



Provo City Planning Commission

Report of Action

May 25, 2016

ITEM 4* Provo City Community Development Department requests amendments to the following code sections 15.17.030, 15.17.040, 2.29.040 and 14.02.020. The proposed amendments relate to reducing the notice for public hearing before the Planning Commission for General Plan adoption and for General Plan amendments from 14 to 10 days, as per Utah State Code, and to allow amendments to the General Plan more often than twice per year. *City-Wide Impact*. 16-0007OA, Aaron Ardmore, 801-852-6404

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 25, 2016:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Brian Smith

Second By: Fred Bandlely

Votes in Favor of Motion: Brian Smith, Fred Bandlely, Jamin Rowan, Maria Winden, Ed Jones

Jamin Rowan 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 MEETING DATE

- City-wide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.
- Multiple Neighborhood Chair(s) were present or addressed the Planning Commission.
- Neighbors or other interested parties were present or addressed the Planning Commission.

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:

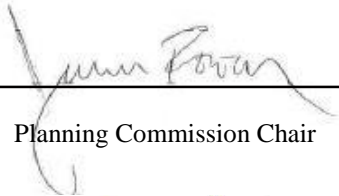
- Beth Alligood, Lakeview North Neighborhood Chair, inquired about circumstances when a neighborhood chair isn't able to hold a meeting prior to a public hearing. *Staff responded that since the neighborhood program is under the City Council, they would need to determine what would happen in that case.*

- Beth Alligood asked if reducing the General Plan amendment hearings from every 6 months to every 3 or 4 months might be better? *Staff responded that all possibilities were reviewed and having it be open was determined to be the best practice.*
- Ben Markham, Riverbottoms Neighborhood Chair, stated that Council sponsored General Plan amendments can be heard at any time under current code.

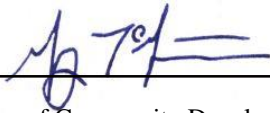
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Brian Smith noted that he understands the current timing restriction, but believes the proposed amendments make sense in practice.



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