

Provo City Planning Commission

Report of Action

December 11, 2024

ITEM 2* Provo City Public Works Department requests Ordinance Text Amendments to Section 15.03.020(3) to update 2024 standards to 2025 standards. Citywide Application. David Day (801) 852-6735 dday@provo.org PLOTA20240310

The following action was taken by the Planning Commission on the above described item at its regular meeting of December 11, 2024:

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: Melissa Kendall

Votes in Favor of Motion: Anne Allen, Andrew South, Melissa Kendall, Jeff Whitlock, Daniel Gonzales, Barbara DeSoto, Adam Shin

Jeff Whitlock 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. David Day gave an overview of the annual changes and highlighted some of the more significant changes.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

- City-wide application; all Neighborhood District Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.

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: None.

APPLICANT RESPONSE

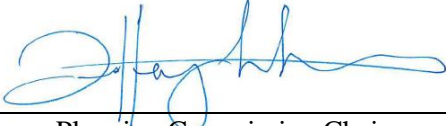
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- David Day responded to Planning Commission questions and concerns regarding what standards are used for road design.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Adam Shin and Barbara DeSoto noted a desire to create more standards (referencing NACTO) to help safety in the city by incorporating better design regulations into city code and policies.



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

1 Section 15.03.020. General Development Standards.

2 ...

3
4 (3) Provo City adopts and incorporates by reference into this section:

5
6 (a) The following nationally recognized, industry standards:

7
8 (i) Manual of Standard Specifications, 2017~~25~~²⁵, American Public Works
9 Association;

10
11 (ii) Manual of Standard Plans, 2017~~25~~²⁵, American Public Works
12 Association;

13
14 (iii) Manual on Uniform Traffic Control Devices for Streets and Highways
15 (the "MUTCD"), 2009 Edition, Federal Highway Administration;

16
17 (iv) A Policy on Geometric Design of Highways and Streets, 6th Edition,
18 American Association of State Highway and Transportation Officials;

19
20 (v) Trip Generation Manual, 10th Edition, Institute of Transportation
21 Engineers; and

22
23 (b) The following local standards, which supersede those standards adopted by
24 Subsection (3)(a) of this Section to the extent there is any conflict:

25
26 (i) 2024~~25~~²⁵ Provo Standard Drawing Details;

27
28 (ii) 2024~~25~~²⁵ Provo City Public Works Department Development Design
29 Standards;

30
31 (iii) Utah Manual on Uniform Traffic Control Devices, For Streets and
32 Highways, (FHWA's MUTCD 2009 Edition as amended for use in
33 Utah), 2011, Utah Department of Transportation;

34
35 ~~(iv) 2017 Standard Specifications for Road and Bridge Construction, 2017,~~
36 ~~Utah Department of Transportation;~~

37
38 ~~(v)~~(iv) 2017~~25~~²⁵ Standard Drawings for Road and Bridge Construction,
39 2017~~25~~²⁵, Utah Department of Transportation; and

40
41 ~~(vi)~~(v) Utah Administrative Rules Titles R305-R317