Provo City Planning Commission

Report of Action

September 13, 2023

*ITEM #1 Development Services proposes the Gateway Standards (General Plan Appendix AA). Citywide Application. Jantsen Teuscher (801) 852-6405 jteuscher@provo.org PLGPA20230190

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: Lisa Jensen
Second By: Andrew South
Votes in Favor of Motion: Robert Knudsen, Raleen Wahlin, Lisa Jensen, Dan Gonzales, Melissa Kendall, Jonathan Hill, Jeff Whitlock, 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 explained the outcome of what was discussed at the Planning Commission Study Session (July 26th, 2023) and the key changes made. This included the separation of all gateways, the addition of 3700 North as a gateway, the introduction of gateway themes, and a discussion on maintenance.
- 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 provide a 'toolkit' of potential standards to be used as needed throughout Provo and the gateways.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

- There was no neighborhood meeting.

NEIGHBORHOOD AND PUBLIC COMMENT

- One public comment, given by Javin Weaver, questioned the tier of Geneva Road and 2000 North but overall supported the document.

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

- Staff said that grammar/phrasing and tier layout would be addressed, additionally staff addressed concerns with design corridors and gateway inclusion.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Lisa Jensen had comments on grammar/phrasing, the addition of 3700 North, additional gateway themes, and the tier layout.
- Jeff Whitlock also agreed with the layout and questions on the length of the design corridors.
- Robert Knudsen had a comment on whether this document would change the underlying zone or try and influence the development of the gateway areas.
- Dan Gonzales commented on the wording around trellis, ensuring if it's not landscaped it still has a appeasing visual element.
- Lisa Jensen and Dan Gonzales praised the applicability of the document, allowing it to be used to help individualize each gateway.
- Jonathan Hill questioned why some gateways were included and others not.

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 Community and Neighborhood Services 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