

**ITEM 6\*** Development Services requests a complete revision of the Provo General Plan to guide growth and development for the next 10 to 20 years in Provo. Citywide application. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLGPA20210364

## **OVERVIEW**

A general plan is a visioning document that sets long-range goals and plans for how a city will grow over the next 10 to 20 years. It helps guide citywide policy decisions and priorities and inspires a city to look toward the future. General plans are also required by state statute, and this proposal meets the current requirements.

## **BACKGROUND**

The Provo Municipal Council approved the creation of an updated general plan with the expectation that the final plan would be presented for public hearings and adopted by the end of 2021.

The proposed General Plan was taken to the City Council in January of 2022. The adoption process was put on hold to allow for a randomized survey to be conducted to ensure the City had accurately heard the voices of the city residents. Additionally, staff felt the Plan format needed substantial changes to make using the document easier for the public and the staff.

The representative survey was a great success and had over 900 respondents. The survey results were presented to the Planning Commission and City Council in early summer of this year. Below is a brief highlight of key survey results that appear to give a good indication of what Provo residents value in relation to the City:

### **What is most important to your quality of life?**

1. Providing and maintaining a mix of housing types at various price points
2. Managing and facilitating traffic flow throughout the city
3. Having a place for my children/family to live in the community
4. Becoming a more environmentally sustainable city (e.g., clean air, water conservation, etc.)
5. Preserving outdoor recreation opportunities

### **Provo Today: What does Provo do best?**

1. Preserving outdoor recreation opportunities
2. Providing safe alternate transportation choices
3. Having a place for my children/family to live in the community
4. Preserving neighborhood and community character
5. Supporting arts and cultural programs

### **Provo Tomorrow: What does Provo most need to improve?**

1. Managing and facilitating traffic flow throughout the city
2. Providing and maintaining a mix of housing types at various price points
3. Becoming a more environmentally sustainable city
4. Promoting accessibility, diversity, and inclusion
5. Maintaining low taxes tied with bringing in development that will contribute revenue to the city and diversify the tax base

This survey data was taken and used to revise the proposed General Plan. After being revised, the General Plan was reviewed by City department heads and the City Administration.

Below is a table that briefly highlights some similarities and differences between the version of the proposed General Plan that came before the Planning Commission last year and the currently proposed version:

<b>What is different...</b>	<b>What is the same...</b>
Content informed by statistically valid survey	Vision Statement is the same
Chapters have been renamed and reordered	Fresh look with graphics
Separate chapters for topics, such as land use, housing, resource management, economic development	Main document is still fairly slim
More in-depth treatment of topics	Clear commitments at the start of each chapter
The proposed Future Land Use Map has been eliminated. This revised proposal includes an updated version of the General Plan Map (Appendix D)	Sense of belonging, value of our natural resources, and active/alternative transportation are important
	Easy to find actionable goals

**GENERAL PLAN POLICIES**

The proposed update would replace the current general plan.

**FINDINGS OF FACT**

- General plans are designed to last 10 to 20 years. The current plan was adopted in 2004.
- Section 15.17.040(3) requires that the General Plan be “comprehensively reviewed” every five years.
- It was decided by the Municipal Council to commission an entirely new General Plan to fulfill the comprehensive review.
- Utah State Law (Title 10-9a-401) requires municipalities to maintain a current general plan with certain requirements. This proposal meets the requirements.

## **STAFF ANALYSIS**

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of general plan 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: (responses in bold)*

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

**The proposed update to the General Plan would replace the current plan with something more appropriate for where Provo is now and what goals it should work toward over the next 10 to 20 years.**

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

**The proposed update is better suited to the current and future challenges than the current version and will thus better direct development, policy, and financial decisions.**

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

**The proposed update would replace the current plan.**

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

**Staff is not aware of timing and sequencing issues with this proposal.**

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

**The proposed update would replace the current plan.**

*(f) Adverse impacts on adjacent landowners.*

**Staff is not aware of adverse impacts to landowners.**

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

**The proposed update would replace the current plan.**

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

**The proposed update would replace the current plan.**

## **CONCLUSIONS**

Staff believes the revised, proposed General Plan has been through a very rigorous input, drafting, and review process. The City has gone to great lengths to ensure the public was given an opportunity to give their input. This version of the proposed General Plan will give the City sound, balanced policies to guide growth, facilitate needed housing, manage and improve the transportation network, and be good stewards of our environment and natural resources.

## **ATTACHMENTS**

- 1. Link to General Plan Draft and Appendices**
- 2. Public Works Report**

### **Attachment 1: General Plan Draft**

The full text of the draft plan is too long to include in this document. The plan and its appendices can be viewed in their entirety at the following link:

<https://www.provo.org/departments/development/planning/general-plan>

## Attachment 2: Public Works Report



**PUBLIC WORKS**  
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PROVO, UT 84606

## Public Works Staff Report Hearing Date: 12/7/2022

Complete revision of the Provo General Plan.

### **Item #6 Summary:**

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### **Staff Recommendation:**

Public Works staff has no concerns with the requested action.

Dave Decker, Public Works Director  
David Day, Development Engineering Coordinator