



PROVO MUNICIPAL COUNCIL

Regular Meeting Agenda

5:30 PM, Tuesday, October 03, 2023

Council Chambers (Room 100)

Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or

<https://www.youtube.com/provocitycouncil>

The in-person meeting will be held in the **Council Chambers**. The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.facebook.com/provocouncil). If one platform is unavailable, please try the other. If you do not have access to the Internet, you can join via telephone following the instructions below.

TO MAKE A VIRTUAL PUBLIC COMMENT:

To participate in the public comment portion(s) of the meeting, call in as an audience member as the presentation is wrapping up. Be sure to mute/silence any external audio on your end to reduce feedback (if you are viewing the live proceedings on YouTube, mute the YouTube video; you will be able to hear the meeting audio through the phone while you are on the line).

Press *9 from your phone to indicate that you would like to speak. When you are invited to speak, the meeting host will grant you speaking permission, calling on you by the last four digits of your phone number. Please begin by stating your first and last name, and city of residence for the record. After you have shared your comment, hang up. If you wish to comment on a later item, simply re-dial to rejoin the meeting for any subsequent comment period(s).

October 03 Council Meeting: Dial 346 248 7799. Enter Meeting ID 832 5365 0065 and press #. When asked for a participant ID, press #. To join via computer, visit zoom.us and enter the meeting ID and passcode: 563642.

Decorum

The Council requests that citizens help maintain the decorum of the meeting by turning off electronic devices, being respectful to the Council and others, and refraining from applauding during the proceedings of the meeting.

Opening Ceremony

Roll Call

Prayer

Pledge of Allegiance

Presentations, Proclamations, and Awards

1. Provo City Awarded October 2023 Business of the Month (23-011)

2. Judge Romney's Annual Justice Court Presentation (23-072)

Public Comment

Fifteen minutes have been set aside for any person to express ideas, concerns, comments, or issues that are not on the agenda:

Please state your name and city of residence into the microphone.

Please limit your comments to two minutes.

State Law prohibits the Council from acting on items that do not appear on the agenda.

Action Agenda

3. An ordinance amending Provo City Code Chapter 14.33A regarding limits of disturbance and clustering requirements in the Critical Hillside Overlay Zone. Citywide Application. PLOTA20230163
4. A resolution approving appointment of individuals to serve on the Judicial Nominating Commission for a judicial vacancy in the Provo City Justice Court (23-072)
5. A resolution adopting the 2024 Council Regular Meeting Schedule (2023-050)

Adjournment

If you have a comment regarding items on the agenda, please contact Councilors at council@provo.org or using their contact information listed at: provo.org/government/city-council/meet-the-council

Materials and Agenda: agendas.provo.org

Council meetings are broadcast live and available later on demand at youtube.com/ProvoCityCouncil

To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next Council Meeting will be held on Tuesday, October 17, 2023. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the ADA, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email chanderson@provo.org least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at youtube.com/ProvoCityCouncil.

Notice of Telephonic Communications

One or more Council members may participate by telephone or Internet communication in this meeting. Telephone or Internet communications will be amplified as needed so all Council members and others attending the meeting will be able to hear the person(s) participating electronically as well as those participating in person. The meeting will be conducted using the same procedures applicable to regular Municipal Council meetings.

Notice of Compliance with Public Noticing Regulations

This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in Utah Code 52-4-202 and Provo City Code 14.02.010. Agendas and minutes are accessible through the Provo City website at agendas.provo.org. Council meeting agendas are available through the Utah Public Meeting Notice website at utah.gov/pmn, which also offers email subscriptions to notices.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: KNEVES
Department: Mayor Office
Requested Meeting Date: 10-03-2023

SUBJECT: Provo City Awarded October 2023 Business of the Month

RECOMMENDATION: Provo City is being awarded the Business of the Month for October 2023 by the Utah Valley Chamber of Commerce

BACKGROUND: The Utah Valley Chamber of Commerce has notified us that Provo City will be presented the October 2023 Business of the Month

FISCAL IMPACT:

PRESENTER'S NAME: Curtis Blair, President/CEO of the Utah Valley Chamber of Commerce

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER:

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: REANNUNN
Department: Justice Court
Requested Meeting Date: 10-03-2023

SUBJECT: Judge Romney's Annual Justice Court Presentation (23-072)

RECOMMENDATION: Presentation only.

BACKGROUND: State justice court certification process requires that Judge Romney to make an annual presentation to the Mayor and City Council.

FISCAL IMPACT:

PRESENTER'S NAME: Judge Vernon F Romney

REQUESTED DURATION OF PRESENTATION: 10-15 min

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 23-072



BYU Social Psychology
Experiential Learning Research Project
with the
Provo City Justice Court

Dr. Chelsea Romney, Andrew Moss, Sydney Christensen, Andrew Bodily

BYU







Provo City Justice Court Access and Fairness Survey

Date: _____

Survey Administrator: _____

Section I: Access to the Court

Circle the Number.

1. Finding the courthouse was easy.
2. The forms I needed were clear and easy to understand.
3. I felt safe in the courthouse.
4. The court makes reasonable efforts to remove physical and language barriers to service.
5. I was able to get my court business done in a reasonable amount of time.
6. Court staff paid attention to my needs.
7. I was treated with courtesy and respect.
8. I easily found the courtroom or office I needed.
9. The court's Web site was useful.
10. The court's hours of operation made it easy for me to do my business.

Strongly Disagree	Disagree	Neither Agree nor Disagree	Agree	Strongly Agree	Not Applicable
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a

Section II: Fairness

11. The way my case was handled was fair.
12. The judge listened to my side of the story before he or she made a decision.
13. The judge had the information necessary to make good decisions about my case.
14. I was treated the same as everyone else.
15. As I leave the court, I know what to do next about my case.
16. Do you have any other comments about accessibility or fairness of the court today?

1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a
1	2	3	4	5	n/a

Section III: Background Information

What did you do at the court today?
(Check all that apply)

- ☐ Enter a plea to the charge against me
- ☐ Attend a pretrial hearing
- ☐ Attend a trial
- ☐ Get information

What type of case brought you to the courthouse today?

- ☐ Traffic
- ☐ Criminal
- ☐ Other: _____

How do you identify yourself?

- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Black or African American
- ☐ Hispanic or Latino
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ White
- ☐ Mixed Race
- ☐ Other: _____

How many times have you been to this court before today?

- ☐ First time in this courthouse
- ☐ Once
- ☐ Two or more times

Do you describe yourself as a:

- ☐ Man
- ☐ Woman
- ☐ In some other way: _____

Were you represented by an Attorney today?

