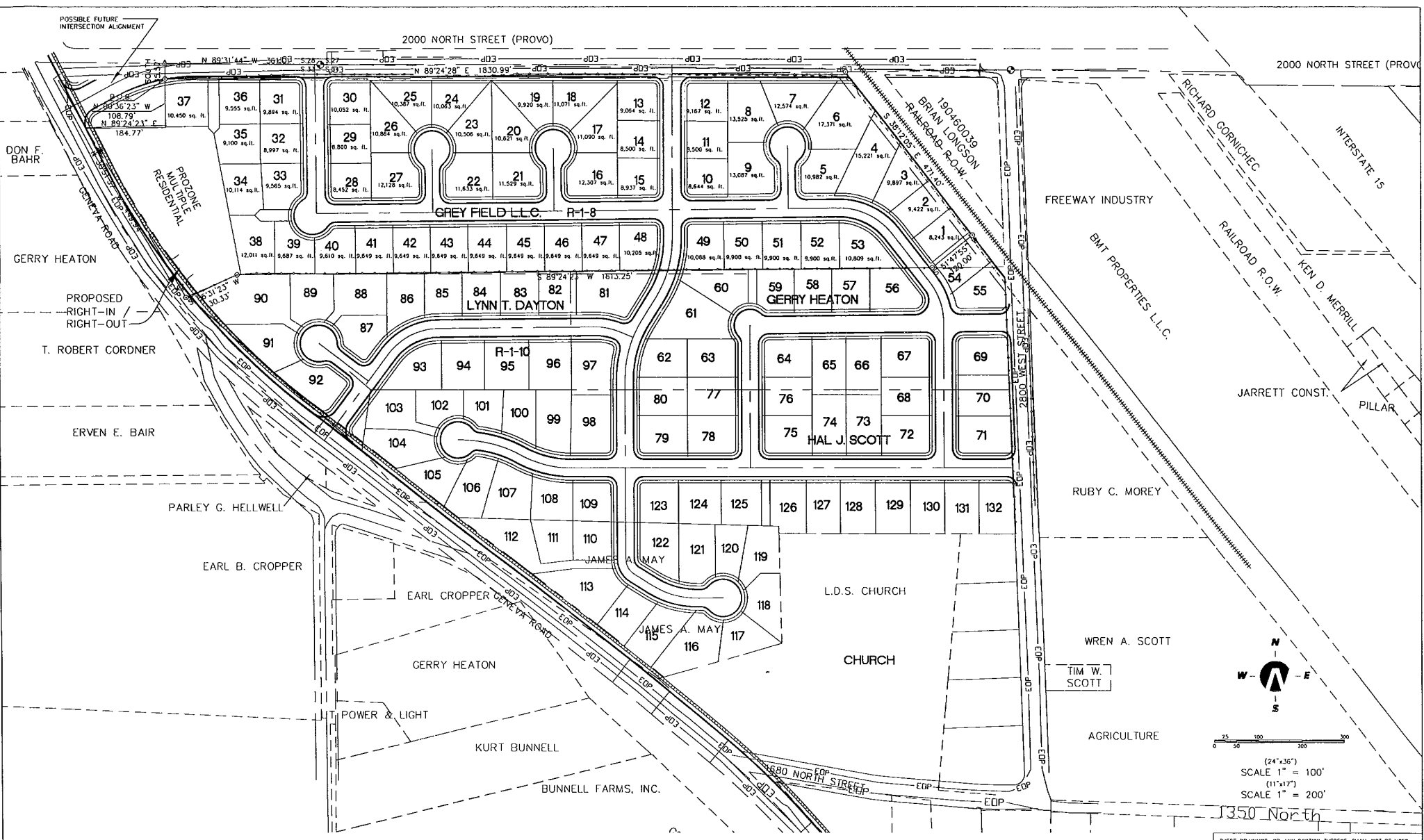
83
84 PART III:

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86 This resolution shall take effect immediately.

87
88 END OF RESOLUTION.

Exhibit B





THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		CDD FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV.	CDG FILE

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**LAKEVIEW FIELDS
SUBDIVISION**

AREA CONCEPT PLAN #6	JOB NO. 3-07-016
PROVO, UTAH	SHEET NO. 1

633-97-016_LAKEVIEW_FIELDS\Drawings\Preliminary\Concept\1300_6/28/2007_12:32:23_PM_MBT