



PROVO MUNICIPAL COUNCIL

Work Meeting

2:30 PM, Tuesday, February 19, 2019
Room 310, City Conference Room
351 W. Center Street, Provo, UT 84601

Agenda

Roll Call

Prayer

Business

1. Approval of Minutes
 - October 9, 2018 Work Meeting
 - October 23, 2018 Work Meeting
 - October 23, 2018 Town Hall on the Bond
 - November 13, 2018 Work Meeting
 - December 18, 2018 Work Meeting
 - January 22, 2019 Work Meeting

Budget Committee

2. A presentation on Administrative Services and potential budget requests. (19-004)

Business

3. A discussion regarding an appropriation for additional Police Department expenses. (19-019)
4. A discussion regarding an appropriation for the Provo Police, Fire & City Facilities Bond. (19-021)
5. A discussion on a proposed appropriation for the Airport Bond payment. (19-020)
6. A discussion on a proposed expansion of the Provo City Airport. (19-028)
7. A discussion on the use of the surplus property list. (19-015)

Policy Items Referred from the Planning Commission

8. An ordinance amending the Zone Map Classification of approximately 0.96 acres of real property, generally located at 1356 South 500 West, from Residential Agricultural (RA) to Residential (R1.8). Lakewood Neighborhood. (17-0017R)

9. An ordinance amending Provo City Code Section 14.14E.030(2) to remove the maximum density restriction in the Campus Mixed Use Zone. City-wide impact. (PLOTA20180432)
10. An ordinance amending the General Plan Map from Commercial (C) to Public Facilities (PF) for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. East Bay Neighborhood. (PLGPA20180407)
11. An ordinance to amend the General Plan regarding the Downtown Master Plan to clarify right-of-way improvements for 100 West. City-wide impact. (PLGPA20190008)

Business

12. Further discussion on Council Committees, including a review of Council Board and Committee assignments and Council goals. (19-002)

Closed Meeting

Adjournment

Informal discussion may be held in the Council Conference Room between 4:30 PM and 5:30 PM.

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

Materials and Agenda: agendas.provo.org

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The next scheduled Council Meeting will be held on 3/5/2019 12:00:00 PM at 3/5/2019 12:00:00 PM in the Council Chambers, 351 West Center Street, Provo, unless otherwise noticed. The Work Meeting start time is to be determined (typically between 12:00 and 4:00 PM) and will be 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 aides and services) during this meeting are invited to notify the Provo Council Office at 351 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email evanderwerken@provo.org at least three working days prior to the meeting. The meeting room in Provo City Center is fully accessible via the south parking garage access to the elevator. Council meetings are broadcast live and available for on demand viewing at youtube.com/user/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 52-4-202 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.

Network for public internet access: *Provo Guest*, password: *provoguest*



PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

2:00 PM, Tuesday, October 09, 2018

Room 310, City Conference Room

351 W. Center St., Provo, UT 84601

Agenda (0:00:00)

Roll Call

The following elected officials were present:

Council Chair Gary Winterton, conducting
Council Vice-chair David Harding
Councilor David Sewell
Councilor George Stewart
Councilor Kay Van Buren
Councilor David Knecht
Councilor George Handley, arrived 2:11 PM
Mayor Michelle Kaufusi

Prayer

The prayer was given by Isaac Paxman, Deputy Mayor.

Business

1. A discussion on a conservation easement for Rock Canyon (17-085) (0:08:09)

Doug Robins, Parks and Recreation Assistant Director, presented on the conservation easement proposal for Rock Canyon. Mr. Robins outlined the history of the area, noting events in which the City has demonstrated dedication to conserving this area. Mr. Robins noted significant property acquisition which took place during the conservation process. In 2018, the Rock Canyon Preservation Alliance (RCPA) proposed implementing a conservation easement to further protect the area in the canyon. The current draft includes some of the following elements:

- Simple protection against development
- Reduced length and simplified
- Shifted tone to emphasize cooperation rather than the punitive tone of the earlier draft
- Outlines ownership and management by Provo City
- Preserves utility easements
- References the Rock Canyon Trailhead Master Plan
- Creates a Memorandum of Understanding (MOU) between Provo City and RCPA
- Transferable or assignable only by mutual agreement of the two groups
- Intended to remain in perpetuity

Parks and Recreation recommended that all City departments review the easement draft. The Parks and Recreation Department was also in the midst of preparing the Rock Canyon Trailhead Master Plan. The original stakeholders group was established in the MOU and includes members of RCPA, Provo City, and

Pending minutes – awaiting approval

other community stakeholders. In response to a question from Council Chair Gary Winterton, Council Attorney Brian Jones indicated that it would not represent a conflict of interest for Councilor George Handley to participate on the master planning committee. Mr. Jones indicated that per state statute, the only potential conflicts of interest recognized by the state are those which have financial implications. As far as Mr. Jones was concerned, Mr. Handley's participation on the committee would be akin to that of any Councilor serving on a committee which later presented a proposal to the Council. Mr. Handley expressed interest in involvement with the master plan committee.

Mr. Robins expressed appreciation to the Council and RCPA for their support during this draft and review process. Ginger Woolley, RCPA, expressed appreciation for about \$162,000 which was donated by Provo residents and was the source of funding for hiring a consultant to create the basis of the master plan. Ms. Woolley stressed that the understanding of many residents who donated funds was that the canyon would be permanently preserved. Claralyn Hill, RCPA, also expressed her appreciation for the City's partnership in the process. **Presentation only.**

2. A discussion on a Council Intent Statement regarding the City Center location and the use of land in the downtown Provo area (18-093) ([0:23:55](#))

Mr. Winterton introduced the item and Councilor David Harding presented on the Council's intent statement. Mr. Harding outlined the intent statement draft which it has been proposed the Council adopt to demonstrate to the public their intent in the process and to clarify several related elements of the bond.

Mr. Harding outlined the statement and Councilors suggested several tweaks and edits to the language. After these changes, the Council Statement of Intent Clarifying Bond Details read: *The Mayor and Municipal Council of Provo presently and firmly intend to build the new police, fire & city building on the same blocks as the current city building but at the west end of the block, along 500 West.*

While we're open to other locations in Provo's downtown and will take a careful look at meaningful opportunities, only a truly great alternative would entice us away from our present plan. We are excited for the opportunity to bring new businesses, attractions, and vitality to Center Street once the current city building is gone. We look forward to exploring these possibilities in the near future.

Wayne Parker, CAO, elaborated on several factors which would impact the selection of a location, including minimizing disruption on the current block and the varying redevelopment potential of various areas of downtown. Several Councilors and Mayor Kaufusi shared additional comments on these factors.

Mr. Harding called for a motion to approve the intent statement and to release it to the general public.

Motion: David Sewell moved to approve the intent statement as shown. Seconded by David Knecht.

Roll call vote: Approved 7:0.

3. A discussion on recommendations regarding a budget committee (18-075) ([0:43:08](#))

Mr. Winterton invited any additional Councilor comments or thoughts on the previous discussion about a budget committee. Mayor Kaufusi was really pleased with the budget review over the last year. She recommended inviting department directors again to present on their departments and having an open dialogue with the Council.

Councilor George Stewart was in favor of the Council as a whole filling the role of a budget committee. He felt the process last year was beneficial and met the needs of the Council for the budget review. Councilor

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George Handley's lingering concern was in future years if there were a less experienced Council with regard to budgeting, that it would be beneficial to have a structure in place for a thorough budget review.

Motion: George Handley moved to consider the Council as a committee of the whole for the budget review process. Seconded by David Knecht.

Amended motion: George Handley amended the original motion to eliminate the budget subcommittee and to resort to the Council as a committee of the whole regarding budget issues. Seconded by David Knecht.

Mr. Winterton invited comments and discussion from Councilors. Several Councilors shared their thoughts on the process of the budget review in the most recent budget adoption process.

Roll call vote: Approved 7:0.

Motion: Kay Van Buren moved to break until 3:45 PM. Seconded by David Harding.

Roll call vote: Approved 7:0.

Policy Items Referred from the Planning Commission

Mr. Winterton welcomed the Council back from the break.

4. A discussion on a zone change request for the property generally located at 1776 S. Buckley Lane from Public Facilities (PF) to R1.6PD to facilitate a 33-lot subdivision. Provost South neighborhood. (PLRZ20180224) ([1:47:53](#))

Bill Peperone, Community Development Assistant Director, presented. Mr. Peperone outlined the project, which was to be located on the site of the old County jail. The site is unusual in that there is a substantially different elevation than the nearby elementary school and between the property and Slate Canyon Drive; the resulting effect is that the property is an isolated tabletop, so to speak. The developer has proposed 33 single-family homes. A developer had proposed a project with 110 townhomes several years ago, which was not well-received by the neighborhood. When the City put the property under contract with the current developer, the R1 zoning was recommended. It is proposed that the project cater to a 55+ older community. The developer has worked through the access issues with the site, including grading and utilities, and the concept plan was approved by the Planning Commission. Community Development and the developer are confident that the last portion of property which was owned by the County would be sorted out. The developer wanted to start on this project while the timing was ideal for the project to fill a need in the area.

Councilors shared various comments and discussed the proposal, including:

- Councilors asked for clarification on the portion of the property which belonged to the County and the associated complications. Mr. Peperone explained that after the process of finalizing new appraisals was completed, it would be arranged between the State, County, and developer.
- Councilor David Knecht offered additional comments on the history of the property and the previous proposal from D.R. Horton.
- Councilor George Handley asked about the age restriction for the project. Mr. Peperone clarified that the units are designed with a 55+ demographic in mind, with rambler-type homes and main-floor living. The yard space and public areas are maintained by the HOA, with the streets as dedicated public streets. The project will be age-restricted under the Fair Housing Act.
- Councilor David Harding asked about the age restriction in the CC&Rs (Covenants, Conditions & Restrictions). Mr. Peperone indicated that this would keep the project aimed at the 55+ age group.

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- Mr. Handley referenced a recent housing report, noting that it did not indicate that this 55+ demographic was underserved.
- Mr. Knecht commented that the intent was to provide housing for different stages of life. Prior to the County jail, the property had actually been the site of a retirement home.
- Mr. Peperone noted that the developer has done similar projects before, but this particular project will be age-restricted. Mr. Harding expressed discomfort with the concentration of a 55+ demographic, when many neighborhood concerns have centered on the population of families with children and the elementary school population, and that many conversations in the neighborhood have centered on another underserved demographic in the same area. Mr. Peperone explained that the townhome project would have been attractive to the demographic which would have filled up the local elementary school, but the neighborhood emphatically refused that project for their neighborhood in favor of single-family detached homes. Mr. Peperone noted that this project delivers the single-family detached units, though the neighborhood had not specified anything about an age-restricted development.
- Councilor Gary Winterton asked several clarifying questions about the implementation of the age-restrictions. Mr. Peperone clarified that owner-occupancy is required, so the age restriction would apply to the owner. Mr. Peperone noted the benefits of inviting a 55+ demographic; these homeowners did not put a burden on the school district, while they had more discretionary income. Mr. Harding noted that other demographics were similarly suited and situated.

Presentation only. This item was already scheduled for the Council Meeting on October 9, 2018.

5. A discussion to add a home, located at 395 East 100 North, to the Provo Landmarks Register. Joaquin Neighborhood. (PLLN20180305) ([2:08:52](#))

Bill Peperone, Community Development Assistant Director, presented. Mr. Peperone showed the location of the Christoffersons' home. Mr. Peperone highlighted several General Plan goals and policies which encourage expanding Landmarks Register opportunities as much as possible. Mr. Peperone outlined criteria for placing an item on the Landmarks Register and noted where this structure fulfilled the required minimum and additional criteria.

Mr. Peperone also provided a brief history of the home, which was early on owned by Walter Headquist, a local pharmacist and druggist, and United States veteran, in Provo in the 1920s. The home was designed by local architect Joseph Nelson, who also designed Dixon Junior High, Allen Hall, Amanda Knight Hall, the Heber J. Grant Building, and the historic County Courthouse. No changes have been made to the home to disrupt the historical integrity of the residence. Many elements are characteristic of the Tudor style, including corbel brick, asymmetry, diamond pane windows, and the steeply pitched roofs. *Presentation only. This item was already scheduled for the Council Meeting on October 23, 2018.*

Closed Meeting

6. The Municipal Council or the Governing Board of the Redevelopment Agency will consider a motion to close the meeting for the purposes of holding a strategy session to discuss pending or reasonably imminent litigation, and/or to discuss the purchase, sale, exchange, or lease of real property, and/or the character, professional competence, or physical or mental health of an individual in conformance with § 52-4-204 and 52-4-205 et. seq., Utah Code. *None requested.*

Adjournment

Adjourned by unanimous consent.



PROVO MUNICIPAL COUNCIL

Work Meeting

3:30 PM, Tuesday, October 23, 2018
Room 310, City Conference Room
351 W. Center Street, Provo, UT 84601

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The following elected officials were present:

Council Chair Gary Winterton
Council Vice-Chair David Harding
Councilor George Handley
Councilor David Knecht
Councilor David Sewell
Councilor George Stewart, arrived 3:40 PM
Mayor Michelle Kaufusi, arrived 3:31 PM

Excused: Councilor Kay Van Buren

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The prayer was given by Scott Henderson, Parks and Recreation Director.

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1. A discussion regarding public comments received from the Draft Environmental Assessment and an update on the Final Environmental Assessment preparation for the proposed Land and Water Conversion Fund property conversion (17-036) ([0:01:30](#))

Thomas McKenna, Parks Project Coordinator, presented an update on the draft environmental assessment and public comment period for the document. After revisions to the draft from a previous comment period, the revised draft is now undergoing public comment through early November. Mr. McKenna highlighted elements of the updates, including a stronger emphasis on the purpose and need for the conversion. Mr. McKenna elaborated on these elements, highlighting issues that the Parks and Recreation Department and Provo School District hoped to resolve through the conversion process. Mr. McKenna noted that this item was expected to return to the Council Meeting on November 13, 2018, after which the approved environmental assessment would be submitted to the National Park Service (NPS) for review.

Mr. McKenna explained that if the proposal were approved by the NPS, then the property negotiations could take place. Stefanie Bryant, School District Business Administrator, indicated that the School Board did not intend to prolong the process once the City received the NPS decision. **Presentation only.**

2. A discussion on the proposed language for the resolution supporting housing affordability in Utah County (18-070) ([0:17:28](#))

Council Chair Gary Winterton introduced the discussion and invited discussion from Councilors.

Motion: David Knecht moved to remove “and fees” from line 40 of the draft resolution. Seconded by Gary Winterton.

Roll call vote: Approved 6:0, with Kay Van Buren excused.

This item was already scheduled for the Council Meeting on October 23, 2018.

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3. A discussion for a request to rezone portions of the East Bay Golf Course from Regional Shopping Center (SC3) and Planned Industrial Commercial (PIC) designations to Public Facilities (PF). East Bay Neighborhood. (PLRZ20180323) ([0:21:18](#))

Josh Yost, Planner, presented. Mr. Yost explained that this application places all property which will remain a part of the golf course in the future as the Public Facilities zone. This application was submitted by the Economic Development Department. Staff recommended approval to the Planning Commission, which has also voted to recommend approval to the Council. Dixon Holmes, Economic Development Director, has been preparing amendments to the General Plan which would be consistent with this zone change and to make the policy intent of the Council clear in the City’s governing documents.