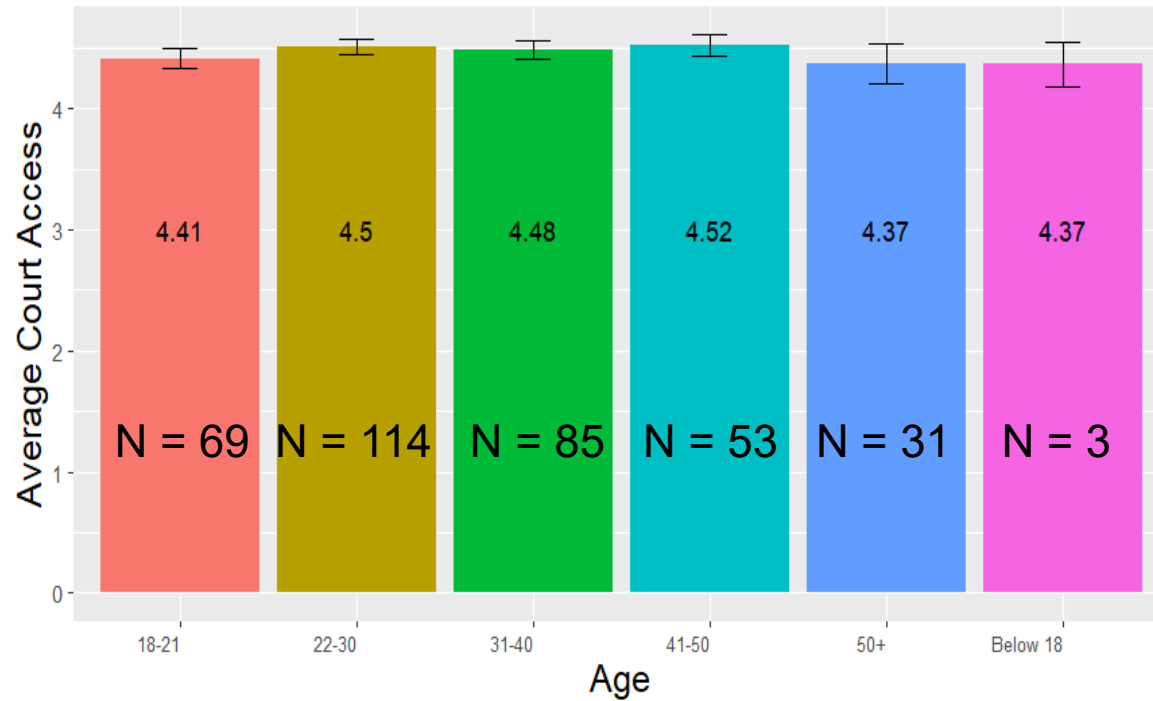
- ☐ Yes
- ☐ No

What is your age?

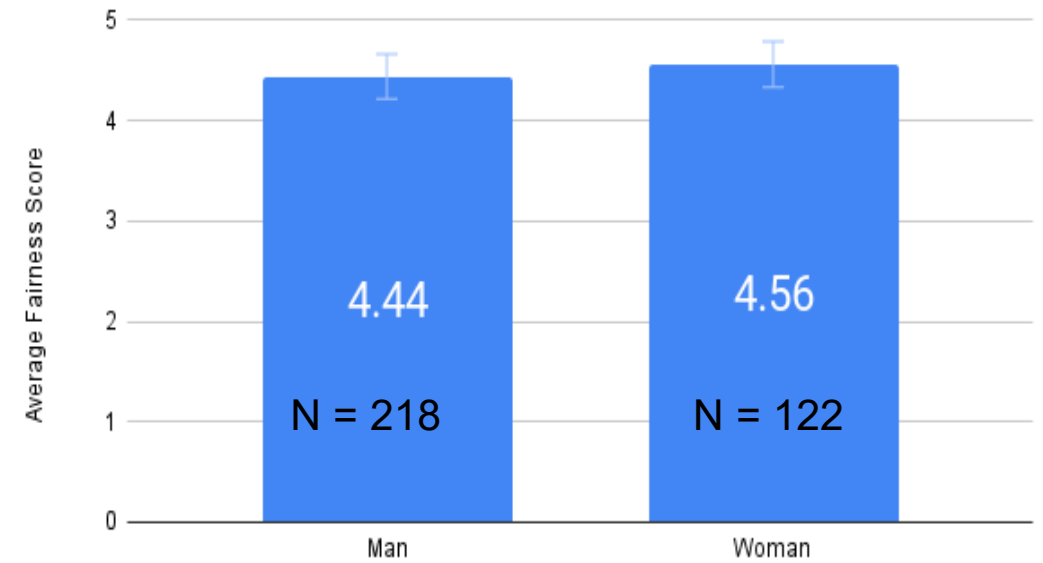
- ☐ 18-21
- ☐ 22-30
- ☐ 31-40
- ☐ 41-50
- ☐ 50+

Court Access by Age Groups

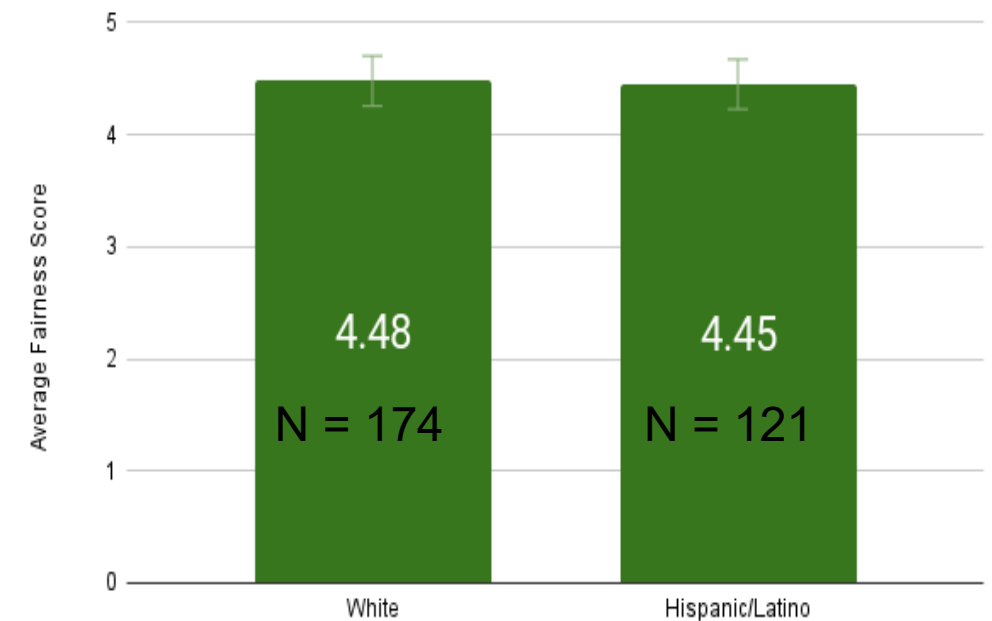
Do age groups have different court access?



Fairness Across Gender



Fairness Differences Between White and Latino Court Customers





Provo City Justice Court Access and Fairness Survey

Date: _____

Survey Administrator: _____

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7. I was treated with courtesy and respect.
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- ☐ Attend a pretrial hearing
- ☐ Attend a trial
- ☐ Get information

How many times have you been to this court before today?

- ☐ First time in this courthouse
- ☐ Once
- ☐ Two or more times

Were you represented by an Attorney today?

- ☐ Yes
- ☐ No

What type of case brought you to the courthouse today?

- ☐ Traffic
- ☐ Criminal
- ☐ Other: _____

Do you describe yourself as a:

- ☐ Man
- ☐ Woman
- ☐ In some other way: _____

What is your age?

- ☐ 18-21
- ☐ 22-30
- ☐ 31-40
- ☐ 41-50
- ☐ 50+

How do you identify yourself?

- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Black or African American
- ☐ Hispanic or Latino
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ White
- ☐ Mixed Race
- ☐ Other: _____

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: SWILMOTH
Department: Development Services
Requested Meeting Date: 10-03-2023

SUBJECT: An ordinance amending Provo City Code Chapter 14.33A regarding limits of disturbance and clustering requirements in the Critical Hillside Overlay Zone. Citywide Application. PLOTA20230163

RECOMMENDATION: To be heard at the October 3, 2023 Work & Council Meeting. Please see supporting documents.

BACKGROUND: After adoption in 2020, staff has had the opportunity to apply the CH Zone requirements against multiple development applications and has become aware of a few situations in which the language could be improved to address ambiguous requirements, including some of the clustering requirements. Also, limits of disturbance (LOD) requirements are proposed to be revised to focus on applying to a development rather than a specific property. The definition of Limits of Disturbance would also be modified to focus on a development rather than a single parcel or lot. The main impetus for all these changes is to facilitate tighter development patterns for the foothills. Staff has found that current requirements that focus on applying LOD requirements on a single-lot basis encourage a more spread-out development pattern in an area where the City desires to facilitate more compact development patterns to preserve as much open space as possible.

