



Provo City Planning Commission

# Report of Action

November 11, 2015

ITEM 1\* Provo City Community Development requests review and recommendation of the Provo Downtown Streetscape Standards. *City Wide*. 15-0004GPA, Austin Corry, 801-852-6413 *This item was continued from the from the October 14, 2015 hearing.*

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 11, 2015:

## RECOMMEND APPROVAL

On a vote of 3:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jamin Rowan

Second By: Fred Bandlely

Votes in Favor of Motion: Fred Bandlely, Kermit McKinney, Jamin Rowan

*Ross Flom 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.

### 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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

### NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- This item was City-wide or affected multiple neighborhoods.
- Neighbors or other interested parties were present but did not address the Planning Commission.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Mr. Rowan asked if something could be added to ensure that the purpose statement of continuity and harmony did not overshadow the willingness for Provo City to consider innovative design. Staff noted that they will review the language as stated and work with Mr. Rowan to ensure that the right balance is achieved.
- Mr. Rowan asked what the City was currently doing to promote public art. Staff identified current efforts that are underway, but also noted that the dictation of how the City would promote public art was outside of the scope of this design standard.
- Mr. Bandley stated that he appreciated the document and amount of work that went into producing this effort, especially the fine-grained detail on trees. He asked if the businesses downtown had expressed any concern over the impact these kinds of improvements would have for them. Staff responded that efforts had been made to reach out to Downtown, Inc. and that only positive feedback had been received at this time.
- Mr. McKinney asked what the process would be if something were to be proposed that was not specifically addressed in this standard. Staff responded that deviations from the standards would be reviewed by the Planning Commission for approval.




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Planning Commission Chair




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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**