Councilor George Handley asked for clarification regarding the East Bay Neighborhood policies 6 and 9; staff and the Planning Commission have proposed eliminating those two policies from the General Plan. Mr. Handley asked for further clarification on the implications of removing those policies. Mr. Yost explained that the General Plan did not make any direct statements about the future of the golf course, but made an implied statement with this direction of the zoning and removal from the General Plan of a regional shopping center in that location.

Councilor Gary Winterton asked for an update on the relocation of the golf course holes. Scott Henderson, Parks and Recreation Director, said that the agreement had been signed; a condition of the sale was that Wasatch Educational would mitigate the impact of the three golf course holes and moving these elements to the Kuhni property. Mr. Henderson gave a brief update on the RFP process for selecting a consultant and that shortly the design team would begin the consulting process to redesign the relocated holes. Mr. Henderson indicated that this process presented opportunities to create a new identity for the course and to make some rerouting corrections to help the course have a better flow.

Mr. Holmes indicated that the medical school developer would be file an application for a zone change for future medical school property to change the property to a Medical Facilities zone and campus-mixed use for residential (dormitory) and other portions of the campus. These proposed changes were consistent with the direction indicated during the public meetings in January regarding the proposed project.

Presentation only. This item was already scheduled for the Council Meeting on October 23, 2018.

4. A discussion on a request to amend the General Plan Map regarding land west of the I-15 Freeway and south of the Provo River. Lakewood, Sunset, Provo Bay and Fort Utah neighborhoods. (PLGPA20180225) ([0:30:05](#))

Bill Peperone, Community Development Assistant Director, presented the land use map for the west side of Provo, which was proposed to be implemented in the General Plan Map. Mr. Peperone highlighted several items of note on the land use map. Several areas have been increased to a low- or medium-density designation (about 12 and 30 units per acre, respectively), to allow for areas of residential zoning at 4 net units per acre, at the recommendation of the steering committee (as opposed to a gross calculation).

Pending minutes – awaiting approval

Mr. Peperone clarified that this map was a result of trying to balance the interests of many different groups. The amount of commercial development represented on the map was recommended by the steering committee to offset the costs of residential development in that area and to serve the potential population of the area. Mr. Peperone also noted other elements of note on the map:

- Commercial node south of Lakeview Parkway and adjacent to I-15, for regional shopping center
- Smaller potential areas for neighborhood commercial nodes
- Added parks, trails, and open space; a planned regional park with neighborhood park amenities
- Trail space has been shifted to move through street corridors rather than through backyards (which creates blind spots and can introduce safety hazards)
- This map does not initiative any zone changes; rather, any zones indicated on this map are suggested as part of the broader General Plan.

Mr. Peperone outlined some of the background process for bringing this map forward for approval. He noted that he would further elaborate on the process of forming the steering committee at the evening meeting. Councilors shared additional comments and feedback, including:

- Councilor David Knecht commented on agricultural properties in the area and considerations of the future of those properties as access to irrigation or ground water changed.
- Councilors discussed additional information regarding City wells and irrigation water. Public Works staff members proffered background history on the evolution of irrigation water and irrigation ditches throughout the city. As demand decreased from agricultural users, the irrigation companies responsible for maintenance of ditches experienced increased costs. Some areas still receive water through irrigation, but mostly that system slowed in 1997.
- Councilor George Handley asked about the variety and distribution of housing units. Mr. Peperone explained that the intent with larger lots and larger homes was to promote average income levels and disposable income. The plan boosts the overall number of housing units by about 500. Mr. Peperone clarified that approximately 56% of the planned housing units on the west side plan was in attached housing nodes, but that attached housing notes only accounted for approximately 9% of the land area on the west side.
- Councilors discussed the low-to-high density areas further. Beth Alligood, Lakeview North Neighborhood Chair, explained that finding areas for these housing types was challenging, particularly where there were many existing agricultural parcels; to change from agricultural to medium-density zoning would be quite a contrast.
- Councilor David Harding shared several comments:
 - Mr. Harding commented on the trails being relocated and adjacent to roadways. He also expressed a desire to see more detail for the road network and the interconnectivity of residential areas. Mr. Peperone indicated that this map was consistent with the current Transportation Master Plan, and that those were certainly important considerations.
 - Mr. Harding hoped that the frontage road along I-15 could be connected to local roads in order to allow drivers going to the dump to utilize the frontage roads and local roads, rather than having to drive with precarious loads on I-15.
 - Mr. Harding was interested in the overall plan for the Provo River Trail, much of which fell outside of this study area. Mr. Harding shared thoughts on the trail and the different feel in different parts of the City. He felt that this was a unique corridor and that perhaps conservation easements or buffers would help to preserve this unique feature of Provo.
- Councilor Gary Winterton commented on the various airport, industrial, and commercial areas. He asked how wastewater treatment plans would impact those areas. Dave Decker, Public Works Director, clarified that one of the sites identified for a wastewater treatment plant was situated south of Lakeview Parkway.

Wayne Parker, CAO, said that this has been a herculean effort among the neighborhoods, Planning staff, and steering committee. He expressed that Ms. Alligood has been a great partner and proponent in the process and he expressed appreciation to staff and all those involved. ***Presentation only. This item was already scheduled for the October 23, 2018 Council Meeting.***

C:0Beu Meeting

5. The Municipal Council or the Governing Board of the Redevelopment Agency will consider a motion to close the meeting for the purposes of holding a strategy session to discuss pending or reasonably imminent litigation, and/or to discuss the purchase, sale, exchange, or lease of real property, and/or the character, professional competence, or physical or mental health of an individual in conformance with § 52-4-204 and 52-4-205 et. seq., Utah Code. ***None requested.***

Aujoynment

Adjourned by unanimous consent.

Mr. Winterton acknowledged the Council Town Hall on the bond proposal which was to be held that evening at 7:30 PM. Brian Jones, Council Attorney, made clarifications regarding the purpose and legal parameters for the Council to hold the event; the intent was for the Council to inform the public and provide factual information regarding the City's bond proposal.

Pending minutes – awaiting approval



PROVO MUNICIPAL COUNCIL

Town Hall on the Provo Police, Fire, and City Facilities Bond

7:30 PM, Tuesday, October 23, 2018

Room 200, Municipal Council Chambers

351 West Center Street, Provo, UT 84601

Town Hall Agenda ([0:00:00](#))

1. Welcome by Council Chair ([0:08:29](#))

The following elected officials were present:

Council Chair Gary Winterton, conducting

Council Vice-Chair David Harding

Councilor David Knecht

Councilor George Stewart

Councilor David Sewell

Councilor Kay Van Buren

Councilor George Handley, arrived 7:37 PM

Mayor Michelle Kaufusi

Mr. Winterton outlined the meeting agenda. Brian Jones, Council Attorney, briefed the audience on the purpose for the meeting, which was to share factual information about the bond, and to allow members of the public to ask questions and comment. Mr. Winterton introduced several staff members and members of the Administration who were present and available to assist in answering questions.

2. A presentation on the bond, what it does, and what happens if it passes or fails ([0:11:38](#))

Cliff Strachan, Council Executive Director, addressed the history of the current city facilities and highlights of several engineering and space needs studies assessing the structural integrity of the building and the functional aspects of the facility. Mr. Strachan outlined what would happen if the bond were successful, or what would happen if the bond were to fail. The City has done much of the preliminary preparation to assess the needs of the City with regards to a facility. There would still be significant costs associated with facility upgrades if the bond did not pass and operations continued in the current location.

3. A presentation/speaker for the bond. ([0:28:38](#))

Bill Fillmore, Provo resident and Citizens' Pro-Bond Committee Co-Chair, shared comments in favor of the bond. Mr. Fillmore addressed the critical public safety needs of Provo City, earthquake safety, rising construction costs, and other factors in the decision. He noted that the bond received unanimous support from the entire City Council and Mayor, as well as other community organizations. Mr. Fillmore reiterated his support and the long-term impact that the 20-year bond would have. *Presentation only.*

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4. A presentation/speaker against the bond. ([0:43:04](#))

Diane Christensen, Provo resident, shared comments as a concerned citizen who has studied the matter. She stated up front that she spoke only for herself; others have different reasons for not being able to support the bond, and others have expressed criticism of those who support the bond. She expressed that she did not support those reasons and supports many friends who were in favor of the bond. Ms. Christensen addressed:

- Rhetoric and logical fallacies promoted by the pro-bond position
- Other burdens on taxpayers (including those living on fixed incomes), many of which were not put to a public vote; several tax-related ballot questions; and looming Provo School District bond
- Equally important obligation to renovate/update the wastewater treatment plant, which she felt took priority (access to clean water would supersede the need for a new building)

Ms. Christensen suggested the City explore the possibility of making the current facilities work while addressing the more pressing issues regarding wastewater treatment. She felt it was important to get that process underway, then to return to the voters and taxpayers regarding the city facilities. She was not opposed to the new building, but in sum, she felt that there were other more urgent needs, the timing was not right, and that the cost of \$69 million was too high. *Presentation only.*

5. Question and answer period ([0:53:50](#))

Mr. Winterton introduced the question and answer period and various residents in attendance asked questions of the Council and City Administration. Below is a summary of questions asked, with hyperlinks to the YouTube video and audio of the respective question and answer segments:

- ([0:54:40](#)) Aaron McCullough, resident, asked about the site selection process and various considerations for the potentially considered sites.
- ([1:03:16](#)) Robyn Roberts, resident, asked how the median home and business values were determined.
- ([1:06:21](#)) Mr. Roberts asked for clarification on the specific bond language.
- ([1:12:12](#)) John Payne, resident, asked about the tax structure and why property tax had to be used.
- ([1:20:48](#)) Eric Sosa, resident, asked how estimated costs for the proposed new facilities were calculated.
- ([1:24:53](#)) Mr. McCullough asked about potential redevelopment opportunities on the current site and whether any funds could be used to offset bond costs.
- ([1:30:40](#)) Pam Jones, resident, made a statement in support of the bond.
- ([1:34:08](#)) Keith McQueen, resident, asked whether other sites had been considered which might not require such extensive remodeling. He also asked what would happen with cost overruns.
- ([1:35:56](#)) Mr. Payne asked additional questions about property tax. Mayor Michelle Kaufusi and others responded to these are related questions regarding Provo's tax base and why property tax would have to be used for this general obligation bond.
- ([1:41:42](#)) Peter Moyes, Architectural Nexus, prepared some of the City's cost estimates and provided additional insight into how these figures were prepared and used.

Mr. Winterton thanked the members of the public for their interest in the community and their questions and encouraged those in attendance to vote.

Adjournment

Pending minutes – awaiting approval



PROVO MUNICIPAL COUNCIL Work Meeting Minutes

1:00 PM, Tuesday, November 13, 2018
Room 310, Provo City Conference Room
351 W. Center Street, Provo, UT 84601

Agenda ([0:00:00](#))

Roll Call

THE FOLLOWING ELECTED OFFICIALS WERE PRESENT:

Council Chair Gary Winterton, conducting
Council Vice-Chair David Harding
Council Member Kay Van Buren
Council Member David Sewell
Council Member David Knecht
Council Member George Stewart
Council Member George Handley
Mayor Michelle Kaufusi

Prayer

The prayer was given by Councilor Kay Van Buren.

Business

Mayor Michelle Kaufusi and Wayne Parker, CAO, provided an update on the results of the General Obligation Bond election. In Utah County, there were 27,000 ballots which had not yet been counted. Of these, 18,000 were provisional ballots, which must be counted after the other ballots. There would be another release of results on Friday, and one more before the Canvass on Tuesday, November 20, 2018.

1. Approval of minutes

Councilor David Harding suggested several revisions to the minutes of the Joint Housing and Zoning Committee Meeting on October 25, 2018. *Approved by unanimous consent.*

2. A report from Downtown Provo, Inc. (18-027) ([0:09:26](#))

Quinn Peterson, Downtown Provo, Inc. (DPI) Director, presented an update on Downtown Provo. Mr. Peterson highlighted some of the primary goals of the organization: residential awareness, tourism awareness, creating a space, and strategic growth. He saw their role as that of filling the gaps, facilitating conversations, and connecting the dots. Mr. Peterson highlighted recent and current projects and initiatives of Downtown Provo:

- Utah Valley Express (UVX) station artwork
- Monthly events: First Friday Art Stroll, Link'n Lunch, monthly murals
- Focus on membership
- Updated Restaurant Guide and plans to release an entertainment guide
- Weekly emails (highlighting noteworthy events and other downtown news)
- Events and initiatives: Shop Hop, Small Business Saturday, Bikes and Trikes, Halloween and

Pending minutes – awaiting approval

- downtown trick-or-treating, Instagram takeover, t-shirt exchange program, Christmas lights
- LED light display installation (to help combat the misconception of perceived vacancies)
- Construction advocacy (helping downtown businesses navigate ongoing UVX and other downtown construction and the impacts to their businesses)
- Upgrading downtown kiosks to solar-powered lighting
- Adding additional string lighting to improve and extend that program and to continue to promote the walkability and attractiveness of downtown

Mr. Peterson emphasized the constantly changing nature of the organization and the groups it serves. Much of what they do is difficult to quantify, as it relates to building relationships and facilitating the success of downtown businesses. Their rotation of events and marketing techniques are ever-changing in order to meet the needs and demands of the shifting downtown landscape.

Councilors complimented Mr. Peterson on the great work he was doing. Councilor George Stewart said that he had been involved with downtown since 1994 and he had never seen anything like this; he felt Mr. Peterson has done an incredible job. Other Councilors shared comments and feedback and asked for additional insight from Mr. Peterson. Mr. Peterson expressed that the two biggest concerns to businesses downtown were parking and panhandling. He looked forward to working with the City's new Parking Coordinator; it will be imperative for future growth to manage parking well. Mr. Peterson felt that construction was a bigger current issue than panhandling, but that many of the businesses that are struggling were not very involved with the Downtown Provo organization. His sense was that the businesses engaged and involved were doing well in weathering the construction impacts. Councilor David Knecht encouraged DPI to involve the residents as more residential units were built downtown.

Mr. Peterson is a member of the Design Review Committee and he works closely with developers working in the downtown area. He hoped to continue this positive trajectory and to continue to build the organization with slow, steady growth. Mr. Peterson elaborated on the main funding sources for DPI:

- BYU and PEG Development are both \$10,000 donors. This has also helped facilitate more collaboration with BYU and PEG and to provide feedback in both directions.
- Income from UTA passes, advertising, banner space, and other programs
- Mr. Peterson submits a report to Provo City Economic Development, outlining the sponsorship and support DPI has received; Provo City matches this dollar-per-dollar up to \$75,000.

Mr. Peterson emphasized how these funding sources were critical to the success of DPI and the many services and functions they provide. *Presentation only.*

3. A presentation on OnBase, the Council's new agenda management software (18-095) ([0:47:56](#))

Elizabeth VanDerwerken, Council Executive Assistant, presented the OnBase Agenda Management program and explained it would replace SIRE Public Access. She shared several slides illustrating where information on the old system could be located in the new system. The public access site has been switched over to the new software and the old site has a link to redirect users to the latest information. Ms. VanDerwerken showed the two sites comprising OnBase Public Access Viewer:

- agendas.provo.org, which displayed Council meeting agendas and materials
- documents.provo.org, which displayed a search function for various public documents

She highlighted the differences between the sites, demonstrated use of the sites, and noted that all historic meeting data had been converted and transferred to the new agenda site. SIRE Public Access would remain live for the time being, as other City departments completed their Provo 360 transitions.