FISCAL IMPACT:

PRESENTER'S NAME: Bill Peperone, Development Services Director

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: PLOTA20230163

ORDINANCE 2023-__.

AN ORDINANCE AMENDING PROVO CITY CODE CHAPTER 14.33A REGARDING LIMITS OF DISTURBANCE AND CLUSTERING REQUIREMENTS IN THE CRITICAL HILLSIDE OVERLAY ZONE. CITYWIDE APPLICATION. (PLOTA20230163)

WHEREAS, it is proposed that Provo City Code Chapter 14.33A be amended to update limits of disturbance and clustering requirements in the Critical Hillside Overlay Zone; and

WHEREAS, on September 13, 2023, the Planning Commission held a duly noticed public hearing to consider the proposed amendment, and after such meeting, the Planning Commission recommended approval to the Municipal Council by a vote of 8-0; and

WHEREAS, on October 3, 2023, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

WHEREAS, after considering the Planning Commission's recommendation and facts and comments presented to the Municipal Council, the Council finds (i) Provo City Code Chapter 14.33A should be amended as described herein and (ii) the proposed amendment reasonably furthers the health, safety, and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

Provo City Code Chapter 14.33A is hereby amended as set forth in Exhibit A.

PART II:

- A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.
- B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder of the ordinance shall not be affected thereby.
- C. The Municipal Council hereby directs that the official copy of the Provo City Code be updated to reflect the provisions enacted by this ordinance.

46 D. This ordinance shall take effect immediately after it has been posted or published
47 in accordance with Utah Code Section 10-3-711, presented to the Mayor in
48 accordance with Utah Code Section10-3b-204, and recorded in accordance with
49 Utah Code Section10-3-713.

50
51 END OF ORDINANCE.

Exhibit A

Proposed Amendments

14.33A.020

Definitions.

“Limits of disturbance (LOD)” means the area(s) of a development in which construction and development activity are to be contained, ~~including development and construction of the main building, accessory structures, and recreation areas. The following need not be included in limits of disturbance:~~ Areas consisting of natural ponds, streams, trees, and other vegetation where no grading work is done are not included in limits of disturbance.

~~(a) Up to ten (10) feet of paved or unpaved shoulders for driveways.~~

~~(b) Areas consisting of natural ponds, streams, trees, and other vegetation where no grading work is done.~~

“Natural open space” means land in an ~~predominantly~~ open and undeveloped condition that is suitable for any of the following: natural areas; wildlife and native plant habitat; important wetlands or watershed lands; stream corridors; passive, low-impact activities; little or no land disturbance; or trails for nonmotorized activities.

...

14.33A.090

Limits of Disturbance (LOD).

(1) Limits of disturbance shall be located and identified on development plans indicating the specific area(s) ~~of a property~~ where construction and development activity shall be contained.

(2) Limits of disturbance ~~for a single lot or parcel~~ may be segmented. ~~No~~ , but no more than forty percent (40%) of a ~~lot~~ development ~~or parcel~~ may be included in the LOD. However, a dwelling site may have ~~except that~~ an additional ten percent (10%) ~~of the lot LOD may be disturbed~~ for landscaping only, including nonnative vegetation. ~~, and shall be considered within the LOD~~

(3) Upon request of the applicant, and only for those properties developed prior to establishment of the CH Zone, the Development Services Director may offer relief of the standards in this Section by up to ten percent (10%), only if the Director finds one (1) of the following circumstances applies:

(a) The adjustment is designed to yield more effective preservation of existing mature trees,

vegetation, riparian areas, rock outcrops, or other significant natural features of the site; or

(b) Strict application of the standard(s) would prohibit any development on the site.

...

14.33A.220

Cluster Developments.

(1) The Planning Commission may approve a request for the clustering of a proposed development in the CH Zone, as set forth herein, if all of the following standards are met:

(a) At least twenty-five percent (25%) of the proposed cluster development is preserved as passive or active natural open space.

(ab) The applicant shall submit a report that has been stamped by an engineer and landscape architect licensed in Utah that attests the clustering proposal will have no adverse impact on adjacent properties, or, if such impacts are anticipated, such report will detail these impacts and recommend mitigation measures, such as landscape, screening, illumination standards, and other design features. If impacts are anticipated, as set forth in the above-mentioned report, the applicant shall enter into an agreement with the City to implement and maintain appropriate mitigation measures, approved by the City Engineer, to buffer and protect adjacent properties from the proposed clustered development. The developer's Utah licensed engineer and landscape architect shall verify that the recommended mitigation measures have been incorporated into the development. The responsibility – throughout the development process – for verifying mitigation measures shall be the responsibility of the developer's Utah licensed engineer and landscape architect;

(bc) The Planning Commission, based upon the findings of a report submitted by the applicant and stamped by an engineer and landscape architect licensed in the State of Utah, finds that the clustering proposal, compared with a conventional development, better attains the policies and objectives of the CH Zone, such as providing more natural open space, preserving existing trees and vegetation coverage, and preserving sensitive environmental areas such as stream corridors, geological sensitive areas, prominent ridgelines, wetlands, and steep slopes; and

(d) The Design Review Committee issues an opinion that the architecture, height, building materials, building colors, and other design features of the development blend with the surrounding natural landscape and are compatible with adjacent properties or development.

(2) To encourage the clustering of development, a density bonus is provided, as follows:

~~(a) In the A1 Zones (except for the A1.1 Zone), a cluster density bonus of fifty percent (50%) over the base density is permitted for those developments that satisfy the standards in Subsection (1) of this Section.~~

(~~ba~~) In the A1 ~~-1~~ Zones, RA Zone, R1 Zones (except the R1.6 and R1.7 Zones), and R2 Zone, ~~and RA Zone~~, a ~~cluster~~ density bonus of twenty-five percent (25%) over the base density is permitted for those cluster developments that satisfy the standards in Subsection (1) of this Section. To facilitate clustering, the area, width, and depth of lots may be reduced by up to twenty-five percent (25%) from such requirements in the base zone; however, in no case shall the depth of a lot be less than seventy-five (75) feet.

(~~eb~~) The allowable density bonus for a cluster development shall be calculated based on net developable acreage. Such resulting number shall be rounded to the nearest whole number, but in no case less than one (1).

(3) Cluster developments shall meet the following design standards and applicants for such shall provide the written opinion of a landscape architect and/or engineer licensed in the State of Utah that the following design standards have been met:

(a) The undeveloped area of the development site shall be preserved as active or passive natural open space. Natural open space areas shall provide contiguity with adjacent natural open space and/or conservation areas; protect unique natural, historical, or cultural site features and resources; avoid fragmentation of open space areas within the site; and preserve existing, legal public access.

(b) No more than thirty (30) lots are allowed in a single cluster. Each cluster shall be separated from other residential clusters by a minimum of one hundred (100) feet.

(c) The layout of a cluster development shall protect significant natural resources within the proposed development. Natural resources include riparian areas, wetlands, ecological resources, and steep slopes and ridgelines. The overall site design shall employ the site's natural topography to hide multiple residential clusters from the sight of adjacent clusters.

(d) Cluster development shall preserve the following:

(i) Open sky backdrop above those ridgelines designated for protection by the Planning Commission; and

(ii) Significant views of the natural landscape as viewed from adjacent streets.

(4)

Figure 14.33A.19. Development – Permitted



(This development was clustered and preserved significant areas of open space.)

