

Provo City Planning Commission

Report of Action

August 27, 2014

ITEM 5* Review and recommendation from Planning Commission to the Municipal Council regarding the Downtown Specific Area Plan. *Central Business District, Franklin, Maeser, Timp, North Park, Dixon and Joaquin Neighborhoods* 14-0002GPA **This item was continued from the July 23, 2014 meeting.**

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 23, 2014:

RECOMMEND APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application with the following conditions.

Conditions of Approval:

1. Complete minor editorial changes and graphics corrections.

Motion By: Randy Christiansen

Second By: Jamin Rowan

Votes in Favor of Motion: Fred Brandley; Brian Smith; Jamin Rowan; Kermit McKinney; Ross Flom; Randy Christiansen, Diane Christensen

Diane Christensen 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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

Staff presented the plan, citing the changes as requested on pages 20, 28, and 38, by the Planning Commission at the previous hearing on July 23.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present.
- No neighbors or other interested parties were present or addressed the Planning Commission.

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 comments were received.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

Diane Christensen praised the plan as a great vision for the Downtown.

Randy Christiansen asked for clarification regarding the character of the parks, pedestrian corridors and walkways shown in the plan. Staff described the function of these elements and clarified that no designs or functional programs have been developed for the proposed facilities.

Jamin Rowan expressed his appreciation for the focus on elements of the public realm in the plan and asked staff to elaborate on the character of the nodes and gateways identified in the plan. Staff responded that nodes represent intended areas of focused activity and development that is especially complimentary to the active character of the public realm. Gateways are areas that define an entrance to the Downtown and serve to establish the form and character of the downtown. Gateways communicate to travelers that they are moving from one type of space into another space with special and unique character.

Ed Jones asked staff to correct the symbology in the legend of the historic resources map to match the line types on map.



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



**Planning Commission
Staff Report
General Plan Amendment
Hearing Date: August 27, 2014**

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Applicant: Provo City Community Development
Staff Coordinator: Josh Yost

Property Owner: N/A

Parcel ID#: N/A

Current General Plan Designation: N/A

Proposed General Plan Designation: N/A

Current Zone: N/A

*Council Action Required:

Related Application(s): None

ALTERNATIVE ACTIONS

1. **Recommend Approval** of the proposed General Plan Map and text amendments, as presented in the Staff Report or with changes. *This would be consistent with the Staff recommendation.*

2. **Recommend Denial** of the proposed General Plan Map and text amendments. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Staff Recommendation:

Recommend Approval of the proposed Downtown Plan, as presented in the Staff Report or with changes.

OVERVIEW

Changes have been made to the document presented at the previous meeting based on comments from the public and requests from the commission. If you would like to see a copy of the current draft, it is available at:

<http://provo.org/home/showdocument?id=2168>.

STAFF RECOMMENDATION

Recommend Approval of the proposed Downtown Plan, as presented in the Staff Report or with changes.