Ms. VanDerwerken responded to questions and comments from several Councilors regarding the site and several elements which required additional tweaks to resolve outstanding issues. Ms. VanDerwerken

Pending minutes – awaiting approval

explained that a mobile app was available at this time for iPad devices only; future upgrades of OnBase would expand that functionality to other iOS platforms. Ms. VanDerwerken explained that document links would remain static and illustrated additional functionality of meeting materials. Ms. VanDerwerken received several additional items to resolve, including the titling of supporting documents. Cliff Strachan, Council Executive Director, suggested that Councilors pass on any errors or concerns to Council staff so that they could be quickly resolved. *Presentation only.*

4. A discussion on a proposal related to Neighborhood Housing Services of Provo and homes purchased with CDBG/HOME Dollars (18-076) (1:06:24)

David Walter, Redevelopment Director, introduced this item. Mr. Walter highlighted some of the past history with NeighborWorks of Provo and the institutional history with Provo City, including a review of housing developments built by NeighborWorks. Mr. Walter outlined the financial challenges which impacted NeighborWorks with the 2008 housing market crash. Mr. Walter outlined the proposed terms of the loan repayment and how the units in question would be maintained to meet the affordability requirements for HUD (Department of Housing and Urban Development) grant-funded projects. Mr. Walter and RDA staff felt it reasonable to amend these contracts in order to move forward with NeighborWorks and HUD; NeighborWorks has been an important partner for Provo City and this was an important step to mend the relationship.

Councilors shared comments and thoughts on the subject, including the importance of making clear the expectations for all parties involved. Sharlene Wilde, NeighborWorks Director, shared comments, including noting the improvement of communications and the relationship between the RDA and NeighborWorks. Ms. Wilde was appreciative of the moves in a positive direction.

Motion: David Harding moved to request that Redevelopment staff make amendments to the contracts and documents to implement the changes discussed and to bring the item back to a future Council Meeting. Seconded by David Knecht.

Vote: Approved 7:0.

5. An update on the Interim Transportation Oriented Development (ITOD) zone as it relates to The Mix (18-097) (1:45:05)

Dixon Holmes, Economic Development Director, invited Bill Peperone, Community Development Assistant Director, to share updates on the ITOD zone. Mr. Holmes noted that this discussion related to The Mix, but he wanted to allow Mr. Peperone an opportunity to provide the Council with an update.

Mr. Peperone highlighted several ITOD zones adopted in 2009 and asked the Council whether they felt that the projects were delivering as hoped. If these projects were not delivering in the ways expected, he asked what could or should be changed in future occasions. Mr. Peperone expressed that staff were satisfied with the results, and he highlighted several such projects:

- Carson Corners on Freedom Boulevard and 500 South
 - Stacked condos designed with a brownstone walkup appearance
 - Mike Miller, a former firefighter and creative developer, did this project. Mr. Peperone expressed that he was willing to consider staff feedback; the end result was a great project.
- Startup Crossing on Freedom Boulevard and 600 South
 - Mr. Peperone highlighted the building form, massing, scale, and materials.
 - The parking at Startup Crossing generated some negative feedback. Mr. Peperone explained parking requirements at that time and what had changed. He noted that there was a recent incentive for developers to provide more amenities (such as on-site bicycle repair stations and secured bicycle parking) in exchange for reduced on-site vehicle parking

Pending minutes – awaiting approval

requirements has been very well-received by the development community.

- Central Park Station on 500 South

Mr. Peperone outlined several elements of the ITOD zone, including architectural requirements and design standards. Councilors shared comments and feedback. Councilor David Harding commented on granularity and the flexibility this allows to an area. Mr. Peperone noted that ITOD provides granularity to the degree that it allows a greater mixture of housing types and offerings, including commercial uses. He suggested that a fine-grained mixture of housing types could be very successful. Mr. Peperone also noted that the first of the projects utilizing bicycle amenities in exchange for reduced parking requirements was still in progress; this project was located closer to BYU campus and was geared to married students. The hope was that this project would both relieve housing pressures in areas farther from campus as well as reduce the demands for on-street parking from those residents.

Mr. Peperone explained that he was not yet sure what The Mix would request for the composition of their ITOD zone. Commercial uses would be limited to 2500 square feet in the ITOD zone; to bring in a larger commercial use, they would have to amend the zone. Mr. Peperone explained that ITOD commercial spaces were designed to be an amenity to the immediate community, as opposed to being designed attract a broad clientele. Mr. Peperone outlined some of what the developer was willing to do in order to accommodate their request for a zone change, including implementing 10% of units at 60% AMI. Councilors commented on this project and the potential outcomes.

Mr. Peperone noted that comparing projects was inherently challenging and problematic, due to the uneven nature of such comparisons. For example, he explained that the University Place project involved large tax incentives, which mitigated land costs for the developers.

Wayne Parker, CAO, elaborated on some of the policy considerations at hand; The Mix had explored adjusting the proportions of the project dedicated to commercial and residential spaces, hoping to shift some of their intended office space to more residential space. Mr. Parker asked whether the Council were confident in pre-zoning the residential component as ITOD. Mr. Holmes added to this policy discussion, noting that the property was zoned SC3 at the present time. He highlighted several elements of the developer's proposal and explained that the Planning Commission had suggested that the ITOD zone would be more appropriate for this project, what with its proximity to the UVX line.

Councilor George Handley asked why more residential space was preferred over having more commercial space. Mr. Holmes explained that with a large proportion of retail, there was a greater risk to the developer that the project may not be sustainable. In their initial proposal, the developer had proposed more retail space, but as they have had difficulty attracting sufficient commercial interest in those retail spaces, they have re-evaluated the mixture. Mr. Knecht expressed his support of the developer's request. Councilor Gary Winterton asked whether a zone change to ITOD would make the ground more valuable. Mr. Holmes expressed that he felt the developer was motivated to execute a great project, regardless of the change to the land value based on the zoning. Mr. Peperone added that he felt access to the property had been greatly improved, which would also contribute to the success of the project.

Motion: George Stewart moved to direct staff to prepare a rezone from SC3 to SC2 and ITOD and to begin the process of moving this forward for approval. Seconded by David Sewell.

Mr. Harding shared a comment regarding design standards and certain areas of the project; he welcomed a review of these, although he was supportive overall of the direction.

Vote: Approved 7:0.

Pending minutes – awaiting approval

6. A comprehensive update on items from Economic Development (18-094) ([2:38:08](#))

Dixon Holmes, Economic Development Director, presented, with assistance from his staff members, Management Analysts Chad Thomas and Cameron Christensen. Mr. Holmes highlighted current projects and initiatives of the department, as well as other noteworthy items:

- Grand opening events for Target Express near BYU, Rev Road (small business incubator space), Cafe Rio, and other projects including the Days Market remodel, Parkway Village and new intersection on University Parkway, Riverwoods' 20th anniversary, and new businesses locating to the Riverwoods
- New development heat map, illustrating tenant improvements and businesses moving into Provo
- EDCUtah business climate survey
- Opportunity zones program
- Revolving loan fund (rotating \$100,000 fund for small business loans)
- Improvements and developments in Mountain Vista business park: Vanderhall, Nu Skin, Maple Mountain Product Fulfillment Center, and other new tenants
- Mountain Vista EDA (U.S. Economic Development Administration) grant
 - \$1.8 million to construct a road connecting the Mountain Vista traffic circle through the business park to 1400 North in Springville
 - Project would open up approximately 65 acres of additional development in the area

Chad Thomas, Management Analyst, shared updates on recent and upcoming downtown developments:

- Opening of Hyatt Place Hotel and positive impacts for Convention Center and surrounding area
- PEG Development Freedom Commons
- Residential properties at 200 Cityview, former OZZ and former Laser Assault properties
- Public art and Downtown Provo, Inc.
- Conceptual project: University Towers adjacent to Knight Block
- Parking structures downtown
- EPA brownfields assessment grant to rehabilitate contaminated properties

Mr. Holmes shared additional developments:

- Qualtrics was recently acquired for \$8 million in cash. This was very exciting for a business started in Provo; while their future was uncertain, Mr. Holmes expressed a hope that they would choose to remain located in Provo.
- Recognition of Provo City Economic Development at a national conference in Atlanta, GA
- Redevelopment at Provo Towne Centre Mall and opening of Residence Inn
- Ross and progress with other tentative East Bay tenants
- Development on the west side of Provo
- Update on the medical school and student housing proposal
- Duncan Aviation, which would be their first jet service in January

Mr. Holmes shared additional context for many of Economic Development's policy direction, including data that illuminated critical information about Provo. Provo is the 3rd largest city in Utah and yet it ranks 13th in total taxable sales in the state. There is a great disparity in the median income and poverty rate in Provo versus that of Utah County more broadly. Mr. Holmes explained that Provo City could probably close more deals by offering financial incentives more often, however Provo has been very intentional in exercising restraint with such incentives. Mr. Holmes explained that he and his staff would always share their recommendations based on their analysis and data, and to allow the Council to consider the various options. While complex, Mr. Holmes explained that larger commercial ventures typically involve some degree of funding or tax incentive.

Pending minutes – awaiting approval

Councilors discussed the data shared by Mr. Holmes and shared related comments. Several noted that Provo Power remains an important revenue source for the City, which provides a great deal of stability to the City's overall revenues. *Presentation only.*

Adc inistration

Poliny Itec s Referred froc the Planning Coc c ission

- 7. A discussion on an ordinance to amend the Zone Map Classification of approximately 5.89 acres of real property, generally located at 1437 East 2300 North from Public Facilities (PF) to Residential Agricultural (RA). Rock Canyon Neighborhood (PLRZ20180239) ([3:23:01](#))**

Aaron Ardmore, Planner, presented. Mr. Ardmore explained that the applicant has adjusted their application to request the RA zone (as opposed to the previously requested A1 zone). The applicant has also sought to alleviate concerns by providing a development agreement that removes animal rights which would have been permissible in the A1 zone and conditional uses for certain commercial operations.

Brian Jones, Council Attorney, noted that the Work Meeting materials included an incorrect version of the development agreement; the correct version of could be located in the Council Meeting materials. *Presentation only. This item was already scheduled for the Council Meeting on November 13, 2018.*

Closed Meeting

The Municipal Council or the Governing Board of the Redevelopment Agency will consider a motion to close the meeting for the purposes of holding a strategy session to discuss pending or reasonably imminent litigation, and/or to discuss the purchase, sale, exchange, or lease of real property, and/or the character, professional competence, or physical or mental health of an individual in conformance with §52-4-204 and 52-4-205 et. seq., Utah Code.

Council Attorney Brian Jones indicated that there were two items which met the statutory requirement for a closed meeting of the Redevelopment Agency Governing Board.

Motion: George Handley moved to adjourn the Work Meeting and to reconvene in a Closed Meeting as the Redevelopment Agency Board. Seconded by David Harding.

Vote: Approved 6:0, with Councilor George Stewart excused.

Adjournc ent

Adjourned by unanimous consent.

Pending minutes – awaiting approval



PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

12:30 PM, Tuesday, December 18, 2018
Room 310, Provo City Conference Room
351 W. Center Street, Provo, UT 84601

Agenda (0:00:00)

Roll Call

THE FOLLOWING ELECTED OFFICIALS WERE PRESENT:

Council Chair Gary Winterton, conducting
Council Vice-Chair David Harding
Councilor David Sewell
Councilor Kay Van Buren, arrived 12:54 PM
Councilor David Knecht
Councilor George Handley
Councilor George Stewart, arrived 12:38 PM
Mayor Michelle Kaufusi

Prayer

The prayer was offered by Councilor George Handley.

Business

- 1. A discussion on a statement of intent regarding the voting policy in Provo City.
(18-088) (0:03:36)**

Councilor David Harding presented and gave an update on ranked choice voting and the status of the City's consideration of the change to voting system.

Mr. Harding explained the background on ranked choice voting and the process to date. Mr. Harding introduced a draft statement of the intent which was before the Council for consideration. The intent statement outlined the Council's feeling that 2019 did not allow sufficient time to engage with voters in the city to gauge feedback and acceptance of the issue. The statement of intent suggested that the Council further explore the matter and engage in a dialogue with voters in advance of the 2021 election, to determine at a later date whether it would be an appropriate choice for the City.

Councilors shared comments and their thoughts on the matter. Several Councilors felt that it would be a missed opportunity not to fully explore the conversation regarding the 2019 municipal election.

Councilor David Sewell shared excerpts from several journalistic publications regarding Ranked Choice Voting, including the Wall Street Journal and the Daily Herald. Mr. Sewell felt that ranked choice voting presented some significant opportunities to run elections that were more fair and representative. The examples Mr. Sewell shared highlighted the extreme partisanship and sharp divides of politics in the last several years. Mr. Sewell felt that ranked choice voting promoted more civility in races with more than two candidates; he hoped to see Provo's political leaders support and embrace positive change.

Pending minutes – awaiting approval

Mr. Winterton felt that the community and city was currently in a position of lacking the trust necessary to make the change and system successful. Councilor George Handley felt that waiting for two more years would further distrust. Mr. Winterton invited comments from Mayor Michelle Kaufusi.

Mayor Kaufusi felt that the reflection of the last election is a tell-tale sign; over half of the votes received during the most recent vote-by-mail election were delivered by hand. It seemed to her that a large proportion of the voting population did not fully understand the system. Mayor Kaufusi expressed that when she ran for mayor, there were 11 candidates who filed to run. Every debate before the primary election required 11 candidates to speak and it created a lot of additional impacts on the process. She also noted the impacts to the personal lives of candidates, who would have to run an election for the better part of a year, rather than an abbreviated period depending on results of a primary election. Mayor Kaufusi felt there was such a steep learning curve for the electorate, and perhaps it could work for a primary, but she could not imagine utilizing ranked choice voting for a municipal general election.

Mr. Harding shared his feedback on his proposal for the steps forward. Mr. Handley also expressed that he felt it was important to have the conversation now.

Councilor David Knecht said he had heard from many politically well-connected constituents who were unaware and unfamiliar with the discussion; it seemed to indicate to him that the public had not been sufficiently involved in the discussion and process.

Councilor George Stewart shared his feedback; he shared similar sentiments to Mayor Kaufusi regarding his experiences in previous mayoral races. Without an incumbent candidate, it was much more likely to have many candidates in a particular race. He felt that running an election was a civic procedure and that the decision should not be based on the cost savings alone.

Motion: David Sewell moved to pass the intent statement to consider ranked choice voting for 2021. Seconded by David Harding.

Vote: Approved 4:3, with Kay Van Buren, George Stewart, and David Knecht opposed.

2. A presentation and discussion on recent updates to Stormwater requirements from the State Division of Water Quality. (18-102) (0:43:45)

Dr. Erica Gaddis, Director of the Utah Division of Water Quality, thanked the Council for inviting her and her colleague, Jeanne Riley, Storm Water Permitting Section Manager, to present and discuss recent updates to stormwater requirements for the State of Utah.