(5)

Figure 14.33A.20. Development – Not Permitted



(This development was not clustered; little open space exists in the area.)

*ITEM 2 Development Services requests an Ordinance Text Amendment to Chapter 14.33A Critical Hillside Overlay Zone. Citywide Application. Brandon Larsen (801) 852-6408
jblarsen@provo.org PLOTA20230163

Applicant: Provo City Development Services

Staff Coordinator: Brandon Larsen

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is September 27, 2023, at 6:00 P.M.*
2. **Recommend Denial** of the requested Ordinance Text Amendment. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Relevant History: Provo City adopted the Critical Hillside Overlay (CH) Zone on June 16, 2020, to establish development standards for the sensitive hillside area of Provo, and to address the ecological health, enhance and protect the aesthetic appeal, and ensure the slope stability of the area.

Summary of Key Issues:

- Staff see the necessity of making a few adjustments to the CH Zone requirements for the sake of clarity, and to promote the important objective of the zone to help protect the sensitive hillside areas of Provo City.
- Limits of disturbance (LOD) requirements would be applied per development, rather than per lot.
- Clarifications to the clustering requirements are proposed to give better directions to developers and staff.
- Cluster developments in the A1 Zone would be allowed a 25% cluster density bonus—like the other zones that allow such a bonus.

Staff Recommendation: That the Planning Commission recommend approval of the proposed text amendments to the City Council.

OVERVIEW

After adoption in 2020, staff has had the opportunity to apply the CH Zone requirements against multiple development applications and has become aware of a few situations in which the language could be improved to address ambiguous requirements, including some of the clustering requirements. Also, limits of disturbance (LOD) requirements are proposed to be revised to focus on applying to a development rather than a specific property. The definition of *Limits of Disturbance* would also be modified to focus on a development rather than a single parcel or lot.

The main impetus for all these changes is to facilitate tighter development patterns for the foothills. Staff has found that current requirements that focus on applying LOD requirements on a single-lot basis encourage a more spread-out development pattern in an area where the City desires to facilitate more compact development patterns to preserve as much open space as possible.

The changes to the LOD requirements would *not* eliminate the ability to have larger lots in a foothill development. It should be noted that with the proposed switch to focusing on applying LOD requirements to a development, rather than a lot, less of a given property would be available for development.

As for clustering, there exists some ambiguities in the requirements, such as how much of a development must be preserved in open space to earn a density bonus, or how to order development and lot layouts to take advantage of a density bonus. Also, in an area where conservation and preservation of land is highly valued, staff believe a 50% density bonus for the Agricultural (A1) zones is too high. Staff proposes that a density bonus of 25% be allowed in any of the zones in which a density bonus is allowed (see the proposed amendment language below).

The proposal benefits those developers who wish to develop tighter, more compact developments. If LOD requirements are required against the development and not a specific lot, then a property owner can take full advantage of developing or impacting their entire lot, and a potentially greater portion of a development is preserved in open space. With the clustering bonus opportunities in the CH Zone, a developer can increase development opportunities by 25%.

STAFF ANALYSIS

Section 14.020.020(2) of the City Code establishes criteria for the amendments to the zoning title as follows: **(Staff response in bold type)**

(a) Public purpose for the amendment in question.

Staff response: To facilitate the preservation of open space along the foothills and to encourage orderly and attractive development in such areas.

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

Staff response: The proposal will help to keep more of Provo's foothills natural and beautiful, while giving clearly clustering requirements and directions to the development community.

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

Staff response: A portion of the *Context* section of the *Resource Management* chapter (Chapter 9) of the General Plan states the following regarding our mountains: “*These natural resources are a blessing for the city and its residents as they offer scenic views, recreation opportunities, and proximity to wildlife and open spaces. With these blessings comes the responsibility to preserve them for future generations, especially as Provo's population increases.*” This proposal is very much in harmony with the objective of acting responsibly to preserve the City's foothills for future generations.

(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 request.

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

Staff response: The proposed amendments will not hinder or obstruct attainment of any of the General Plan policies.

(f) Adverse impacts on adjacent land owners.

Staff response: Staff are not aware of this proposal hindering or obstructing the attainment of any of the General Plan policies.

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

Staff response: Not applicable.

(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: No such conflict exists.

CONCLUSIONS

Staff believes these adjustments to the CH Zone requirements will lead to tighter development patterns in the foothills to facilitate preservation of open space, while still allowing generous development opportunities.

ATTACHMENTS

1. Proposed Amendments

Attachment 1 – Proposed Amendments

14.33A.020

Definitions.

“Limits of disturbance (LOD)” means the area(s) of a development in which construction and development activity are to be contained, ~~including development and construction of the main building, accessory structures, and recreation areas~~. The following need not be included in limits of disturbance:

~~(a) Up to ten (10) feet of paved or unpaved shoulders for driveways.~~

~~(b)~~ a Areas consisting of natural ponds, streams, trees, and other vegetation where no grading work is done.

“Natural open space” means land in a n ~~predominantly~~ open and undeveloped condition that is suitable for any of the following: natural areas; wildlife and native plant habitat; important wetlands or watershed lands; stream corridors; passive, low-impact activities; little or no land disturbance; or trails for nonmotorized activities.

14.33A.090

Limits of Disturbance (LOD).

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(2) Limits of disturbance ~~for a single lot or parcel~~ may be segmented. ~~No~~ , but no more than forty percent (40%) of a ~~lot~~ development or parcel may be included in the LOD. However, a dwelling site located predominately (more than 50%) within the LOD may have 10% of the portion of its area within the LOD disturbed, ~~except that an additional ten percent (10%) of the lot may be disturbed~~ for landscaping only, including nonnative vegetation, and shall be considered within the LOD.

(3) Upon request of the applicant, and only for those properties developed prior to establishment of the CH Zone, the Development Services Director may offer relief of the standards in this Section by up to ten percent (10%), only if the Director finds one (1) of the following circumstances applies:

- (a) The adjustment is designed to yield more effective preservation of existing mature trees, vegetation, riparian areas, rock outcrops, or other significant natural features of the site; or
- (b) Strict application of the standard(s) would prohibit any development on the site.

14.33A.220

Cluster Developments.

(1) The Planning Commission may approve a request for the clustering of a proposed development in the CH Zone, as set forth herein, if all of the following standards are met:

- (a) At least twenty-five percent (25%) of the proposed cluster development is preserved as passive or active natural open space.

(ab) The applicant shall submit a report that has been stamped by an engineer and landscape architect licensed in Utah that attests the clustering proposal will have no adverse impact on adjacent properties, or, if such impacts are anticipated, such report will detail these impacts and recommend mitigation measures, such as landscape, screening, illumination standards, and other design features. If impacts are anticipated, as set forth in the above-mentioned report, the applicant shall enter into an agreement with the City to implement and maintain appropriate mitigation measures, approved by the City Engineer, to buffer and protect adjacent properties from the proposed clustered development. The developer's Utah licensed engineer and landscape architect shall verify that the recommended mitigation measures have been incorporated into the development. The responsibility – throughout the development process – for verifying mitigation measures shall be the responsibility of the developer's Utah licensed engineer and landscape architect;

(bc) The Planning Commission, based upon the findings of a report submitted by the applicant and stamped by an engineer and landscape architect licensed in the State of Utah, finds that the clustering proposal, compared with a conventional development, better attains the policies and objectives of the CH Zone, such as providing more natural open space, preserving existing trees and vegetation coverage, and preserving sensitive environmental areas such as stream corridors, geological sensitive areas, prominent ridgelines, wetlands, and steep slopes; and

(d) The Design Review Committee issues an opinion that the architecture, height, building materials, building colors, and other design features of the development blend with the surrounding natural landscape and are compatible with adjacent properties or development.

