

Provo City Planning Commission

Report of Action

July 12, 2023

*ITEM #2 Provo City Development Services requests the adoption of the Provo Conservation and Resiliency Plan to support the 2021 General Plan Update. Citywide Application. Hannah Salzl (801) 852-6423
hsalzl@provo.org PLOTA20230079

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 12, 2023:

RECOMMENDED APPROVAL

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

Motion By: Andrew South

Second By: Barbie DeSoto

Votes in Favor of Motion: Melissa Kendall, Robert Knudsen, Raleen Wahlin, Jeff Whitlock, Daniel Gonzales, Andrew South, Barbie DeSoto

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.

NEIGHBORHOOD MEETING DATE

- Citywide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was Citywide or affected multiple neighborhoods.
- Don Jarvis spoke during the public comment period in support of the proposed amendment.

PLANNING COMMISSION DISCUSSION

The Planning Commission agreed that the discussion in the Study Session was sufficient. There was no further discussion in the Planning Commission meeting.

Key points discussed by the Planning Commission included the following:

- The contamination rate in the plan is from a transfer facility that services multiple cities. Although this aggregate number is likely representative of Provo's contamination rate, the completion of our transfer station will allow the City to get a more accurate rate. It will also allow the City to determine the contamination rate from different routes and neighborhoods, enabling more targeted education campaigns as needed.
- Water conservation is addressed in the goals of the plan. However, since Provo is already below the State's targets for water use per capita by 2030, staff thought it most appropriate to have the key performance indicator instead reflect efforts to secure reliable sources of water.

- Air quality is heavily impacted by outside sources from neighboring cities to other states to global weather trends. The Conservation and Resiliency Plan maintains a narrow focus on only activities that affect air quality and are within the control of Provo and its residents and businesses.
- Staff have begun work on the Air Quality survey, which was the metric recommended by staff at the Utah Division of Air Quality. It will be added as an appendix to the plan.
- Staff are currently working with Brigham Young University to calculate Provo's urban tree canopy coverage.
- Infrastructure and layout could have a large impact on emissions (e.g., drive-throughs).
- The relevant City departments (especially Public Works, Energy, Parks, and Fire) were very engaged in the revision process. This version better reflects their expert insights and recommendations for the city.
- The language in the goals is loose in order to give future decision makers for the City some flexibility.
- The eight elements were chosen by comparing what benchmark cities have in their plans, what Provo departments are working on, and what residents and the Technical Working Group identified as their priorities. There is no hierarchy or prioritization among those eight elements. Certain topics, such as light pollution/dark sky preservation, were not included only to keep the plan's scope and length manageable.



Planning Commission Chair



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, 445 W Center Street, 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

EXHIBIT A

The Conservation and Resiliency Plan is too large to attach here in its entirety. It can be viewed online at the link below:

<https://www.provo.org/home/showpublisheddocument/22686/638241500710070000>