



Provo City Planning Commission

Report of Action

August 28, 2019

*Item 1 The City Council office requests amendments to Section 15.03.035 Provo City Code for clarification of grading permits. City-wide application. PLOTA20190275

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 28, 2019:

RECOMMENDATION TO APPROVE

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Conditions of Approval:

1. Add the word “cubic” to the first paragraph so that it reads “fifty (50) cubic yards” in the first sentence.

Motion By: Shannon Ellsworth

Second By: Laurie Urquiaga

Votes in Favor of Motion: Shannon Ellsworth, Laurie Urquiaga, Maria Winden, Dave Anderson, Deborah Jensen, Andrew Howard, Robert Knudsen, Russ Philips

Deborah 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.

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.

CITY DEPARTMENTAL ISSUES

- No issues have been reported.

NEIGHBORHOOD MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.

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:

- No one from the public addressed this item.

APPLICANT RESPONSE

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

- N/A

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The proposed amendment discusses bonds being required. Bonding would be required to ensure that a project is completed or returned to a natural state. When the project is completed, the bond money would be released back to the applicant.
- In the future with this amendment in place, grading permits that met the outlined criteria would have to get CRC approval and a public hearing would be held.



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