(2) To encourage the clustering of development, a density bonus is provided, as follows:

~~(a) In the A1 Zones (except for the A1.1 Zone), a cluster density bonus of fifty percent (50%) over the base density is permitted for those developments that satisfy the standards in Subsection (1) of this Section.~~

~~(ba)~~ In the ~~A1.1 Zones~~, RA Zone, ~~R1 Zones (except the R1.6 and R1.7 Zones)~~, and ~~R2 Zone~~, ~~and RA Zone~~, a ~~cluster~~ density bonus of twenty-five percent (25%) over the base density is permitted for those cluster developments that satisfy the standards in Subsection (1) of this Section. To facilitate clustering, the area, width, and depth of lots may be reduced by up to twenty-five percent (25%) from such requirements in the base zone; however, in no case shall the depth of a lot be less than seventy-five (75) feet.

~~(eb)~~ The allowable density bonus for a cluster development shall be calculated based on net developable acreage. Such resulting number shall be rounded to the nearest whole number, but in no case less than one (1).

(3) Cluster developments shall meet the following design standards and applicants for such shall provide the written opinion of a landscape architect and/or engineer licensed in the State of Utah that the following design standards have been met:

(a) The undeveloped area of the development site shall be preserved as active or passive natural open space. Natural open space areas shall provide contiguity with adjacent natural open space and/or conservation areas; protect unique natural, historical, or cultural site features and resources; avoid fragmentation of open space areas within the site; and preserve existing, legal public access.

(b) No more than thirty (30) lots are allowed in a single cluster. Each cluster shall be separated from other residential clusters by a minimum of one hundred (100) feet.

(c) The layout of a cluster development shall protect significant natural resources within the proposed development. Natural resources include riparian areas, wetlands, ecological resources, and steep slopes and ridgelines. The overall site design shall employ the site's

natural topography to hide multiple residential clusters from the sight of adjacent clusters.

(d) Cluster development shall preserve the following:

- (i) Open sky backdrop above those ridgelines designated for protection by the Planning Commission; and
- (ii) Significant views of the natural landscape as viewed from adjacent streets.

(4)

Figure 14.33A.19. Development – Permitted



(This development was clustered and preserved significant areas of open space.)

(5)

Figure 14.33A.20. Development – Not Permitted



(This development was not clustered; little open space exists in the area.)



WELCOME HOME

PLANNING COMMISSION

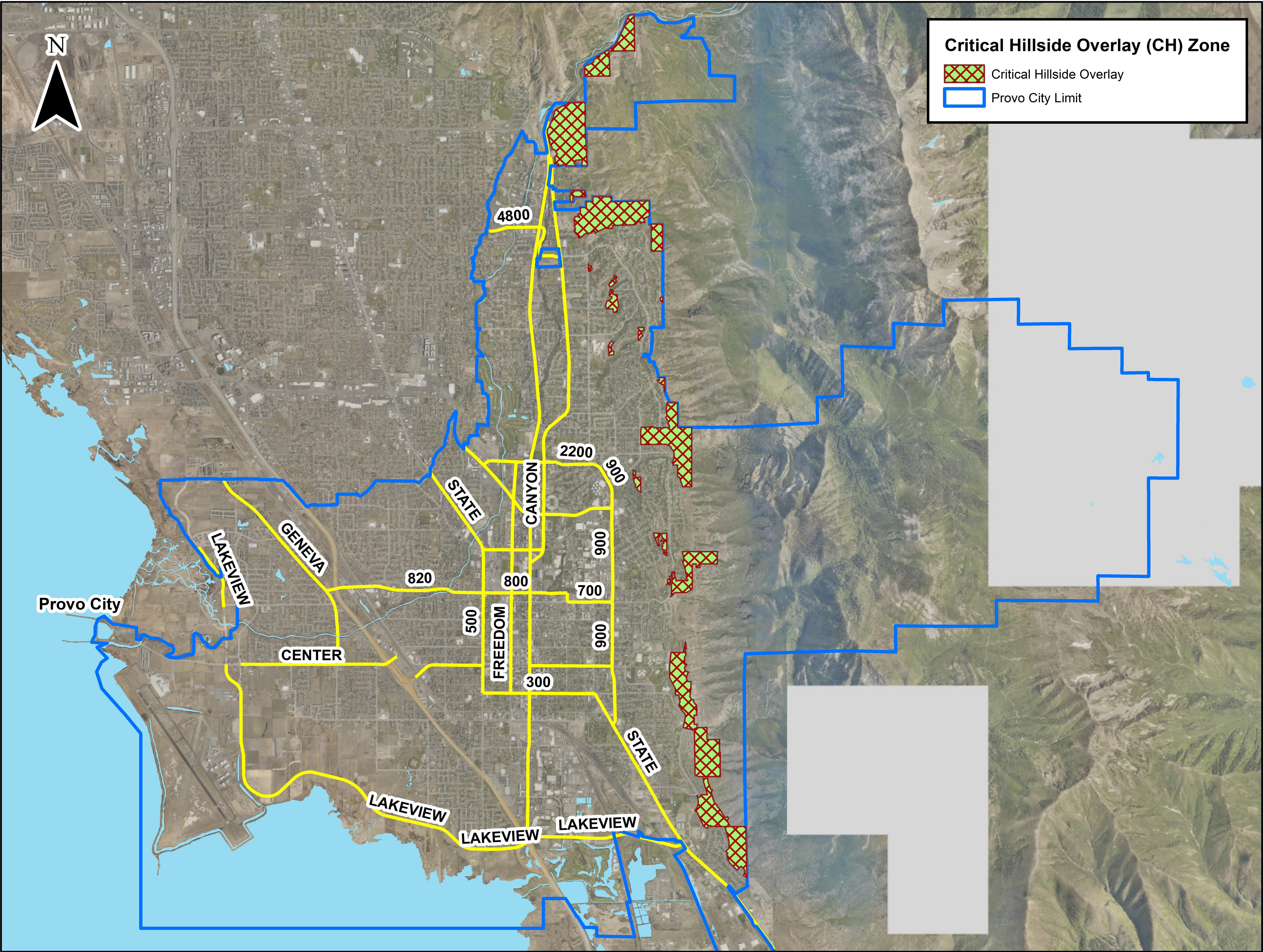
September 13, 2023

*ITEM 2

Development Services requests an Ordinance Text Amendment to Chapter 14.33A Critical Hillside Overlay Zone.

Citywide Application

PLOTA20230163



Critical Hillside Overlay Zone

Elements of proposed amendment:

- Limits of disturbance will be applied against a development, instead of a single lot
- Updates to cluster density bonus requirements:
 - At least 25% of a development must be preserved in open space to be eligible for a density bonus
 - Maximum density bonus is 25%
 - New language provides directions on how to organize lots to take advantage of density bonus

Attachment 1 – Proposed Amendments

14.33A.020

Definitions.

“Limits of disturbance (LOD)” means the area(s) [of a development](#) in which construction and development activity are to be contained, ~~including development and construction of the main building, accessory structures, and recreation areas.~~ The following need not be included in limits of disturbance:

~~(a) Up to ten (10) feet of paved or unpaved shoulders for driveways.~~

~~(b)~~ [a](#) Areas consisting of natural ponds, streams, trees, and other vegetation where no grading work is done.

“Natural open space” means land in [an](#) ~~predominantly~~ open and undeveloped condition that is suitable for any of the following: natural areas; wildlife and native plant habitat; important wetlands or watershed lands; stream corridors; passive, low-impact activities; little or no land disturbance; or trails for nonmotorized activities.

