



**Planning Commission Staff Report
Ordinance Amendment
Hearing Date: November 14, 2018**

ITEM 4* Provo City Public Works Department requests amendments to Section 15.03.020(3) to update 2018 standards to 2019 standards. City-Wide Impact. PLOTA20180348, Josh Yost, 801-852-6408

<p>Applicant: Provo City Public Works Staff Coordinator: Josh Yost</p> <p>*Council Action Required:</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is November 28, at 5:30 p.m.</i></p> <p>2. Recommend Denial of the proposed ordinance amendment. <i>This would be <u>a change from the Staff recommendation</u>; the Planning Commission should <u>state new findings</u>.</i></p>	<p>Relevant History: The Provo Public Works Department conducts a yearly update to their standards.</p> <p>Neighborhood Issues: None noted.</p> <p>Summary of Key Issues: Staff is particularly interested in those standards which have a visible impact on the built environment. The standards under consideration for revision are generally related to underground utility construction.</p> <p>Staff Recommendation: Recommend Approval of Provo City Public Works Department requested amendments to Section 15.03.020(3) to update 2018 standards to 2019 standards.</p>
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OVERVIEW

Each year, the Provo Public Works Departments updates utility construction standards, street design standards and other development standards. Staff is particularly interested in those standards which have a visible impact on the built environment and clearly fall within the purview of the Planning Commission. The standards under consideration for revision are generally related to underground utility construction. The current street design standards are not proposed for revision because an update to the Transportation Master Plan is currently in progress. These street design standards will come before the Planning Commission as part of the review of the Transportation Master Plan.

STAFF ANALYSIS

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

- (a) *Public purpose for the amendment in question.*

The public purpose for the proposed amendment is to update Public Works Standards to reflect current best practices, adhere to current regulations and to specify desired products.

- (b) *Confirmation that the public purpose is best served by the amendment in question.*

The amendment in question revises only the standards where required and provides for the responsible maintenance and development of the city's public utilities.

- (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*

No General Plan policies, goals or objectives specifically address Public Works Standards.

- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*

Not applicable.

- (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.*

Not applicable.

- (f) *Adverse impacts on adjacent land owners.*

No foreseeable impact.

- (g) *Verification of correctness in the original zoning or General Plan for the area in question.*

Not applicable.

- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

Not applicable.

CONCLUSIONS

The proposed amendments fall within the technical realms of utility design and maintenance and have minimal effects on the built environment. As such, staff recommends the Planning Commission forward a positive recommendation to the City Council.

STAFF RECOMMENDATION

Recommend Approval of Provo City Public Works Department requested amendments to Section 15.03.020(3) to update 2018 standards to 2019 standards.