



Provo City Planning Commission

Report of Action

May 23, 2018

ITEM 8* Provo City Council office requests amendments to the General Plan text for the General Plan update. City wide application. PLGPA20180142 Brian Maxfield (801) 852-6429

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 23, 2018:

RECOMMEND DENIAL

On a vote of 6:0, the Planning Commission recommended denial of the requested text amendment to the Municipal Council.

Motion By: Dave Anderson

Second By: Shannon Ellsworth

Votes in Favor of Motion: Dave Anderson, Shannon Ellsworth, Andrew Howard, Jamin Rowan, Brian Smith, Deborah Jensen.

Deborah Jensen was present as Chair.

The motion includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is not consistent with the Staff analysis and determination.

STAFF PRESENTATION

Staff presented the staff report and the reasons they recommended approval of the request. Staff believes this amendment is merely a compilation and consolidation of the current Goals and Policies of the General Plan and of the Provo City Vision 2030 Document. Staff emphasized the proposal is not an attempt to totally revise the Goals and Objectives, but rather that the amendment would lay the groundwork for an eventual, more extensive revision and update to the Goals and Objectives.

CITY DEPARTMENTAL ISSUES

City departments did not raise issues with the consolidation of the documents, but has noted items which need to eventually be addresses and changes which need to be made to the substance of the Goals and Policies.

NEIGHBORHOOD MEETING DATE

City-wide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- No neighborhood chairs spoke at the meeting.
- Several residents gave their concerns regarding mainly the housing section and their belief the goals and objectives focus too much on home-owners and minimize young single-professionals as contributing members of the community. They further stated they didn't believe the current goals and objectives push for a stronger variety of housing which embraces demographic changes and those people who present a more diverse background.

APPLICANT PRESENTATION AND RESPONSE

Cliff Strachan, Executive Director of the Municipal Council reiterated the amendment is a compilation and consolidation of existing documents that has been in the works since 2016, and that the presented draft is not meant as a rewriting of the Goals and Objectives. He responded to the Planning Commission's stated concerns about the process and stated, in retrospect, he should have presented the purpose of the proposed consolidation to the Planning Commission prior to staff's work in compiling and consolidating the General Plan and Vision 2030 wordings.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Their concern that the work on the document did not begin with them, and that it should have been brought in section by section for review and recommendation as two weeks was not enough time for their review.
- Planning Commission felt the reorganization in the direction the General Plan is taking is a good idea, but a substantive review and update of the General Plan needs to be pursued.



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.).