14.33A.090

Limits of Disturbance (LOD).

- (1) Limits of disturbance shall be located and identified on development plans indicating the specific area(s) ~~of a property~~ where construction and development activity shall be contained.
- (2) Limits of disturbance ~~for a single lot or parcel~~ may be segmented. ~~No~~ [, but no](#) more than forty percent (40%) of a ~~lot~~ [development or parcel](#) may be included in the LOD. [However, a dwelling site located predominately \(more than 50%\) within the LOD may have 10% of the portion of its area within the LOD disturbed, except that an additional ten percent \(10%\) of the lot may be disturbed](#) for landscaping only, including nonnative vegetation, and shall be considered within the LOD.
- (3) Upon request of the applicant, and only for those properties developed prior to establishment of the CH Zone, the Development Services Director may offer relief of the standards in this Section by up to ten percent (10%), only if the Director finds one (1) of the following circumstances applies:

- (a) The adjustment is designed to yield more effective preservation of existing mature trees, vegetation, riparian areas, rock outcrops, or other significant natural features of the site; or
- (b) Strict application of the standard(s) would prohibit any development on the site.

14.33A.220

Cluster Developments.

- (1) The Planning Commission may approve a request for the clustering of a proposed development in the CH Zone, as set forth herein, if all of the following standards are met:
- (a) [At least twenty-five percent \(25%\) of the proposed cluster development is preserved as passive or active natural open space.](#)
- ~~(a)~~ [b](#) The applicant shall submit a report that has been stamped by an engineer and landscape architect licensed in Utah that attests the clustering proposal will have no adverse impact on adjacent properties, or, if such impacts are anticipated, such report will detail these impacts and recommend mitigation measures, such as landscape, screening, illumination standards, and other design features. If impacts are anticipated, as set forth in the above-mentioned report, the applicant shall enter into an agreement with the City to implement and maintain appropriate mitigation measures, approved by the City Engineer, to buffer and protect adjacent properties from the proposed clustered development. The developer’s Utah licensed engineer and landscape architect shall verify that the recommended mitigation measures have been incorporated into the development. The responsibility – throughout the development process – for verifying mitigation measures shall be the responsibility of the developer’s Utah licensed engineer and landscape architect;
- ~~(b)~~ [c](#) The Planning Commission, based upon the findings of a report submitted by the applicant and stamped by an engineer and landscape architect licensed in the State of Utah, finds that the clustering proposal, compared with a conventional development, better attains the policies and objectives of the CH Zone, such as providing more natural open space, preserving existing trees and vegetation coverage, and preserving sensitive environmental areas such as stream corridors, geological sensitive areas, prominent ridgelines, wetlands, and steep slopes; and

(d) The Design Review Committee issues an opinion that the architecture, height, building materials, building colors, and other design features of the development blend with the surrounding natural landscape and are compatible with adjacent properties or development.

(2) To encourage the clustering of development, a density bonus is provided, as follows:

~~(a) In the A1 Zones (except for the A1.1 Zone), a cluster density bonus of fifty percent (50%) over the base density is permitted for those developments that satisfy the standards in Subsection (1) of this Section.~~

~~(b)~~ In the A1.1 Zones, RA Zone, R1 Zones ~~(except the R1.6 and R1.7 Zones)~~, and R2 Zone, ~~and RA Zone~~, a ~~cluster~~ density bonus of twenty-five percent (25%) over the base density is permitted for those ~~cluster~~ developments that satisfy the standards in Subsection (1) of this Section. To facilitate clustering, the area, width, and depth of lots may be reduced by up to twenty-five percent (25%) from such requirements in the base zone; however, in no case shall the depth of a lot be less than seventy-five (75) feet.

~~(c)~~ The allowable density bonus for a cluster development shall be calculated based on net developable acreage. Such resulting number shall be rounded to the nearest whole number, but in no case less than one (1).

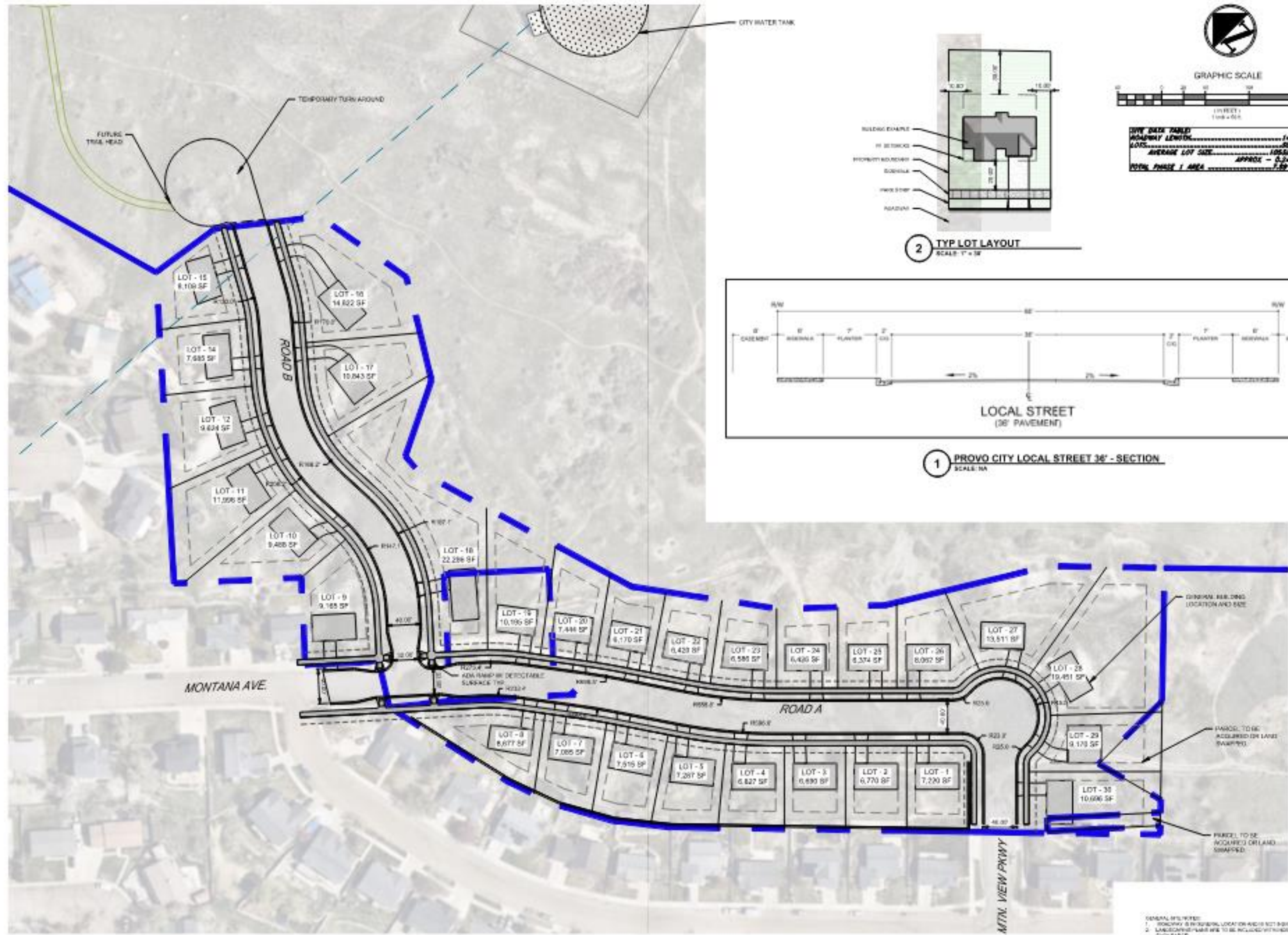
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(b) No more than thirty (30) lots are allowed in a single cluster. Each cluster shall be separated from other residential clusters by a minimum of one hundred (100) feet.