Dr. Gaddis highlighted issues with nutrient discharge to Utah Lake, noting that water infrastructure was a full cycle and the issues were very interrelated. Dr. Gaddis outlined several considerations for Utah Lake Water Quality, which had been determined in a recent study. Dr. Gaddis further outlined the considerations of the impacts of stormwater to nutrient discharge and water quality before and after the development process. Historically, stormwater has been discharged without treatment. As the Wasatch Front continues to experience significant growth, the DWQ has determined that it would be much more cost-effective to address stormwater issues during building and growth periods, than retrofitting existing communities and infrastructure. Dr. Gaddis highlighted a watershed map of Utah County, with a 2010 snapshot of developed, agricultural, and projected land use; it was anticipated that over the next 30 years, a much higher proportion of land would have impervious cover through development. Dr. Gaddis briefly highlighted the new permit requirements, which were partially a result of developer feedback, as developers benefit from having consistency throughout the state.

Pending minutes – awaiting approval

Jeanne Riley, Storm Water Permitting Section Manager, outlined further elements of the storm water permit regulations. Older conventional strategies of stormwater systems was to collect and quickly discharge water. Stormwater has not been historically managed for pollutants, but often contains contaminants such as oil, grease, and sediment from roadways; nutrient fertilizers and pesticides; pet waste, trash, and debris. The DWQ has updated the MS4 permit requirements with the intent to better manage the impacts to water quality at the beginning stages of the cycle. The new philosophy of stormwater systems is to retain stormwater at its source and reintegrate rainfall into the water cycle rather than discharging it to another location or water source. The DWQ has asked cities to manage a portion of their stormwater discharge onsite through methods termed low-impact development and green infrastructure practices. Ms. Riley discussed these methods, including runoff detention close to its source, harvesting or using water at the source where it is generated, and minimizing impervious cover.

Ms. Riley outlined details of the MS4 permit, one of which was retention of 90th percentile storm events. The purpose in calculating a percentile depth was to allow for variation across the state, where different cities or locations experience different meteorological conditions and may have different geographic and geologic factors at play.

Councilors shared comments on the permit program. Mr. Winterton felt that the requirements were coming from the State based on issues across the State, but he felt that Provo City's engineers knew best how to address the needs of Provo City.

Ms. Riley explained how a permit was implemented. Storm water managers go through the permitting process and have the flexibility to determine how it would be implemented in Provo; the permit was flexible enough to allow for management of their system based on what the City has outlined in its stormwater management plan. Dr. Gaddis explained that the DWQ has worked with builders, cities, and with consideration of the DWQ's goals for improving water quality to come up with a compromise with enough flexibility to account for site conditions in Provo, but that also helps builders to not face wildly different standards even in different cities in Utah County. Dr. Gaddis explained that everyone wants certainty and flexibility, but it is not possible to have both. The implementation date was moved back, as the DWQ is open to exploring simple changes to the permit language to strike a better balance.

Councilor George Handley shared details of his communication with Alan Matheson, Department of Environmental Quality Director; Mr. Handley was satisfied that there was flexibility built-in to the permit system. The understanding he had was that the DWQ was still trying to convene with stakeholders to get feedback and explore additional adjustments. Mr. Handley felt that the permit and DWQ were headed in the right direction and he felt that the enhanced ecological understanding which has guided this philosophy certainly made sense to him.

Brian Torgersen, Public Services Division Director, shared Public Works' thoughts about the permits; while they were appreciative of the exemptions, they felt that the degree of documentation and ongoing upkeep of maintenance agreements with individual private property owners presented an administrative burden on the department, as they attempted to manage the documentation associated with the exemptions.

Dr. Gaddis outlined the approach that Spanish Fork has taken with the permit program and exemptions. She understood Provo City's reservations with the approach taken by Spanish Fork, but she felt that at some point they would need to agree on some language and get to work, then see where the problems are, and trust that Provo City and the DWQ can encounter these problems as partners and work through them. Dr. Gaddis noted that Provo City has been involved as a stakeholder in the process; there would always be concerns, but the DWQ felt it important to understand what the particular issues were in order to address them with clarity or by seeing the methodology in practice. Ms. Riley explained that Provo City was free

Pending minutes – awaiting approval

to choose the best practices which would work for Provo. The DWQ sought to provide guidance for cities as well as the opportunity to create the stormwater management strategy that Provo will want. Dr. Gaddis reiterated that this permit process was a step toward looking at the State's water management system more holistically, as it would be an important step in recharging the aquifers. Dr. Gaddis noted, too, that the DWQ had 195 permittees throughout the state which would be managed by one staff member. They will primarily be looking to see that Provo has established a process and has set up management practices that prioritize infiltration and retention as much as possible on site. The DWQ will implement an audit process, but they have sought feedback and cooperation from cities in establishing that part of the process.

Mr. Winterton thanked Dr. Gaddis and Ms. Riley for their work in finding ways to balance those demands and interests. *Presentation only.*

3. A discussion on an appropriation for the Urban Deer Program. (18-061) (1:47:09)

Dustin Grabau, Budget Officer, provided background information on the urban deer program, both the lethal and trapping portions of the program. Initially, \$35,000 had been appropriated for the program in fiscal year 2016 (FY 2016). All funds for the program had been expended by the end of FY 2018. The proposal was to appropriate \$20,000 in FY 2019, understanding the challenges of the program.

Mr. Grabau highlighted similar programs in neighboring municipalities, many of which had lethal programs only. Many of the challenges of the program relate to the trapping of the deer; trapping was much more labor-intensive and involved coordination between baiting and transferring traps, placing strategically, disease testing (as trapped deer could transmit diseases to other parts of the deer population), and timing and communication issues. Trapping is highly traumatic to the deer, and the animals often sustain injuries and severe stress during capture and transport. The Division of Natural Resources (DNR) estimates that only half of the deer survive after being released to the east of the Wasatch range. One of the animal control officers also experienced a serious injury during a deer-trapping. Part of the impetus behind the trapping program was to alleviate the criticism that the lethal program was inhumane, but the trapping component was an issue not without controversy. The DNR had explored discontinuing the trapping program entirely in the next several years.

Councilors discussed the two components of the program and its impacts. Mr. Grabau explained that without a comprehensive analysis, it would be difficult to measure the impact the program was having. Mr. Grabau highlighted several other factors in the program: reduction in suburban nuisance, public safety and traffic incidents, and the concerns about the proximity of lethal contractors to urban areas. The general consensus was that the public nuisance was being addressed, but it was still difficult to determine the full extent to which the program was or was not effective.

Motion: George Stewart moved to appropriate \$11,000 for the lethal program, conditional on it not affecting the ability to do a lethal-only program in the future. No second was made. *The motion was not formally withdrawn, but due to subsequent discussion, no vote was taken.*

Staff clarified that this item would require a public hearing and future action at a Council Meeting. Wayne Parker, CAO, suggested that the public notice be published with the maximum request for the appropriation, with the intent that the Council could always choose to appropriate less after further discussion at the upcoming meetings. Councilors discussed further the costs and risks of halting the program. Mr. Grabau and Mr. Parker explained inherent challenges with assessing the program's effectiveness. Mr. Grabau explained that the total number of accidents was down by about 100 from the previous year, but it was difficult to know whether that was on account of the program's effectiveness versus a relatively warm fall and winter.

Pending minutes – awaiting approval

Officer Jayson Swenson, Animal Control Supervisor, highlighted statistics of deer-related accidents, deer trapped and relocated, and deer euthanized as part of the lethal program. Officer Swenson elaborated on the burden and impacts to the Animal Control division; their division works daily and during trapping season, it takes at least two hours per day to set and bait a trap and results in a great deal of overtime. In response to a question from Councilor David Knecht, Officer Swenson said that he thought the trapping program worked, but with only about a 33% survival rate, that was a significant amount of time and labor put into deer that often did not survive. He felt that the public did not often understand the results of the trapping portion of the program. A Councilor asked whether it were an option to euthanize deer in the traps and whether that question had ever been addressed to the DNR. Officer Swenson and the Administration indicated that they could explore that discussion further with the DNR.

Motion: George Stewart moved to place this item on the January 8, 2019 Work and Council Meetings. Seconded by George Handley.

Vote: Approved 7:0.

4. A discussion on a Provo River Corridor Plan. (18-101) ([1:23:01](#))

Jamin Rowan, Planning Commission member and BYU Professor, explained that every fall semester, his class assists with a planning project at the City. His current class drafted the Provo River Corridor Plan.

Dino Lauricella, BYU student, presented. Mr. Lauricella highlighted elements of the plan, which hoped to refocus emphasis on this community amenity. The Provo River Corridor Plan focused on the long-term development over the next 50 years, covering areas of the river within City limits, from the mouth of Provo Canyon to the beginning of the Provo River Delta. Mr. Lauricella reiterated the groups involved with the plan's creation, including BYU students and faculty, City staff, and the steering committee (comprised of neighborhood chairs and residents of the neighborhoods along the Provo River).

Mr. Lauricella outlined considerations and elements of the plan:

- Guidelines reorienting development to face the river
- Incorporating lighting, appropriate foliage, orientation, and riverbanks through restorative projects and improvements to the river's natural ecosystems
- Riverwalk section one, proposed for State Street to 2230 North, which would connect residential and commercial nodes for residents to walk and shop
- Pathways designed to face the river and better integrate with the trails currently in development
- Bowl retention flood park
- Riverwalk section two, near Columbia Lane
- Study of recreational whitewater rafting potential
- Provo River Delta restoration site

Councilors shared comments on the plan and the future of the Provo River and the priceless amenity it is for the City. Councilor George Handley thanked Mr. Rowan and his group of students. Mr. Handley felt that their work was an incredible service to the community; he hoped the plan could be implemented rather than remain in the idea phase. Mr. Handley observed that the Provo River is not just ecologically damaged, but a neglected afterthought.

Bill Peperone, Community Development Assistant Director, explained that the creation of this plan was intended to identify problem areas and the proposed solutions for what the City hoped to achieve. In several cities in Colorado, local municipalities had secured federal grants for flood water mitigation, which have been used for improvements to the rivers, including pedestrian and bicycle paths. Mr. Peperone suggested that putting this plan in place was the first step toward those ends for Provo.

Pending minutes – awaiting approval

Mr. Rowan noted that the recreation potential of the river also suggested opportunities for recreation-oriented businesses to flourish; the opportunities included those for synergy between sectors. Jake Harding, student, outlined the two main sections that were most ready for redevelopment. Residents in the area of the proposed Riverwalk (section one) received positive feedback from residents. Another area of the river, with a high concentration of city parks, presented ideal opportunities for redevelopment. Jake Harding noted the possibility of a park to help mitigate a sharp 90-degree bend in the river near Macey's grocery store; a proposal to contour the sharp turn to a more gradual bend in connection with park development provided opportunities to help mitigate flooding situations.

Brian Torgersen, Public Services Division Director, shared some feedback and comments regarding flood control on the Provo River. He noted that much of the Provo River flood control occurs in conjunction with Deer Creek and Jordanelle Reservoirs, as much great capacity is needed. He felt that opening up the river would aid more than detention in a park, but he was very supportive of improving the riverbanks and rerouting areas such as the 90-degree bend referenced; he felt those were needed and valid amenities. Rob Hunter, Engineer, shared insight from his work in the San Antonio area, which is home to a highly successful and beloved riverwalk. Mr. Rowan noted that other parts of the plan addressed additional flood control and mitigation measures and restoration.

Mr. Lauricella was joined by his classmates Jake Harding, Amanda Hall, Brooke Harding, and Curt Fitz. Mr. Winterton thanked Mr. Rowan and his students for their work on this plan, which he felt was an important discussion and opportunity for Provo City. *Presentation only.*

5. A discussion on affordable housing policies in Provo City. (18-070) ([2:17:55](#))

Cliff Strachan, Council Executive Director, suggested that the Council may wish to continue the item to a future meeting or to delay the Policy Governance Committee.

Motion: David Harding moved to continue this item. Seconded by David Knecht.

Vote: Approved 7:0.

Adjournment

Adjourned by unanimous consent.



PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

1:05 PM, Tuesday, January 22, 2019

Room 310, Provo City Conference Room

351 W. Center Street, Provo, UT 84601

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Agenda

Roll Call

The following elected officials were present:
Council Chair David Harding, conducting
Council Vice-Chair Kay Van Buren
Councilor Gary Winterton
Councilor George Stewart
Councilor David Knecht
Councilor David Sewell
Councilor George Handley
Mayor Michelle Kaufusi

Prayer

Council Member David Knecht offered the prayer.

Approval of Minutes

1 September 25, 2018 Joint Meeting with Energy Board

2 September 25, 2018 Work Meeting

Minutes approved by unanimous consent.

Business

3 A Quarterly Financial Report on the 1st Quarter of FY 2018-2019. (19-007) (0:05:02)

John Borget, Administrative Services Director, presented the 1st quarter financial report for FY 2018-2019. He noted the quarterly report was for information purposes only and had not been audited.

General Fund

- Total revenues were at 24 percent, slightly ahead of budgeted expectations. This was good news because some items, such as property tax revenues, would not be reported until November.

Pending Minutes – Awaiting Approval

- Transfers in (from enterprise funds) were at 31 percent of budget. Water and power usage was higher during the summer months, which influenced the higher percentage.
- Sales tax revenue was 3.5 percent ahead of prior years and budget estimates.
- Community Development revenues were slightly below budget and prior years. Many of the previous year revenues came from large commercial projects.
- Expenditures were at 20 percent of the estimated budget.

Enterprise Funds

- Water, wastewater, sanitation, and storm drain revenue funds were all slightly above prior years and budget estimates. Some of that could be attributed to increased rates.
- Energy revenues were slightly behind last year and the budget estimate.
- Airport revenues were close to budget but below the prior year comparison.
- Golf course revenues were above budget and expenditures below budget. The city's subsidy has been declining over the past few years. The city was offering a triple play recreation option that should help increase revenues at the golf course.
- Many of the enterprise funds have strong fund balances, which will help build adequate funds to meet the future needs of the departments.

Council members asked if the water CIP budget of \$12,197,282 included the major water line project in Provo Canyon. They also noted the wastewater revenues were nearly \$1 million above last year at this time. Mr. Parker replied that it was probably due to a significant rate increase in the current fiscal year.

Mr. Borget expected the city to stay on a similar trend as the first quarter, meaning our revenues would be higher than budgeted and expenditures lower than budgeted. He would follow up on council member's questions about the CIP budget and increased revenues and report back.

No action taken – presentation only.

4 A discussion on the issuance of up to \$69,000,000 of general obligation bonds for the purpose of financing Fire, Police, and City Facilities and related matters. (19-014) (0:31:52)

Daniel Follett, Division Director – Finance, stated a successful sale of the general obligation bonds was held that morning. Twelve underwriters bid on the bonds. Robert Baird and Company won the bid with an interest rate of 3.03 percent. The annual debt service for 20 years would be approximately \$4.7 mill per year. Annual cost for a \$265,000 home would be \$117.84 per year (\$1.96 less than estimated). For a median business of \$500,000, the annual cost would be \$404.25 (\$6.72 less than estimated). If property values increased during that time, the debt service payments would remain the same but the annual resident/business cost would go down.

The amount of funds available for the new city facilities was \$70,137,872, a little more than \$1 million above estimates. The funds will be used for architectural services and construction. The cost of issuing the bonds was \$240,000. Sale of the bonds was subject to council approval later that night.

