



Provo City Planning Commission

# Report of Action

April 1, 2020

Item 2\* Provo City Council Office requests a Zone Map Amendment to include multiple east bench properties in the Critical Hillside (CH) Overlay Zone. Citywide application. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLRZ20200078

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The following action was taken by the Planning Commission on the above described item at its regular meeting of April 1, 2020:

## RECOMMEND APPROVAL

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Maria Winden

Second By: Laurie Urquiaga

Votes in Favor of Motion: Maria Winden, Andrew Howard, Deborah Jensen, Robert Knudsen, Laurie Urquiaga, and Lisa Jensen

*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.

### **PLANNING COMMISSION RECOMMENDED TEXT AMENDMENT**

The proposed boundaries are attached as Exhibit "A."

### **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: Overview of proposed zone map amendment and the reasoning behind the proposed boundaries.

### **NEIGHBORHOOD MEETING DATE**

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

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- Steve Turley questioned the use of the Elevation 4875 in the CH Zone boundaries (this elevation is proposed for use because of its connection with the provision of water in the City). He noted that water tanks in the City lie approximately at Elevation 5600.
- Sharon Memmot, Edgemont Vice Chair, questioned why Provo City's South Fork, Provo Canyon parcels were not included in the CH Zone boundaries. She posed the question of why not include land outside Provo City boundaries in the CH Zone.

### **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- The Planning Commission discussed the proposed CH Zone boundaries and proposed adding land (with significant slopes) to the CH Zone in the southern portion of the City starting at the intersection of 820 North and Oakmont Lane.



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Planning Commission Chair



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Director of Development Services

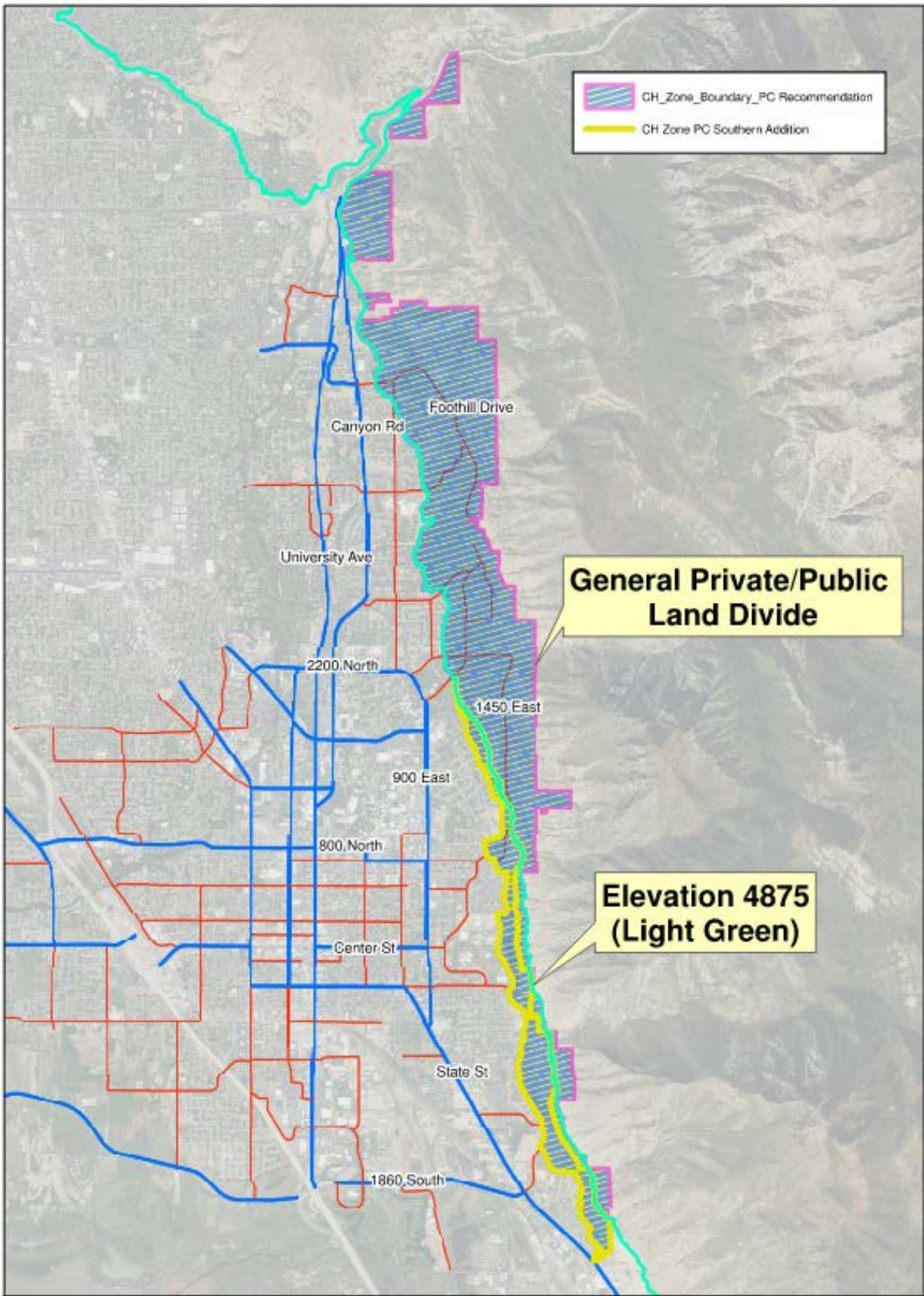
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ 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 Development Services 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**

## **Appendix “A”**



## Critical Hillside (CH) Overlay Zone Proposed Zone Boundaries