(c) The layout of a cluster development shall protect significant natural resources within the proposed development. Natural resources include riparian areas, wetlands, ecological resources, and steep slopes and ridgelines. The overall site design shall employ the site's





NOT FOR CONSTRUCTION

NO. 1

REVISIONS

SCALE (HORIZ): 1" = 30'

SCALE (VERT): NA

DRAWN BY: DP

CHECKED BY: RPD

DATE: 09-21-2023

PROJECT NO: 2451

infinity

CONSULTANTS

2875 Executive Parkway, Suite 300

Lehi, Utah 84043 • Tel: 801.541.3040

ANDERSON DEVELOPMENT, PHASE 1

SITE PLAN

PROVO, UTAH COUNTY, UTAH

SHEET

SITE

Provo City Planning Commission

Report of Action

September 13, 2023

*ITEM #2 Development Services requests an Ordinance Text Amendment to Chapter 14.33A Critical Hillside Overlay Zone. Citywide Application. Brandon Larsen (801) 852-6408 jblarsen@provo.org
PLOTA20230163

The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 13, 2023:

RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Andrew South
Second By: Raleen Wahlin

Votes in Favor of Motion: Raleen Wahlin, Andrew South, Jeff Whitlock, Daniel Gonzales, Lisa Jensen, Barbara DeSoto, Jonathon Hill, and Robert Knudsen

Daniel 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.

DISTRICT MEETING DATE

- Citywide Application; all neighborhood chairs received notification.

NEIGHBORHOOD, DISTRICT, AND PUBLIC COMMENT

- No district chairs were present.
- No public comment was received.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Lisa Jensen noted that this proposal will lead to tighter development patterns in the Critical Hillside Overlay Zone. She questioned how staff sell such to the public. Brandon Larsen of Development Services pointed out landscape architects will be vouching for development design. He also explained that the point of tighter development patterns was to preserve open space.
- Lisa Jensen recommended a technical change to the proposed amendment to the definition of "Limits of Disturbance. She recommended that the associated alphabetical list be eliminated and the language in the list be included in the main body of the definition. That change has been made in the attached language of the proposed amendments.

- Lisa Jensen referenced the cluster density bonus provisions in the Critical Hillside Overlay Zone and wondered if someone could obtain those in addition to density bonuses allowed by open space subdivisions and performance developments (see Chapter 14.31, Provo City Code). Bill Peperone, Development Services Director, referenced a proposed amendment to the Performance Development chapter of the Code, and stated that the issue Commissioner Jensen noted would be addressed in that proposal.



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 Development Services, 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

Proposed Amendments

14.33A.020

Definitions.

"Limits of disturbance (LOD)" means the area(s) of a development in which construction and development activity are to be contained, ~~including development and construction of the main building, accessory structures, and recreation areas.~~ The following need not be included in limits of disturbance:

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~~(ba)~~ In the A1 ~~4~~ Zones, RA Zone, R1 Zones (except the R1.6 and R1.7 Zones), and R2 Zone ~~, and RA Zone~~, a ~~cluster~~ density bonus of twenty-five percent (25%) over the base density is permitted for those cluster developments that satisfy the standards in Subsection (1) of this Section. To facilitate clustering, the area, width, and depth of lots may be reduced by up to twenty-five percent (25%) from such requirements in

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(i) Open sky backdrop above those ridgelines designated for protection by the Planning Commission; and

(ii) Significant views of the natural landscape as viewed from adjacent streets.

Figure 14.33A.19. Development – Permitted



(This development was clustered and preserved significant areas of open space.)

Figure 14.33A.20. Development – Not Permitted



(This development was not clustered; little open space exists in the area.)

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: JOHNB
Department: Administrative Services
Requested Meeting Date: 10-03-2023

SUBJECT: A resolution approving appointment of individuals to serve on the Judicial Nominating Commission for a judicial vacancy in the Provo City Justice Court (23-072)

RECOMMENDATION: Approval of the Resolution

BACKGROUND: Due to Judge Rick Romney retiring in December a Judicial Nominating Commission is established by the Administrative office of the Courts to review applications for the Provo Justice Court Judge Position. Two of the members of the Commission are selected by the Mayor and ratified by the Municipal Council.

Utah law requires the Judicial Nominating Commission to submit three to five nominees to the mayor of Provo, Michelle Kaufusi. Mayor Kaufusi will then select a finalist. Her selection must then be ratified by the Provo City Council and certified by the Utah Judicial Council.

FISCAL IMPACT: None

PRESENTER'S NAME: John Borget, Director of Administrative Services

REQUESTED DURATION OF PRESENTATION: 15 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 23-072

1 RESOLUTION 2023-____.
2

3 A RESOLUTION APPROVING THE APPOINTMENT OF INDIVIDUALS TO
4 SERVE ON THE JUDICIAL NOMINATING COMMISSION FOR A
5 JUDICIAL VACANCY IN THE PROVO CITY JUSTICE COURT. (23-072)
6

7 RECITALS:
8

9 Provo City Justice Court Judge Vernon F. Romney has announced his retirement
10 effective December 2023.
11

12 Pursuant to Utah Code Section 78A-7-202, a Judicial Nominating Commission reviews
13 applications for justice court vacancies and submits names to the local government executive for
14 selection of appointment.
15

16 Utah Code Section 78A-7-202(2)(c)(4) requires that two members of the Judicial
17 Nominating Commission be appointed by the governing authority of the jurisdiction where the
18 judicial office is located.
19

20 The Provo City Mayor, acting pursuant to her statutory authority, has recommended
21 individuals for appointment to the Judicial Nominating Commission for the current vacancy in
22 the Provo City Justice Court.
23

24 On October 3, 2023, the Municipal Council met to consider the facts regarding this
25 matter, which facts are found in the public record of the Council's consideration; and
26

27 Upon considering the Mayor's recommendation and facts presented to the Municipal
28 Council, the Council (i) consents to the Judicial Nominating Commission appointments set forth
29 below and (ii) finds such appointments will reasonably further the health, safety, and general
30 welfare of the citizens of Provo City.
31

32 THEREFORE, the Municipal Council of Provo City, Utah resolves as follows:
33

34 PART I:
35

36 Pursuant to Utah Code Section 78A-7-202(2)(c)(4), the Municipal Council consents to the
37 appointment of the individuals listed below to serve on the Judicial Nominating Commission for
38 the coming vacancy in the Provo City Justice Court:
39

- 40 1. Camille S. Williams

41 2. J. Brian Jones

42

43 PART II:

44

45 This resolution takes effect immediately.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: CHANDERSON
Department: Council
Requested Meeting Date: 10-03-2023

SUBJECT: A resolution adopting the 2024 Council Regular Meeting Schedule (2023-050)

RECOMMENDATION: Approval of the Resolution

BACKGROUND: N/A

FISCAL IMPACT:

PRESENTER'S NAME: Justin Harrison, Council Executive Director

REQUESTED DURATION OF PRESENTATION: 10 Min.