75 In response to a question from Mr. Winterton, Mr. Follett stated he would determine the
76 percentage of bond payments paid by residents versus businesses and report back to the council.
77 *Presentation only. This item was scheduled for the regular council meeting later that night.*
78

5 **A semi-annual report from the Sustainability Committee. (19-016) (0:38:05)**

79
80 Don Jarvis, Chair of the Mayor’s Sustainability and Natural Resources Committee, gave a
81 presentation to council members. He thanked the city for their broad support of clean air and
82 reviewed several recent contributions.

- 83 • A 2017 resolution, passed by council, supporting diesel testing in Utah County. As a
84 result, Utah State HB 101 was approved last year, which required mandatory testing of all
85 diesel trucks in Utah County. Utah County was the last county along the Wasatch Front
86 to require this testing.
- 87 • Revised Community Property Assessed Clean Energy (C-PACE) regulations made it
88 easier for people to obtain green energy financing to remodel or build new homes with
89 more energy efficient measures. The program also applied to solar net metering projects.
- 90 • Community Development supported the committee by providing facilities for meetings
91 and clerical help.
- 92 • Provo City’s employee sustainability committee worked with the committee to share
93 conservation ideas and projects.
- 94 • Provo City hired a parking/sustainability coordinator that will be working with the
95 committee.
- 96 • Greater cooperation with the Provo City Energy Department in creating and promoting
97 energy efficiency in the city. The committee recommended that Provo mount a vigorous
98 campaign advertising Renew Choice.
- 99 • The committee has been invited to participate with land use planning, specifically in
100 southwest Provo.
- 101 • Provo City had an active Agricultural Commission. The commission had been working
102 with the United States Department of Agriculture to find funding for a 38-acre
103 agricultural protection area in northwest Provo.

104
105 Mr. Jarvis reported that Provo and UMPA were moving from coal to lower carbon source power
106 supplies. Natural gas was replacing coal because it was cheaper, more flexible, and produced
107 fewer pollutants. UMPA had proposed that, by the year 2022, 42 percent of their electricity
108 would be produced from low carbon sources. The committee has recommended that 50 percent
109 of Provo’s supply of power come from low carbon sources by the year 2030.

110
111 Responding to Chair Harding, Mr. Jarvis replied that he had not heard of any Provo City resident
112 using C-PACE funding. The city needed to raise awareness of the program because it made it
113 less expensive to borrow money for environmental or energy efficiency projects.

114
115 Chair Harding wanted to learn more about electricity rates for solar and commercial
116 improvements. Travis Ball, Energy Department Director, said he would meet with Chair
117 Harding later to discuss rates.

118

119 Mr. Handley asked what efforts were being made to increase the awareness of the Provo Clean
120 Air Toolkit. Mr. Jarvis replied that Congressman Curtis and Envision Utah was working on
121 raising money to increase statewide awareness of the program. The Sustainability Committee
122 was amending the toolkit to include changes that would make it friendlier and easier to
123 implement for families. Mr. Handley agreed with the focus being on small and simple steps,
124 such as using public transportation, combining car trips, and reducing idling.

125
126 Austin Taylor, Provo City Parking and Sustainability Coordinator, gave a presentation
127 concerning zero energy buildings. The purpose was to provide onsite renewable energy systems
128 that would generate as much energy as the building used. It usually costs only five to ten percent
129 more to build large net zero commercial buildings, while saving around 65 percent on energy
130 costs. It was anticipated the new net zero public safety building in Salt Lake City would break
131 even after two years and would save millions in the future. Mr. Taylor proposed that the RFP for
132 the new police, fire, and city buildings encourage net zero bids. Mr. Sewell agreed stating it
133 could save the taxpayers a lot of money over the next 50 years (if not longer). It would make
134 financial sense for the future.

135
136 In response to a question from Mr. Knecht, Mr. Taylor replied that it would take four percent of
137 the building budget to become LEED certified (Leadership in Energy and Environmental
138 Design). Many other companies met the same standards as LEED without the high price tag.

139
140 Mr. Handley expressed concern about the cost of the LEED certification. He felt the
141 certification was not worth the money it would cost. It would be better to spend the funds on
142 energy efficient equipment and upgrades.

143
144 Mr. Harding asked if the city could apply for C-PACE funding. Mr. Taylor said the city could
145 obtain grants and rebates from Dominion Energy and possibly from the federal government for
146 solar projects.

147
148 Mr. Knecht noted it was more expensive to build energy efficiency into a rebuilt or retrofit
149 building than a new building.

150 *No action taken – presentation only.*

151
152 **6 A Discussion on an appropriation for the Urban Deer Program. (18-061) ([1:11:07](#))**

153 Dustin Grabau, Provo City Budget Officer, presented. The appropriation request was for
154 \$20,000 to cover the program costs through the remainder of the fiscal year. The police
155 department would only be participating in the deer removal (harvesting) part of the program and
156 would need \$10,500 to cover those costs. Trapping was off the table at this point because they
157 would need additional staff and funds to administer that portion of the program.

158
159 The council had two options. They could appropriate the full \$20,000 and any remaining funds
160 would drop to fund balance if not used for deer removal. The second option would be to reduce
161 the appropriation to \$10,500 to cover the estimated costs.

162

163 Council members discussed the options and determined that, until there was data on how
164 effective the program had been, it would be best to limit the appropriation to \$10,500. A
165 discussion about the future of the Urban Deer Program would be held after council members
166 received data on how effective the program has been.
167

Motion: Council Member Kay Van Buren made a motion to reduce the
appropriation from \$20,000 to \$10,500. The motion was seconded by
Council Member George Stewart.

168
Roll Call Vote: The motion was approved 7:0 with Council Members Handley, Harding,
Knecht, Sewell, Stewart, Van Buren, and Winterton in favor.

169
170 *This item was scheduled for the regular council meeting later that night. An amended*
171 *resolution with the reduced appropriation amount will be available for council members.*
172

7 A presentation on the Provo Airport and potential budget requests. (19-004) ([1:21:28](#))

173
174 Steve Gleason, Provo City Airport Manager, presented the Airport Master Plan update. The
175 update focused on several important issues at the airport, including an airfield hotspot, a new
176 passenger terminal area, immediate aircraft hangar development, primary runway enhancements,
177 crosswind runway justification, and on/off-airport land use considerations. Many of the master
178 plan objectives had been completed.
179

180 Mr. Gleason reviewed the following airport operations with council members:

181 Aviation Activity Forecast

- 182 • Aircraft Operations (takeoff or landing) – In 2006 the airport operations hit a low due to
183 the economy. This was not unique to Provo, many airports saw general aviation decline
184 as the economy crashed. Provo also added a control tower at that time, which caused
185 some pilots to use other airports. Operations have been increasing steadily since that
186 time.
- 187 • Based Aircraft – Based aircraft included helicopters, jets, multi-engine, and single-engine
188 aircraft. The Provo airport had 168-based aircraft in 2017 with estimates reaching 218 in
189 2035. Provo ranked fourth in the state for based aircraft.
- 190 • Passenger Enplanements (the number of passengers that board a commercial aircraft in
191 Provo) – By 2019 Provo should have more than 100,000 enplanements. This number
192 might level off unless the airport addressed their terminal capacity issues.
 - 193 ○ We have only one checkpoint for passengers to get through security.
 - 194 ○ We have only 177 seats in the terminal. One aircraft holds 160 passengers so we
195 cannot stack airplanes (have two aircraft at the terminal at the same time).
 - 196 ○ Allegiant Air does not have connections so it allowed them to schedule their flight
197 times to avoid stacking. Other airlines have to time their schedules to meet
198 connections. Until we have the ability to stack planes, we will not be able to
199 attract other airlines.
 - 200 ○ With a second gate, our enplanements could double. The masterplan
201 recommended adding up to ten gates.
202

203 Facility Requirements

204 Runway Improvements

- 205 • The wind was blowing down our primary runway 95 percent of the time. This was
- 206 important for aircraft operations.
- 207 • We no longer qualified for FAA grants to repair the secondary runway because it was
- 208 only in use about two or three percent of the time.
- 209 • The secondary runway did not give us any airspace because it intersected with the
- 210 primary runway.
- 211 • Future work on the primary runway would involve closing the runway until work had
- 212 been completed.

213 Site Requirements for New Terminal

- 214 • Reserved land was available on the southeast portion of the airport for ten gated positions
- 215 within the next 20 years.
- 216 • The proposed location provided good access off the runway to taxiways and passenger
- 217 access with a new entrance off Lakeview Parkway.
- 218 • The initial plan was to build a 70,000 square foot terminal with room for expansion. Our
- 219 current terminal was 6,000 square feet.
- 220 • Reserved land was available for a total of 1,150 parking spaces

221 Provide a Location for General Aviation

- 222 • The airport was deficient in every hangar type.
- 223 • Future needs included:
 - 224 ○ T-Hangars – 29
 - 225 ○ Box Hangars – 12
 - 226 ○ Corporate Hangars – We anticipated five but those have already been filled.
 - 227 We will need to add additional corporate hangars.
 - 228

229 Mr. Gleason identified airport expansion options chosen by staff and consultants for council
230 consideration and public input:

- 231 • Secondary Runway – rebuild the secondary runway to run parallel to the primary runway
- 232 with an 800-foot separation. This would increase safety, provide new land for
- 233 improvements, and increase airfield capacity. General aviation aircraft could use the
- 234 secondary runway, thereby allowing two aircraft to land at the airport at the same time.
- 235 Estimated cost was \$12 million and would be funded through FAA airport improvement
- 236 project (AIP) grants.
- 237 • Linear Terminal Configuration – A linear terminal provided roads on one side of the
- 238 terminal and aircraft on the other side. It allowed for more apron frontage, gates, and
- 239 room for passengers. We could start by building the central building with four or five
- 240 gates and expanding with additional gates on either side in the future. The airport was
- 241 working with the Utah Transit Authority to provide mass transit options at the airport.
- 242 The plan assumed all aircraft were 737's. With a larger terminal, we could accommodate
- 243 other airlines and become a hub feed.
- 244 • Land Use Alternatives – The analysis began with a conceptual idea of what the area
- 245 could look like in 40 plus years. We need to evaluate the long term on airport and off
- 246 airport land use. Development of a new terminal building, relocation of the secondary
- 247 runway, and continued growth of Provo towards the airport would all make major
- 248 impacts to land use while still providing the required airport protection area. Purchasing

249 available land (as it comes up for sale) around the airport should be a high priority. Land
250 purchases did not have to be contiguous to the airport but must be close and have an
251 airport use. Airport expansion to the south and west was not possible because of the lake
252 and high water year problems.

253

254 Mr. Gleason stated the next steps included:

- 255 • Incorporate council comments on the proposals and complete final documentation.
- 256 • Finalize the development plan and integrate it into a final ALP set for FAA review and
257 approval.
- 258 • Begin the implementation phase and incorporate phasing/timing/funding into the 20-year
259 development plan.
- 260 • Hold a final AC meeting and public workshop in late February or early March for public
261 comment and input.
- 262 • Complete the environmental review for the terminal and terminal apron.
- 263 • Begin the terminal and apron design as soon as the environmental review was completed.
- 264 • Begin construction on the corporate taxi lane.

265

266 Mr. Gleason reviewed future budget recommendations for the airport. The transfer from the
267 general fund to the airport had been declining over the past few years. Mr. Gleason anticipated
268 the trend would continue. Dave Decker, Public Works Director, stated that there might be a
269 bump in the future when the new terminal was built. They would not be able to run a larger
270 terminal with their current staffing so general fund transfers would probably be needed for a
271 short time when new employees were hired. As parking and other revenues from the new
272 terminal were generated, those transfers should decrease. We used MAG funding for the radar
273 in the past and we could potentially borrow against future MAG allotments for part of the
274 construction.

275

276 The proposed CIP budget would include \$36 million over the next few years for terminal and
277 apron construction. We had \$8 million for the terminal apron coming from AIP grants, which
278 left \$28 million to cover the terminal construction. An application has been submitted to the
279 FAA for supplemental AIP funds to build the terminal.

280

281 Brian Torgerson, Division Director for Public Services, reported that utility work on corporate
282 taxi lane 31 at the airport, to service the new corporate hangars, has been completed. Total cost
283 for the taxi lane, parking lot access, and utilities came to \$1,483,477.48. TacAir (\$550,000) and
284 Clyde companies (\$473,521.25) contributed to the project with the balance of \$459,956.23
285 coming from storm water, water, and the general fund. He noted that all corporate hangars were
286 either leased or “spoken for.” The frontage fee for the new corporate hangars was increased to
287 \$2,000 per linear foot. Total revenues (executed or in process) came to \$1,991,000 which left a
288 balance in the airport budget of \$507,523.

289

290 Mr. Gleason stated that funds appropriated from the general fund would be repaid through future
291 taxi lane revenues. Future budgets for airport operations would be increased to cover the cost of
292 staffing, call outs, and overtime.

293 ***Presentation Only – No Action Taken***

294

Break

295

Policy Items Referred from the Planning Commission

296

- 8 A discussion for a request to rezone approximately 14 acres, generally located at 2300 N University Parkway, from Regional Shopping Center (SC3) to Interim Transit Oriented Development (ITOD). Carterville Neighborhood. (PLRZ20180406) ([2:17:25](#))**

297

298 Aaron Ardmore, Provo City Planner, presented a revised plan for The Mix (formerly Plum Tree
299 Plaza) submitted by the owner for approval. Due to market concerns, the owner was requesting a
300 rezone of 14 acres on the north and east portions of the property from Regional Shopping Center
301 (SC3) to Interim Transit Oriented Development (ITOD). The rezone would enable them to
302 develop residential properties while maintaining commercial development adjacent to University
303 Parkway. The owner has agreed to a development agreement that would require the residential
304 development to include 10 percent affordable housing (60 percent of average median income);
305 the remaining SC3 zone would not include any residential uses; and the cost of improvements to
306 the sewer facilities servicing the development would be paid by the developer.

307

308 Responding to a question from Mr. Van Buren, the developer would be required to improve the
309 city's sewer infrastructure serving the residential development.

310

311 Mr. Winterton asked why the development was divided into separate building lots. Mr. Ardmore
312 replied that the property was divided into lots under a previous site plan because they had been
313 marketing a different building for each lot. Staff suggested the property lines be eliminated to
314 make development easier.

315

316 Chair Harding stated the council needed to discuss how the city wanted to handle tax incentives
317 in the future for new developments. He felt that commercial could be incentivized but we would
318 need a good reason to incentivize housing.

319

320 Mr. Winterton asked if we were comfortable with an ITOD zone in that area because it was a
321 gateway into the city. He was concerned about the look of the development and wanted to make
322 sure it was something that would make the city proud.

323

324 Mr. Sewell asked if the developer was going to encourage owner occupied housing. Mr.
325 Peperone stated that there were more problems when multi-family and higher density housing
326 was owned individually rather than rented. Mr. Handley agreed stating that when investors
327 purchased some of the housing they had a tendency to be over-occupied.

328

This item was scheduled for the regular council meeting later that night.

329

Business

330

- 9 A discussion for further consideration of an annexation petition for approximately 13.45 acres of property generally located at 5400 N Canyon Road (Peay Annexation). North Timpview and Riverbottoms Neighborhoods. (PLANEX20180355) ([2:27:55](#))**

331
332 Bob Maxfield, Planning Supervisor, stated that under state code, a petition requesting annexation
333 needed to be filed with a city. The petition would begin a 60-day waiting period to address
334 concerns and finalize the request.

