



Provo City Planning Commission

Report of Action

May 08, 2019

*Item 7 Steve Turley requests a zone change from R1.10 to Light Manufacturing (M1) for approximately 7.7 acres of land located at approximately 1060 E 1320 S. Spring Creek neighborhood. PLRZ20190117

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 08, 2019:

RECOMMENDED DENIAL

On a vote of 4:0, the Planning Commission recommended that the Municipal Council deny the above noted application.

Motion By: Andrew Howard

Second By: Russ Philips

Votes in Favor of Motion: Andrew Howard, Russ Philips, Debora Jensen, Dave Anderson

Debora Jensen 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 M1 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.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was present /addressed the Planning Commission during the public hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- This request doesn't align with the Neighborhood Plan.

- There is another application in to rezone the property with 112 MDR units being proposed at this location.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- No proposed project has been decided upon for this request.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission inquired about why this is being proposed.
- The Planning Commission agreed that there is value to have industrial locations in the City, however, given the amount of time and effort that goes into neighborhood plans, the plans should be followed unless there is a clear advantage to deviating from the plan.



Planning Commission Chair



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

EXHIBIT A – Legal Description

PARCEL 1, PLAT A, PROSTEEL SUB AREA 7.691 AC