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 2023-050

1 RESOLUTION 2023-
2

3 A RESOLUTION ADOPTING THE 2024 COUNCIL REGULAR MEETING
4 SCHEDULE. (23-050)
5

6 WHEREAS, pursuant to Utah Code Section 52-4-202(2), at least once each year the
7 Municipal Council is required to give public notice of the Council's regular meetings that are
8 scheduled in advance over the course of a year; and
9

10 WHEREAS, a proposed regular meeting schedule specifying the date, time, and place of
11 regular Municipal Council meetings scheduled for the year 2024 is attached hereto as Exhibit A;
12 and
13

14 WHEREAS, on October 3, 2023, the Municipal Council met to ascertain the facts
15 regarding this matter and receive public comment, which facts and comments are found in the
16 public record of the Council's consideration; and
17

18 WHEREAS, based upon the recommendations of Council Members, the Mayor, and
19 others, the Municipal Council hereby finds that adoption of the Council's regular meeting schedule
20 as shown in Exhibit A reasonably furthers the health, safety, and general welfare of the citizens of
21 Provo City.
22

23 NOW, THEREFORE, be it resolved by the Municipal Council of Provo City, Utah, as
24 follows:
25

26 PART I:
27

28 A. The Municipal Council hereby adopts a regular meeting schedule for the year 2024 as
29 shown in the attached Exhibit A.
30

31 B. Public notice of the meeting schedule shall be given as provided in Utah Code Section
32 52-4-202(3).
33

34 PART II:
35

36 This resolution shall take effect immediately.
37

38 END OF RESOLUTION.

EXHIBIT A

PROVO MUNICIPAL COUNCIL

2024 Regular Meeting Schedule

Month	Day		Month	Day	
January	2	Special Meeting as needed	July	2	Special Meeting as needed
January	9	Work & Council Meeting	July	9	Special Meeting as needed
January	16	Special Meeting as needed	July	16	Work & Council Meeting
January	23	Work & Council Meeting	July	23	Special Meeting as needed
January	30	Special Meeting as needed	July	30	Special Meeting as needed
February	6	Work & Council Meeting	August	6	Work & Council Meeting
February	13	Special Meeting as needed	August	13	Special Meeting as needed
February	20	Work & Council Meeting	August	20	Work & Council Meeting
February	27	Special Meeting as needed	August	27	Special Meeting as needed
March	5	Work & Council Meeting	September	3	Work & Council Meeting
March	12	Special Meeting as needed	September	10	Special Meeting as needed
March	19	Work & Council Meeting	September	17	Work & Council Meeting
March	26	Special Meeting as needed	September	24	Special Meeting as needed
April	9	Special Meeting as needed	October	1	Work & Council Meeting
April	16	Work & Council Meeting	October	8	Special Meeting as needed
April	23	Special Meeting as needed	October	15	Work & Council Meeting
April	30	Work & Council Meeting	October	22	Special Meeting as needed
May	7	<i>Budget Meeting as needed</i>	October	29	Special Meeting as needed
May	14	Work & Council Meeting	November	5	Work & Council Meeting
May	21	<i>Budget Meeting as needed</i>	November	12	Special Meeting as needed
May	28	<i>Budget Meeting as needed</i>	November	19	Work & Council Meeting
May	30	<i>Budget Meeting as needed</i>	November	26	Special Meeting as needed
June	4	Work & Council Meeting	December	3	Work & Council Meeting
June	11	<i>Budget Meeting as needed</i>	December	10	Special Meeting as needed
June	18	Work & Council Meeting	December	17	Work & Council Meeting
June	25	<i>Budget Meeting as needed</i>	December	24	Special Meeting as needed
			December	31	Special Meeting as needed

The 2024 Municipal Council will meet according to the calendar above. Council Meetings begin at 5:30 PM, unless otherwise noticed. Work meeting times vary and will be noticed. Regular meetings are held in the Municipal Council Chambers at 445 West Center Street, Provo, UT. Special Meetings may be used for Work and/or Council Meetings at the discretion of the Municipal Council Chair upon proper notice. Only an Emergency meeting will be held with less than 24 hours notice in advance, in compliance with Utah State Law.

Council Meeting Agendas are usually available Thursday prior to Council meetings. Council agendas, meeting minutes, and past meeting materials can be found online at <http://agendas.provo.org>. Council Meetings are noticed through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/>.

closed for these 2024 City Holidays*

Monday, January 1	New Years Day Observed	Monday, September 2	Labor Day
Monday, January 15	Dr. Martin Luther King Jr. Day	Thursday, November 28	Thanksgiving Day
Monday, February 19	President's Day	Friday, November 29*	Day After Thanksgiving
Monday, May 27	Memorial Day	Tuesday, December 24	Christmas Eve
Wednesday, June 19	Juneteenth	Wednesday, December 25	Christmas Day
Thursday, July 4	Independence Day		
Wednesday, July 24	Pioneer Day		

PROVO MUNICIPAL COUNCIL

2024 Regular Meeting Schedule

Month	Day		Month	Day	
January	2	Special Meeting as needed	July	2	Special Meeting as needed
January	9	Work & Council Meeting	July	9	Special Meeting as needed
January	16	Special Meeting as needed	July	16	Work & Council Meeting
January	23	Work & Council Meeting	July	23	Special Meeting as needed
January	30	Special Meeting as needed	July	30	Special Meeting as needed
February	6	Work & Council Meeting	August	6	Work & Council Meeting
February	13	Special Meeting as needed	August	13	Special Meeting as needed
February	20	Work & Council Meeting	August	20	Work & Council Meeting
February	27	Special Meeting as needed	August	27	Special Meeting as needed
March	5	Work & Council Meeting	September	3	Work & Council Meeting
March	12	Special Meeting as needed	September	10	Special Meeting as needed
March	19	Work & Council Meeting	September	17	Work & Council Meeting
March	26	Special Meeting as needed	September	24	Special Meeting as needed
April	9	Special Meeting as needed	October	1	Work & Council Meeting
April	16	Work & Council Meeting	October	8	Special Meeting as needed
April	23	Special Meeting as needed	October	15	Work & Council Meeting
April	30	Work & Council Meeting	October	22	Special Meeting as needed
			October	29	Special Meeting as needed
May	7	<i>Budget Meeting as needed</i>	November	5	Work & Council Meeting
May	14	Work & Council Meeting	November	12	Special Meeting as needed
May	21	<i>Budget Meeting as needed</i>	November	19	Work & Council Meeting
May	28	<i>Budget Meeting as needed</i>	November	26	Special Meeting as needed
May	30	<i>Budget Meeting as needed</i>			
June	4	Work & Council Meeting	December	3	Work & Council Meeting
June	11	<i>Budget Meeting as needed</i>	December	10	Special Meeting as needed
June	18	Work & Council Meeting	December	17	Work & Council Meeting
June	25	<i>Budget Meeting as needed</i>	December	24	Special Meeting as needed
			December	31	Special Meeting as needed

The 2024 Municipal Council will meet according to the calendar above. Council Meetings begin at 5:30 PM, unless otherwise noticed. Work meeting times vary and will be noticed. Regular meetings are held in the Municipal Council Chambers at 445 West Center Street, Provo, UT. Special Meetings may be used for Work and/or Council Meetings at the discretion of the Municipal Council Chair upon proper notice. Only an Emergency meeting will be held with less than 24 hours notice in advance, in compliance with Utah State Law.

Council Meeting Agendas are usually available Thursday prior to Council meetings. Council agendas, meeting minutes, and past meeting materials can be found online at <http://agendas.provo.org>. Council Meetings are noticed through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/>.

closed for these 2024 City Holidays*

Monday, January 1	New Years Day <i>Observed</i>	Monday, September 2	Labor Day
Monday, January 15	Dr. Martin Luther King Jr. Day	Thursday, November 28	Thanksgiving Day
Monday, February 19	President's Day	Friday, November 29*	Day After Thanksgiving
Monday, May 27	Memorial Day	Tuesday, December 24	Christmas Eve
Wednesday, June 19	Juneteenth	Wednesday, December 25	Christmas Day
Thursday, July 4	Independence Day		
Wednesday, July 24	Pioneer Day		