335
336 Mr. Maxfield stated that, even though the proposed annexation would create a peninsula or
337 island, state law had changed which now allowed this if the city and county agreed to the
338 annexation. The annexation area had many development concerns that needed to be addressed.
339 Mr. Jones explained that, even if a property was on the Provo City Annexation Plan, we were not
340 under any obligation to annex the area. The decision for the council that night would be to
341 accept the petition or deny it.

342
343 Mr. Stewart felt that approving the resolution that night would be tantamount to approving the
344 annexation. They should deny the resolution if they did not want to annex the property.

345
346 Mr. Knecht expressed concern about annexing the property if we could not provide services. He
347 did not want to feel obligated to provide services if they were not easily available.

348 *This item was scheduled for the regular council meeting later that night.*

349
10 A discussion on an affordable housing resolution and policy for Provo City. (18-070)
[\(2:35:03\)](#)

350
351 Clifford Strachan, Council Executive Director, led a discussion on a proposed affordable housing
352 resolution and policy for Provo City. During the last meeting, the council asked that more
353 information be included in the proposed resolution. Mr. Strachan addressed those concerns and
354 stated the following had been incorporated into the document.

- 355 • Lines 46 and 47 – added the following language, “... the Municipal Council of Provo
356 City has included multiple measures supporting housing affordability and affordable
357 housing in the city’s General Plan.”
- 358 • Lines 49-50 – added language stating that 29 of 47 affordable housing projects in Utah
359 County were located in Provo City (62 percent).
- 360 • Section 1 – Issued a pledge of support with a regional perspective and called upon other
361 cities in Utah County to join with us as we endeavor to find solutions to the shortage of
362 affordable housing.
- 363 • Section 2.7 – Promoted collaboration with other communities to find additional solutions.

364
365 The following items were discussed:

- 366 • Mr. Handley proposed amending the Section 2 title to read, “Measures to be taken.
367 Consistent with the goals of Provo City’s General Plan, the Municipal Council Pledges
368 to:”
- 369 • The administration was in favor of the action but did not feel it needed to be a joint
370 resolution.
- 371 • The proposed resolution did not commit the city to take more action. The resolution
372 restated what Provo City was already doing and invited other cities to participate.
- 373 • The resolution was sending a strong message to the county that Provo needed help and
374 we needed other cities to commit to do more.

- 375 • If we back away from approving the resolution, it might send a message to other cities
376 that we were not interested in working with them.
377

378 After the discussion, the following motion was made:
379

Motion: Council Member George Handley made a motion to move the item forward with the amendment he proposed. The motion was seconded by Council Member David Knecht.

380

Roll Call Vote: The motion was approved 7:0 with Council Members Handley, Harding, Knecht, Sewell, Stewart, Van Buren, and Winterton in favor.

381

382 *This item was scheduled for the regular council meeting later that night.*
383

11 A review of Council Board and Committee assignments, including a discussion regarding Council goals (Part 2 of 2). (19-002) ([2:51:49](#))

384

385 Chair Harding led a discussion concerning council goals and board and committee assignments.

386 The following ideas were suggested as 2019 goals for the council to consider:

- 387 • Accessory Dwelling Units
388 • Short Term Rentals
389 • Parking Policies (Joaquin/Downtown)
390 • Zoning Compliance (including acknowledgement disclosures/reporting)
391 • Rental Dwelling Licenses
392 • CIP Review
393 • Election Code Review
394 • Ranked Choice Voting (community conversation)
395 • Comprehensive City-Wide Housing Audit
396 • Gravel Pit Issues Related to Mining/Protection of Foothills
397 • Fireworks
398 • Increase HOA Involvement on a Neighborhood Level
399 • Ensure Best Outcome for City Facilities

400

401 Budget Goals:

- 402 • Police
403 ○ Officer Safety (do not sacrifice safety for zero energy use)
404 ○ Increased Staffing – To decrease workload, response time, and provide proactive prevention.
405 ○ Recruitment/Retention
406 • Parking Enforcement Needs
407 • Zoning Enforcement/Compliance
408 • Funding for a Comprehensive Housing Audit / Research (General Plan 3.4.2.1)

410

411 Mr. Strachan suggested council members review the proposed goals and determine which goals
412 had broad support for future council committees.

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413
 414 Mr. Harding suggested that the list would be available and goals that needed immediate attention
 415 could be addressed through small ad-hoc committees. As soon as that goal was addressed, it
 416 could be checked off the list. Some goals did not require a committee; they could be handled
 417 through the administration.

418
 419 Mr. Knecht stated that many of these goals were being addressed in current committees. For
 420 those that did not fit into a committee, the council would need to find another way to move them
 421 forward. Council members needed to indicate if they were interested in a specific goal, and how
 422 they were going to accomplish the goal.

423
 424 Chair Harding reviewed the current committee/board assignments for council members.
 425 Council members shown in **red** were added to a committee/board while those removed from a
 426 committee were indicated by a ~~strikeout~~.

427

	Status	Council Representative	Council Representative	Council Representative
Council Leadership	Standing	David Harding (Chair)	Kay Van Buren (Vice-Chair)	
RDA Leadership	Standing	David Knecht (Chair)	George Handley (Vice-Chair)	
Neighborhood Advisory Board	PCC	David Knecht (Chair)	David Sewell (Vice-Chair)	
Housing Committee	Ad-hoc	David Knecht (Chair)	George Handley (Vice-Chair)	David Harding
Zoning Compliance Committee	Ad-hoc	David Knecht (Chair)	George Handley (Vice-Chair)	David Sewell
Library Board (appointed by Mayor)	3-year term	David Sewell	George Stewart	
Airport Board	Liaison	Gary Winterton		
Energy Board	Liaison	George Stewart	Gary Winterton	George Handley
TMAC	Liaison	David Harding		
Parks & Rec Board	Liaison	Gary Winterton	Kay Van Buren	George Handley
Rock Canyon Advisory Committee	Liaison	George Handley		
Sustainability Committee	Liaison	George Handley		
Utah Valley Clean Air Task Force	Liaison	Gary Winterton		
CDBG General Committee	Liaison	David Harding		
CDBG Social Services Committee	Liaison	David Knecht		
Metropolitan Water District Board	Liaison	Gary Winterton	Kay Van Buren	
Provo Housing	Board	George Handley		

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Authority	Member			
Downtown Provo, Inc.	Liaison	Gary Winterton		
ULCT Legislative Policy Committee		David Harding		
Arts Council	Liaison	David Sewell		
Agricultural Committee	Liaison	David Knecht		

428

429

The following committees were discontinued until further notice:

430

- The Policy Governance Committee - They were just finishing the parking permit application process. After one more meeting, this committee could be disbanded.

431

432

- The Council Rules Committee – The council rulebook had been updated recently.

433

- The Impact Fee Review Committee – Disband until needed.

434

- The Development Approval Process Review Committee had been reviewing a gravel pit application process. The committee was winding down. The committee could be abolished and replaced by an ad-hoc committee to review mining/foothill protection issues. George Handley could serve as chair with David Sewell as vice-chair.

435

436

437

438

439

Mr. Strachan will update the council committee chart, type up the goals, and send them to council members for their input.

440

441

12 A discussion on the use of the surplus property list. (19-015) (3:40:59)

442

443

Brian Jones, Council Attorney, led a discussion on surplus property. The council was required to give public notice that a property was to be placed on the surplus property list and sold before a closed meeting could be held to discuss the sale of the property. It was suggested that Provo City prepare a list of all properties that might be for sale if the price was right. Placing the property on the list did not mean we were actively selling the property. A resolution placing those properties on the surplus property list could be approved by the council, which would provide the required public notice. It should be noted that the surplus property list should be used for individual property purchases, not a mass sale of all Provo City property. Tara Riddle, Provo City Property Manager, would work on preparing the list.

444

445

446

447

448

449

450

451

452

Presentation Only

453

Closed Meeting (No closed meeting held)

454

Adjourn

455

456

The meeting was adjourned at 4:49 p.m. by unanimous consent.

457

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: HSALZL
Department: Council
Requested Meeting Date: 02-19-2019

SUBJECT: A presentation on Administrative Services and potential budget requests.
(19-004)

RECOMMENDATION: Information only.

BACKGROUND: Administrative Services will (1) report on how its operations contribute to City goals and objectives and (2) identify potential budget needs for the department.

FISCAL IMPACT: NA

PRESENTER'S NAME: John Borget

REQUESTED DURATION OF PRESENTATION: 60 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 19-004

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: DGRABAU
Department: Finance
Requested Meeting Date: 01-01-2018

SUBJECT: A discussion regarding an appropriation for additional Police Department expenses. (19-019)

RECOMMENDATION: Information only with the intention of a resolution coming to the Council Meeting on February 19, 2019.

BACKGROUND: For the events surrounding the death of Officer Shinnars, there were a number of expenses incurred by the Police Department beyond their normal operations that amount to just over \$26 thousand in expenses. The request before the Council is add budget authority to cover these expenses instead of using existing Police Department Budget.

FISCAL IMPACT: \$26,172

PRESENTER'S NAME: Dustin Grabau

REQUESTED DURATION OF PRESENTATION: 3 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 19-019

1 RESOLUTION 2019-.

2
3 A RESOLUTION APPROPRIATING \$26,172 IN THE POLICE
4 DEPARTMENT GENERAL FUND FOR EXPENSES RELATED TO THE
5 DEATH OF AN OFFICER IN THE LINE OF DUTY, APPLYING TO THE
6 FISCAL YEAR ENDING JUNE 30, 2019. (19-019)
7

8 WHEREAS, the Municipal Council of Provo City Corporation has received a
9 recommendation from the Provo City Mayor that \$26,172 be appropriated in the Police
10 Department General Fund for expenses related to the death of an officer in the line of duty
11 applying to the fiscal year ending June 30, 2019; and
12

13 WHEREAS, the appropriation will be funded by \$26,172 from the General Fund balance;
14 and
15

16 WHEREAS, on February 19, 2019, the Municipal Council met to ascertain the facts
17 regarding this matter and receive public comment, which facts and comments are found in the
18 public record of the Council's consideration; and
19

20 WHEREAS, all persons for and against the proposed appropriation were given an
21 opportunity to be heard; and
22

23 WHEREAS, after considering the Mayor's recommendation, and facts and comments
24 presented to the Municipal Council, the Municipal Council finds the proposed appropriation
25 reasonably furthers the health, safety, and general welfare of the citizens of Provo City.
26

27 NOW, THEREFORE, be it resolved by the Municipal Council of Provo City, Utah as
28 follows:
29

30 PART I:
31

32 The Mayor is hereby authorized to appropriate \$26,172 in the Police Department General
33 Fund applying to the fiscal year ending June 30, 2019.
34

35 PART II:
36

37 This resolution shall take effect immediately.
38

39 END OF RESOLUTION.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: DGRABAU
Department: Finance
Requested Meeting Date: 02-05-2019

SUBJECT: A discussion regarding an appropriation for the Provo Police, Fire & City Facilities Bond. (19-021)

RECOMMENDATION: Information only with the intention of a resolution coming to the Council Meeting on February 19, 2019.

BACKGROUND: Work has already begun on the process for building a new city center and this budget will enable us to begin to pay for property acquisition, architects, and construction of the projects. This amount is above the bond issuance total because it includes a 2% premium to cover issuance costs and expected interest gained through holding the bond proceeds.

FISCAL IMPACT: \$72,837,691

PRESENTER'S NAME: Dustin Grabau

REQUESTED DURATION OF PRESENTATION: 3 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 19-021

1 RESOLUTION 2019-.

2
3 A RESOLUTION APPROPRIATING \$72,597,691 IN THE GENERAL CAPITAL
4 IMPROVEMENT PLAN FUND AND \$240,000 IN THE DEBT SERVICE FUND FROM THE
5 VOTER-APPROVED BOND PROCEEDS FOR CONSTRUCTION AND DEBT PAYMENTS
6 RELATED TO THE NEW CITY FACILITIES APPLYING TO THE FISCAL YEAR ENDING
7 JUNE 30, 2019. (19-021)
8

9 WHEREAS, the Municipal Council of Provo City Corporation has received a
10 recommendation from the Provo City Finance Department that \$72,597,691 be appropriated in
11 the General Capital Improvement Plan Fund and \$240,000 be appropriated in the Debt Service
12 Fund for construction and debt payments related to the new City facilities applying to the fiscal
13 year ending June 30, 2019; and
14

15 WHEREAS, the appropriation will be funded by \$72,837,691 from the General Fund
16 balance; and
17

18 WHEREAS, on February 19, 2019, the Municipal Council met to ascertain the facts
19 regarding this matter and receive public comment, which facts and comments are found in the
20 public record of the Council's consideration; and
21

22 WHEREAS, all persons for and against the proposed appropriation were given an
23 opportunity to be heard; and
24

25 WHEREAS, after considering the Mayor's recommendation, and facts and comments
26 presented to the Municipal Council, the Municipal Council finds the proposed appropriation
27 reasonably furthers the health, safety, and general welfare of the citizens of Provo City.
28

29 NOW, THEREFORE, be it resolved by the Municipal Council of Provo City, Utah as
30 follows:
31

32 PART I:
33

34 The Mayor is hereby authorized to appropriate \$72,597,691 in the General Capital
35 Improvement Plan Fund and \$240,000 in the Debt Service Fund for construction and debt
36 payments related to the new City facilities applying to the fiscal year ending June 30, 2019.
37

38 PART II:
39

40 This resolution shall take effect immediately.
41

42 END OF RESOLUTION.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: DGRABAU
Department: Finance
Requested Meeting Date: 02-05-2019

SUBJECT: A discussion on a proposed appropriation for the Airport Bond payment.
(19-020)

RECOMMENDATION: Information only with the intention of a resolution coming to the Council Meeting on February 19, 2019.

BACKGROUND: The Airport Sales Tax Revenue Bonds issued in FY2018 included a period of capitalized interest where payments of interest are made from the bond proceeds themselves. During this period, only interest payments are made. Because the bond proceeds fund these payments, they were unintentionally excluded from the budgeting process when developing the FY2019 budget. The interest payments in FY2019 amount to \$196,475. The request before the Council is now to appropriate the \$196,475 in the airport fund to rectify this oversight.

FISCAL IMPACT: \$196,475

PRESENTER'S NAME: Dustin Grabau

REQUESTED DURATION OF PRESENTATION: 4 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 19-020

RESOLUTION 2019-.

