

***ITEM #1** Provo City Council Office requests a General Plan Amendment to add an appendix to The Hillside and Canyons Plan, addressing city-owned properties outside of city boundaries. Citywide application. Hannah Salzl (801) 852-6423 hsalzl@provo.org PLGPA20240230

OVERVIEW

The Council adopted the Hillside and Canyons Plan on December 12, 2023. In the Work Meeting before adoption, the Council unanimously approved a motion directing Council Staff to come back with a resolution stating the Council's desire to preserve City-owned properties in Provo, South Fork, and Bunnels Canyons that are outside of Provo City boundaries. That resolution was to be included as Appendix D in the Hillside and Canyons Plan.

In later meetings, staff from the Council Office, Legal, and Development Services agreed that adding a statement to the appendix was more appropriate than a resolution.

During the July 16, 2024, Work Meeting, Council Staff presented draft language to the Council. The Council requested several changes to the draft language to better reflect the water management needs of the Public Works Department. Council Staff made the requested changes and sent them to Public Works, which approved the current version of the text on July 17th.

The proposed statement commits to collaborating with stakeholders to ensure the responsible management of the properties in a manner consistent with the Hillside and Canyons plan, even though the plan cannot apply to areas outside of city boundaries. Major commitments include:

1. Conservation of environmentally sensitive areas,
2. Enhancement of recreational opportunities,
3. Mitigation of hazards, and
4. Water resource management.

Development Services staff reached out to the Forest Service, which manages these lands, and the statement aligns with their current plans for the areas.

The link below shows a map of all Provo City-owned property outside of Provo City boundaries, including the areas in the canyons to which this statement would apply.

<https://experience.arcgis.com/experience/689d72fb9f9e4a3396ba78ce2cb84d28/>

FINDINGS OF FACT

1. The proposed language is consistent with the Hillside and Canyons Plan.
2. The proposed language is consistent with the Forest Service's plans for the areas.
3. The proposed language has been reviewed and approved by the Council, Public Works, and Development Services.

STAFF ANALYSIS

Staff support the recommendation to add the proposed statement as Appendix D of the Hillsides and Canyons Plan.

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.

Staff response: The amendment would support the City's goals to preserve natural spaces for conservation and recreation, mitigate natural hazards, and secure adequate future water supplies.

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

Staff response: Staff believes that the proposed amendments serve the public.

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

Staff response: The proposed amendments are consistent with the General 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 response: There are no timing and sequencing issues related to this proposal.

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

Staff response: This proposal does not hinder or obstruct attainment of the General Plan's articulated policies.

(f) Adverse impacts on adjacent land owners.

Staff response: Staff do not foresee any adverse impacts on adjacent landowners.

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

Staff response: This proposal does conflict with zoning or the General 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.

Staff response: There is not a conflict.

CONCLUSIONS

Staff proposed the idea of a resolution or statement in the December 12, 2023, Work Meeting and have collaborated with Council Staff to draft the current text. The language meets the requirements of Council's motion and is consistent with the Hillside and Canyons Plan.

ATTACHMENTS

1. Proposed Language for Appendix D of the Hillside and Canyons Plan

ATTACHMENT 1 – PROPOSED LANGUAGE FOR APPENDIX D OF THE HILLSIDES AND CANYONS PLAN

The Provo Municipal Council acknowledges and recognizes the existence of City-owned parcels that are outside of Provo City limits, especially in the Provo, South Fork, and Bunnels Canyon region, which are outside the scope of the Hillsides and Canyons Plan. A map of these and other City owned properties can be found at the [City-Owned Property Outside Provo Map](#).

We commit to working collaboratively with relevant stakeholders including neighboring jurisdictions, state and federal agencies, and local conservation groups to ensure that these properties are preserved for the public in perpetuity and are managed in a manner that reflects the guiding principles of the Hillsides and Canyons Plan and other goals of the Municipal Council, including:

1. **Conservation of Environmentally Sensitive Areas:** Prioritize the preservation and restoration of natural habitats, landforms, and ecological features.
2. **Enhancement of Recreational Opportunities:** Encourage the development and maintenance of recreational facilities that interact with the natural environment while minimizing impact.
3. **Mitigation of Hazards:** Address and manage potential natural hazards such as wildfires, seismic activity, water contamination, and soil erosion to ensure public safety.
4. **Water Resource Management:** Strategize for responsible water resource infrastructure development for these properties, ensuring adequate water supply for current and future residents of Provo City

We call on the governments or agencies that hold land use authority over these properties to develop land use statements for said properties that align with the spirit of the [Hillsides and Canyons Plan](#)'s principles and goals to ensure that the value of these lands is preserved for current and future generations.