

Provo City Planning Commission

Report of Action

November 12, 2025

***ITEM 1** The Provo City Council proposes a General Plan Text Amendment to Appendix E (Parks and Recreation Master Plan) to clarify intent for city-owned land around Slate Canyon Park. Provost Neighborhood. DeAnne Morgan (801) 852-6408 dmorgan@provo.gov PLGPA20250605

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

RECOMMENDED APPROVAL

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

Motion By: Melissa Kendall

Second By: Jon Lyons

Votes in Favor of Motion: Jonathan Hill, Melissa Kendall, Lisa Jensen, Joel Temple, Matt Wheelwright, Jon Lyons, Daniel Gonzales, Anne Allen

Jonathan Hill 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 District Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Vice-Chair was present/addressed the Planning Commission during the public hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. There were no issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing.

APPLICANT RESPONSE

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

- Staff gave an overview of the background for the request.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Jensen raised a question whether a map is needed to delineate what is meant by the Slate Canyon Area
- Commissioner Jensen also stated that funding for Slate Canyon Park has not been a high priority for the City and therefore the current language was put in place as a solution to that.

- Commissioner Wheelwright asked how the funding gap for Slate Canyon Park will be addressed.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- Commissioner Hill determined that as this is a unanimous desire of the Municipal Council and the neighborhood is in support of this text amendment and it applies to only Slate Canyon Park, the Planning Commission supports recommending approval.



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

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Parks and Recreation Master Plan Chapter 7.1 (Page 94)

Slate Canyon Park

- Prepare an updated Master Plan for recreation facilities and trails in the Slate Canyon area.
- ~~Consider all of the City owned land at State Canyon and evaluate select parcels that may be suitable for residential development and utilize proceeds for park development.~~
- Realign the Bonneville Shoreline Trail on property newly acquired by the City that connects the canyon to the south Provo boundary.
- Coordinate with Public Works Department to integrate courts on the water tank decks.
- Consider integration of Mountain Bike elements.