A RESOLUTION APPROPRIATING \$197,56H IN TCE AIRPORT 4UNM, OPERATING DIVISION 4OR TCE AIRPORT FONMPADB ENT, APPLDING TO TCE 4ISYAL DEAR ENMING WNE 30, 2019. J19-020(

) CEREAS, & h B euri rpa Yl eui mal oPfl r l Yr& Yl fcl fp& u t py fhi hr hs p fhi l mmhus p& u d l m & h Pfl r l Yr& B pvl f & p8\$197,56Hbh pccfl cfp&s nu & h Arfcl f84eus, Ochfp&uw Mr nyl u d f & h Arfcl f8F1 us cpvmhu&pcavnu& & h oyi pavhpf hus nuw Wuh 30, 2019gpus

) CEREAS, & h pccfl cfp& u ; na bh œushs bv \$197,56H d l m & h Ghuhfpa 4eus bp&ui hgpus

) CEREAS, l u 4hbfe pfv 19, 2019, & h B euri rpa Yl eui ma mh& & pyi hf&nu & h qpi & fhwpfs nuw & ny mp&hf pus fhi hr h ceb& i l mmhu& ; t ri t qpi & pus i l mmhu& pfh d eus nu & h ceb& i fhi l fs l o& h Yl eui m' y i l uyr& hf p& u gpus

) CEREAS, p& a chfyl uy d f pus pwpny& & h cfl cl yhs pccfl cfp& u ; hfh wr hu pu l ccl f&ur& & bh t hpfs gpus

) CEREAS, p& hf i l uyr& hf nuw & h B pvl f' y fhi l mmhus p& u, pus qpi & pus i l mmhu& cfhyhu&s & & h B euri rpa Yl eui m, & h B euri rpa Yl eui ma œusy & h cfl cl yhs pccfl cfp& u fhpyl upbav œf& hf y & h t hp&, ypch&, pus whuhfpa; h&pfh l o& h i r&zhuy l oPfl r l Yr&.

NO) , TCERE4ORE, bh r& fhyl ar hs bv & h B euri rpa Yl eui mal oPfl r l Yr&, U&pt py d æl ; y:

PART I:

Tt h B pvl f ny t hfhbv pe& l frzhs & pccfl cfp& \$197,56Hnu & h Arfcl f84eus, Ochfp&uw Mr nyl u pccavnu& & h oyi pavhpf hus nuw Wuh 30, 2019.

PART II:

Tt ny fhyl æ& u yt p& a &pkh hochi &mmhs ip&hav.

ENMO4 RESOLUTION.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: CSTRACHAN
Department: Council
Requested Meeting Date:

SUBJECT: A discussion on a proposed expansion of the Provo City Airport. (19-028)

RECOMMENDATION: Information only. Item is on the regular meeting agenda for February 19, 2019.

BACKGROUND: The City has submitted a request for appropriation to the Utah State Legislature for \$9,000,000 in funding for a new 40,000 SF, phase one terminal with four gates. The long term plan is to expand the terminal to 70,000 SF and accommodate 10 gates via the addition of two wings. The terminal will have TSA screening and baggage claim areas. PVU (the airport code for Provo) has secured matching grant funds from the FAA for an apron and the City has put together a project worth \$41,710,000 with the project including grants, capital improvement projects (utilities), interdepartmental loans. The City is also seeking \$4,298,000 from another source to be determined to complete the project funding.

FISCAL IMPACT: \$41,710,000 from various sources

PRESENTER'S NAME: Isaac Paxman

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

Goal 5.4.3 Focus on maximizing our airport for business and increasing recreational vacation traffic.

Goal 7.4.3 Maximize our airport for business and recreational traffic.

Goal 7.4.15 Develop business facilities and locations to encourage new business growth and job formation.

CITYVIEW OR ISSUE FILE NUMBER: (19-028)

Request for Appropriation (2019 General Session)

(See instructions on reverse side and JR4-3-101 through 201)

SECTION I - To be completed by requesting legislator

Name: Senator/Representative Francis Gibson & Val Peterson Date 02/06/2019

Funding Request Name Provo Airport Terminal

Description of Funding Item A contribution towards the funds needed for an approximately 40,000 sq. ft. phase-one terminal that will house 4 gates, each of which could accommodate a 166-passenger plane. The terminal will have a baggage claim area and TSA screening area sufficient to handle terminal needs even if and when it is later expanded to a 70,000 sq. ft. terminal with 10 gates, as called for in the airport's master plan. The later expansion would be handled by merely adding 2 "wings" to the core terminal space.

Agency through which funds would be administered Provo City

What is the statewide public purpose?* See attached.

What type of organization(s) will receive this funding? (check all that apply)

Government Gov't Not for Profit Private for Profit Private Not for Profit

Amount Requested: \$ 9M

General Fund Educ. Fund Transp. Fund Other:

FY19 (One-time) FY20 (One-time) FY20 (Ongoing) Nonlapsing

Project Contact Information: Name Michelle Kaufusi

Title Mayor

Organization Provo City

Phone # 801-852-6108

Email michelle@provo.org

Attach Supporting Documentation (Required)

Itemized Budget

Deliverables and/or Performance Measures

Does this organization receive other State financing? Yes No If yes, attach explanation.

Please attach any other supporting documentation

Appropriations Committee Recommendation _____

*All appropriations must be made to state agencies. State agencies must follow state procurement laws which require competitive bids, requests for proposal, or sole source determination.

(Over)

What is the statewide public purpose? The terminal will enhance the state's economic development and thereby increase state tax revenue, by increasing the convenience of traveling to and from such locations as: Silicon Slopes (including Provo City's tech sector), Sundance Resort, the Utah Valley Convention Center, Utah's two largest universities (UVU and BYU), and other locations within and beyond Utah County, which is projected to be the state's most populous county in coming decades. Based on the economic impact formula developed by the state of California and adapting the formula to a Utah County specific passenger mix, the economic impact of 1 daily flight per year is \$15,658,500. This is according to Fred Davis, President and CEO of Tri-Star Marketing (the commercial aviation consulting firm used by Provo, St. George, and Ogden).

Additional viable airports benefit the statewide population by offering not only options but also the price reductions typically found with increased competition. Provo already serves as an alternate landing location when flights to SLC are diverted. This terminal will enhance our ability to serve that function, with benefit to the statewide public who use the international airport. Current facilities are inadequate to re-board passengers on diverted flights, making it necessary to bus them to Salt Lake International once they have deplaned.



MHTN
ARCHITECTS

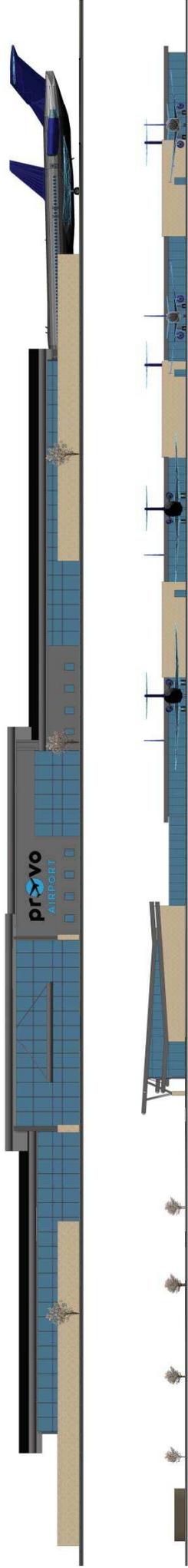
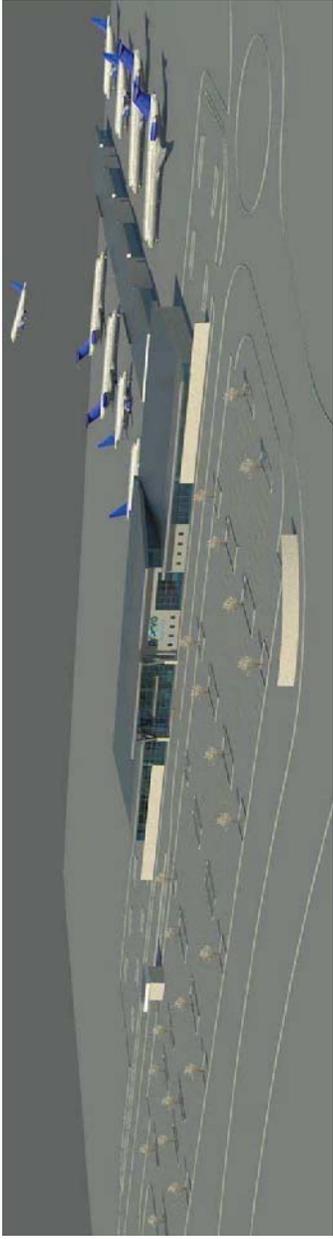
Provo, Utah provo city airport

CONCEPT DEVELOPMENT
December 16, 2016

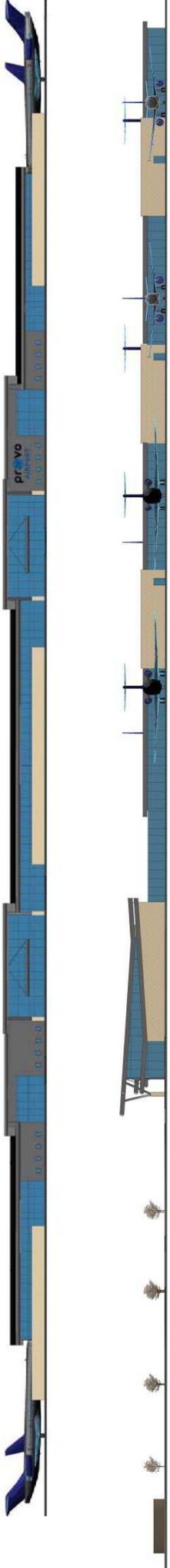




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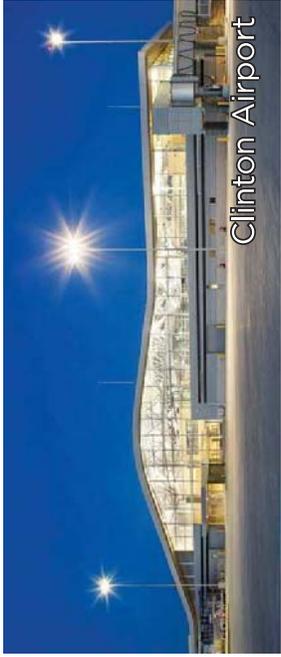


