

Provo City Planning Commission

Report of Action

November 08, 2023

*ITEM #2 Development Services proposes the River and Lakeshore Plan be adopted. Citywide Application.
Jantsen Teuscher (801)852-6405 jteuscher@provo.org PLGPA20230273

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 08, 2023:

RECOMMENDED APPROVAL

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

Motion By: Andrew South

Second By: Jonathan Hill

Votes in Favor of Motion: Robert Knudsen, Lisa Jensen, Dan Gonzales, Jonathan Hill, Barbara DeSoto, and Andrew South.

Dan Gonzales 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.

TEXT AMENDMENT

The text of the proposed amendment is 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.

- Staff verbalized the changes to the document between publication of the staff report and the hearing. The changes primarily consisted of cosmetic and grammar changes and any feedback received from any Planning Commissioner prior to the hearing.
- Staff vocalized the purpose of this document is to fulfil not only a request from the City Council but it supports the General Plan and is desired by Provo citizens.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and recommends approval.

NEIGHBORHOOD MEETING DATE

- There was no neighborhood meeting.

NEIGHBORHOOD AND PUBLIC COMMENT

- There was no public or neighborhood comment.

APPLICANT RESPONSE

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

- Staff said that the term ‘development’ would be addressed either through additional clarification in the document or in a word glossary appendix.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Lisa Jensen had comments on the term ‘development’ on some of the maps, it was discussed among members of importance of clarifying the term.
- Andrew South had questions on Provo’s ownership of any lakeshore property.
- Lisa Jensen commented that the substance is something she is excited about.

DOA

Planning Commission Chair

Bill Peperone

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, **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

Exhibit A

Due to the size and length of the document, a link will be provided to the final draft of the River and Lakeshore Plan.
<https://www.provo.org/home/showpublisheddocument/23416/638344432089566777>