ELEVATIONS

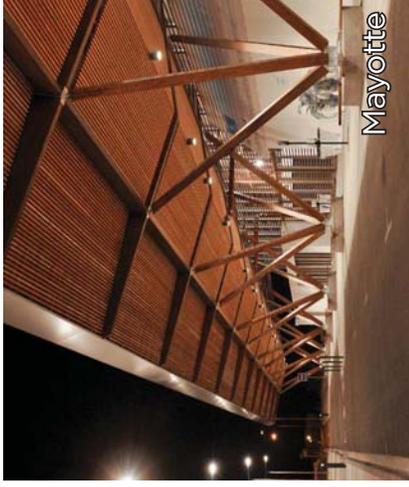




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ARCHITECTS



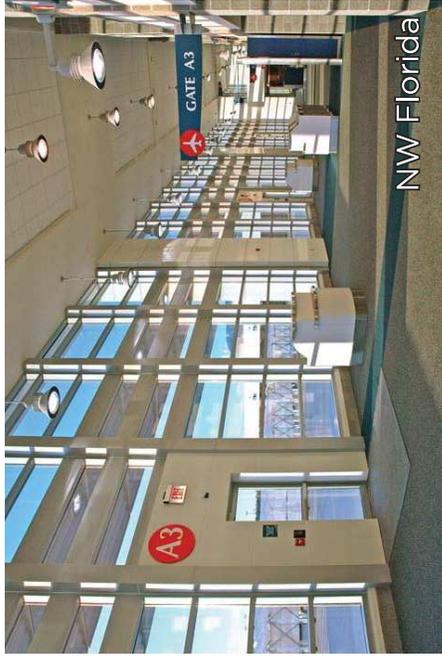
Clinton Airport



Mayotte



Jackson Hole WY



NW Florida



Cheyenne, WY



Dane County



Manhattan Regional

REGIONAL AIRPORT IMAGES

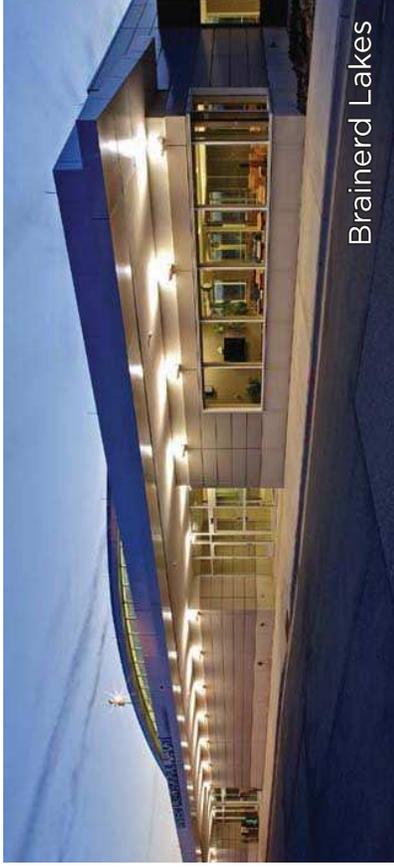




MHTN
ARCHITECTS



Brainerd Lakes



Brainerd Lakes



Mayotte



Wichita Falls



Bradley Airport



Wichita Falls

REGIONAL AIRPORT IMAGES

provo
AIRPORT



MHTN
ARCHITECTS



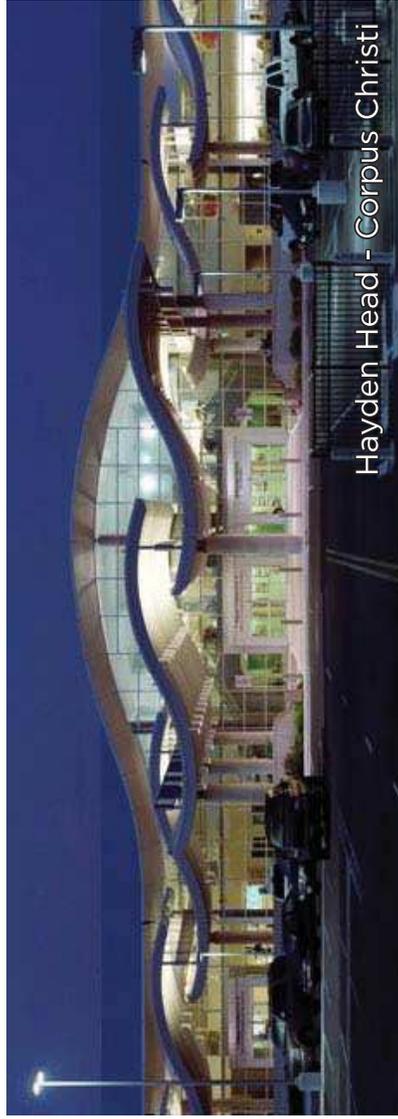
Northwest Arkansas



Yellowstone



Hayden Head - Corpus Christi



Clinton Airport



Phoenix- Mesa

REGIONAL AIRPORT IMAGES



MHTN
ARCHITECTS



Manchester Airport



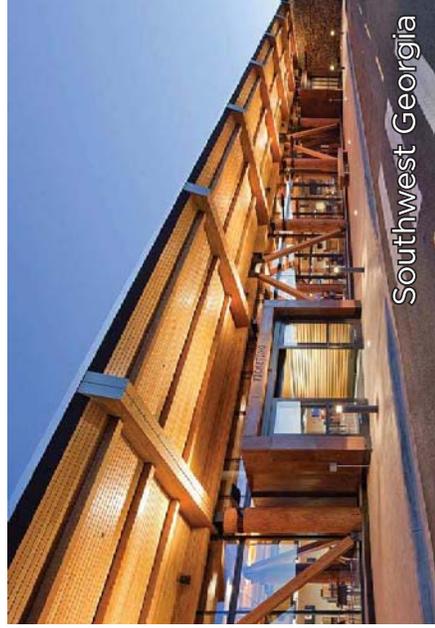
Modern Prince George Airport



Jackson Hole



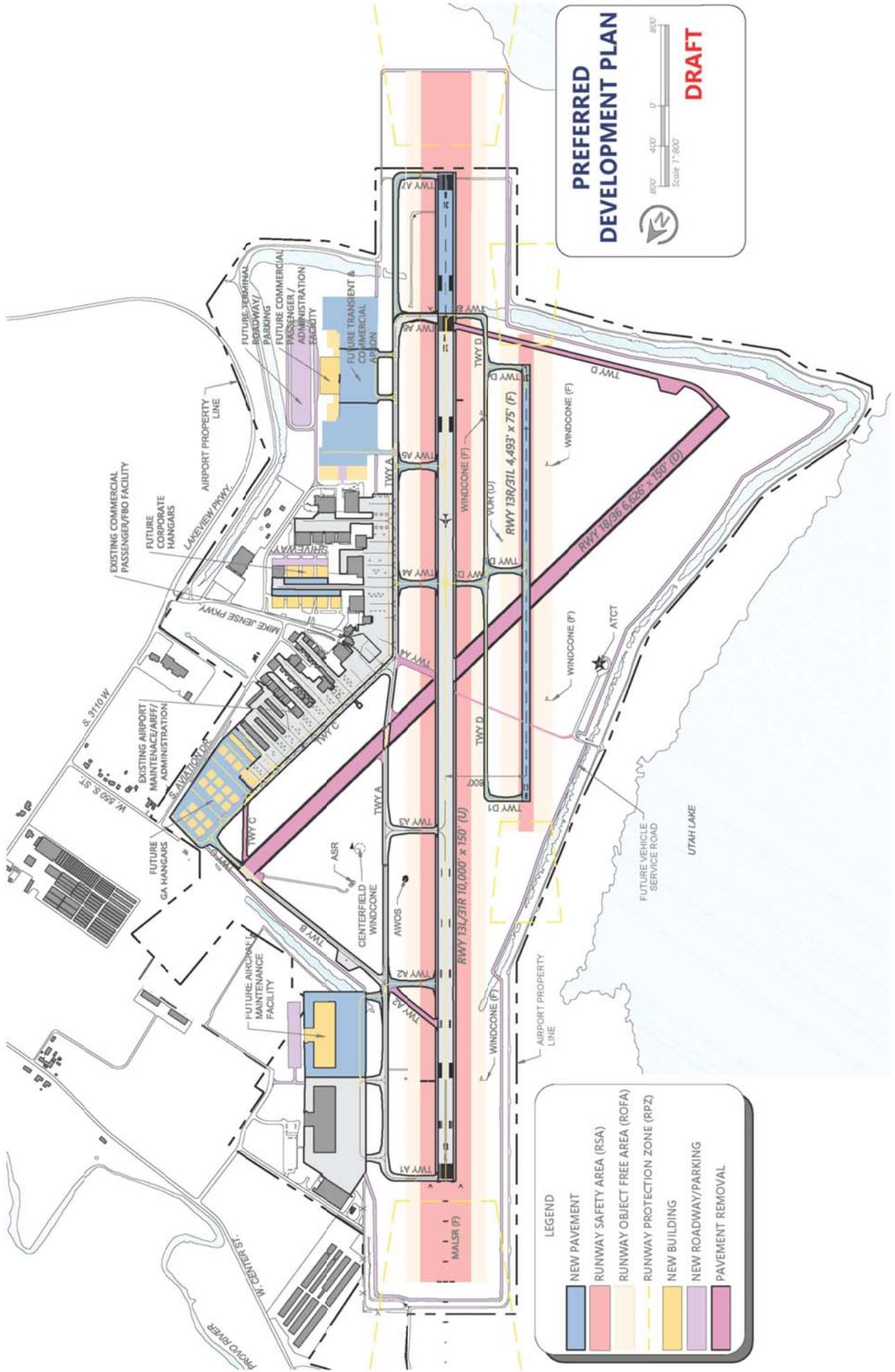
Clinton Airport



Southwest Georgia

REGIONAL AIRPORT IMAGES





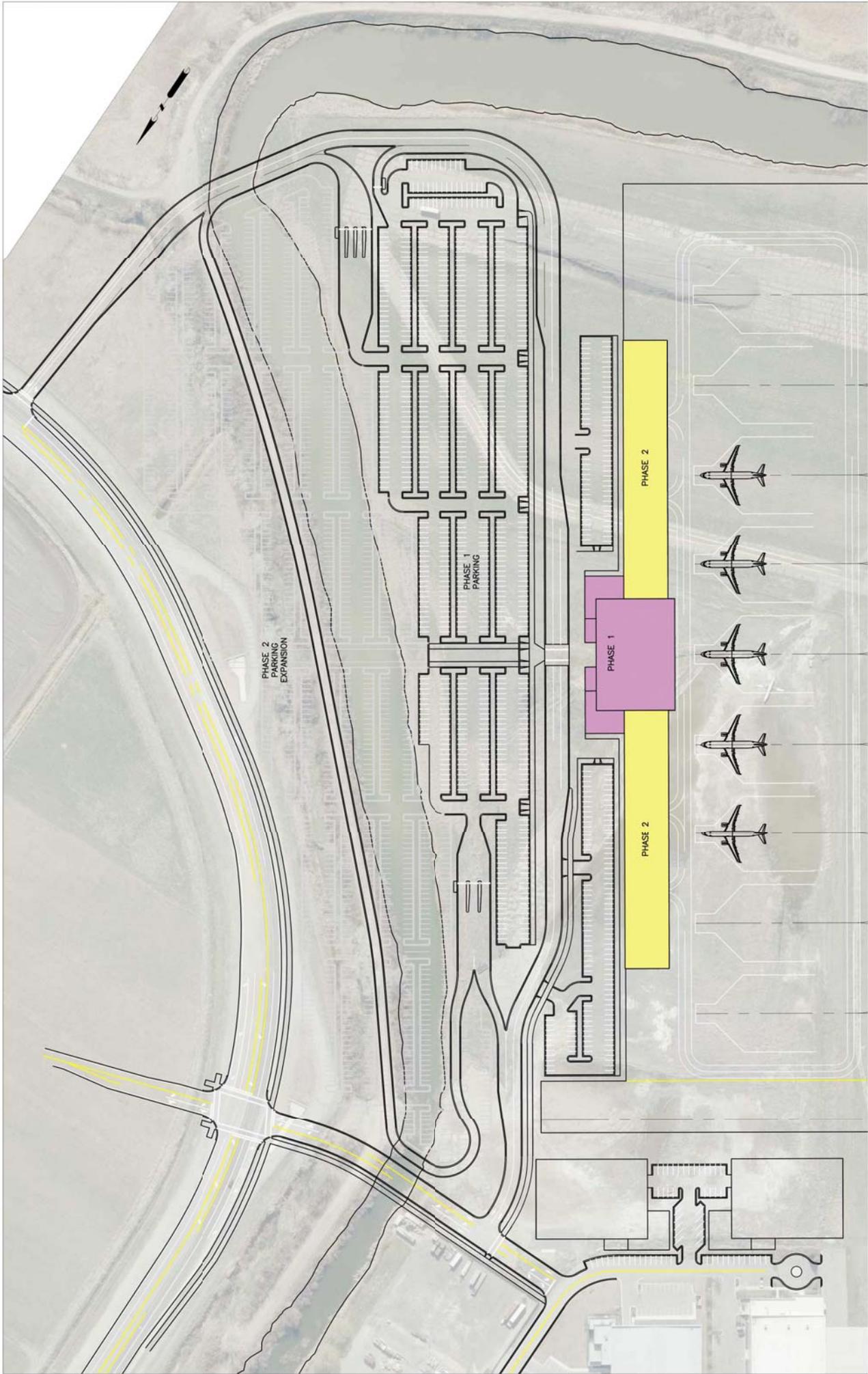
PREFERRED DEVELOPMENT PLAN

800' 400' 0' 400' 800'

Scale 1"=800'

DRAFT

- LEGEND**
- NEW PAVEMENT
 - RUNWAY SAFETY AREA (RSA)
 - RUNWAY OBJECT FREE AREA (ROFA)
 - RUNWAY PROTECTION ZONE (RPZ)
 - NEW BUILDING
 - NEW ROADWAY/PARKING
 - PAVEMENT REMOVAL



Provo Airport - New Terminal Facilities

Description	Total Estimated Cost
Terminal Area Land (66 Acres)	\$ 4,734,917.00
Airport Master Plan (Terminal Area Plan)	\$ 789,474.00
Terminal Area Environmental (CAT-EX)	\$ 331,016.00
Terminal Building and Apron Design	\$ 1,186,141.00
Sewer	\$ 4,386,825.00
Water	\$ 2,301,745.00
Storm	\$ 546,940.00
Power/Lighting/Communication	\$ 630,721.40
Access Loop Roadways	\$ 1,698,141.10
Parking Lot/Landscaping	\$ 2,797,699.05
Terminal Building Construction	\$ 14,500,000.00
Apron Construction	\$ 7,806,466.00
Project Total Cost (Phase 1)	\$ 41,710,085.55

Project Funding

Federal Grants		Funding Gap
FAA Entitlement Grants	\$ 3,165,499.68	
FAA Discretionary Grants	\$ 6,000,000.00	
Provo City Local Grant Match	\$ 947,597.32	
	\$ 10,113,097.00	\$ (31,596,988.55)
Provo City Capital Improvement Projects		
Provo City Wastewater CIP	\$ 4,386,825.00	
Provo City Water CIP	\$ 2,301,745.00	
Provo City Storm Water CIP	\$ 546,940.00	
Provo City Power CIP	\$ 630,721.40	
Provo City Engineering CIP	\$ 1,698,141.10	
	\$ 9,564,372.50	\$ (22,032,616.05)
Inter-Departmental Loan (1/4 Cent Sales Tax)		
Provo City Power Fund Balance	\$ 4,000,000.00	\$ (18,032,616.05)
Provo City Property Acquisition		
Previously Aquired Terminal Area Property (66 Acres)	\$ 4,734,917.00	\$ (13,297,699.05)
Utah State Legislature Appropriation (FY '19)		
State Funding Appropriation	\$ 9,000,000.00	\$ (4,297,699.05)
Funding Gap to be covered by Utah County, MAG ???	\$ 4,297,699.05	\$ -
Agency Funding Totals		
FAA	\$ 9,165,499.68	
Provo City	\$ 19,246,886.82	
State of Utah	\$ 9,000,000.00	
Utah County, MAG??	\$ 4,297,699.05	
	\$ 41,710,085.55	

Terminal Sewer Cost Estimate

Description	Unit	Qty	Unit Price	Total
15 Inch SDR-35 PVC Sanitary Sewer Pipe	LF	3045	\$ 420.00	\$ 1,278,900.00
12 Inch SDR-35 PVC Sanitary Sewer Pipe	LF	3740	\$ 390.00	\$ 1,458,600.00
8 Inch SDR-35 PVC Sanitary Sewer Pipe	LF	160	\$ 225.00	\$ 36,000.00
7-foot Diameter Manhole	Each	8	\$ 23,300.00	\$ 186,400.00
6-Foot Diameter Manhole	Each	16	\$ 18,750.00	\$ 300,000.00
Dewatering	LS	1	\$ 392,250.00	\$ 392,250.00
Trench Stabilization Material	Ton	3475	\$ 32.00	\$ 111,200.00
Controlled Low Strength Material (CLSM)	CU YD	3880	\$ 75.00	\$ 291,000.00
Import Backfill Material	TON	25575	\$ 13.00	\$ 332,475.00
				\$ 4,386,825.00

Terminal Water Cost Estimate

Description	Unit	Qty	Unit Price	Total
12 Inch C-900 PVC Waterline	LF	3555	\$ 155.00	\$ 551,025.00
16 Inch C-900 PVC Waterline	LF	6920	\$ 225.00	\$ 1,557,000.00
12 Inch Butterfly Valve	Each	6	\$ 1,650.00	\$ 9,900.00
16 Inch Butterfly Valve	Each	8	\$ 2,920.00	\$ 23,360.00
Fire Hydrant Assembly	Each	10	\$ 5,150.00	\$ 51,500.00
Trench Stabilization Material	Ton	1650	\$ 32.00	\$ 52,800.00
Import Backfill Material	TON	4320	\$ 13.00	\$ 56,160.00
				\$ 2,301,745.00

Terminal Storm Water Cost Estimate

Description	Unit	Qty	Unit Price	Total
18 Inch RCP Class III Storm Drain Pipe	LF	1810	\$ 68.00	\$ 123,080.00
24 Inch RCP Class III Storm Drain Pipe	LF	520	\$ 75.00	\$ 39,000.00
6-Foot Diameter Storm Drain Manhole	Each	12	\$ 4,850.00	\$ 58,200.00
Single Catch Basin	Each	46	\$ 2,300.00	\$ 105,800.00
Double Catch Basin	Each	12	\$ 4,750.00	\$ 57,000.00
Dewatering	LS	1	\$ 63,500.00	\$ 63,500.00
Trench Stabilization Material	Ton	975	\$ 32.00	\$ 31,200.00
Import Backfill Material	Ton	5320	\$ 13.00	\$ 69,160.00
				\$ 546,940.00

Terminal Power and Communication Cost Estimate

Description	Unit	Qty	Unit Price	Total
Street Light	Each	65	\$ 3,450.00	\$ 224,250.00
Type I Street Light Box	Each	65	\$ 750.00	\$ 48,750.00
2" PVC Conduit	LF	8605	\$ 12.00	\$ 103,260.00
#4 Duplex Aluminum Conductor	LF	8605	\$ 2.68	\$ 23,061.40
2 - 4" PVC Conduit	LF	4500	\$ 13.75	\$ 61,875.00
Primary Conductor Cable	LF	4500	\$ 16.25	\$ 73,125.00
Sectionalizer Ground Sleeve/Cabinet	Each	7	\$ 2,500.00	\$ 17,500.00
3 Phase Transformer	Each	4	\$ 3,200.00	\$ 12,800.00
4-Pack Communication Conduit	LF	3200	\$ 14.75	\$ 47,200.00
24 Count Fiber	LF	3600	\$ 5.25	\$ 18,900.00
				\$ 630,721.40

Terminal Ring Road Cost Estimate

Description	Unit	Qty	Unit Price	Total
Clear and Grub	Acre	4.2	\$ 2,613.00	\$ 10,974.60
Excavation	CU YD	6950	\$ 11.80	\$ 82,010.00
Borrow	CU YD	17040	\$ 18.25	\$ 310,980.00
Granular Borrow	CU YD	6950	\$ 24.05	\$ 167,147.50
UTBC	CU YD	4000	\$ 37.00	\$ 148,000.00
HMA	Ton	4100	\$ 68.50	\$ 280,850.00
Curb and Gutter	LF	8720	\$ 18.50	\$ 161,320.00
Landscaping	SQ FT	115000	\$ 3.25	\$ 373,750.00
Pavement Marking Paint	GAL	52	\$ 73.25	\$ 3,809.00
10' Wide Sidewalk	SQ FT	26550	\$ 6.00	\$ 159,300.00
				\$ 1,698,141.10

Terminal Parking Lot Cost Estimate (1000 Stalls)

Description	Unit	Qty	Unit Price	Total
Clear and Grub	Acre	10	\$ 2,613.00	\$ 26,130.00
Excavation	CU YD	15893	\$ 11.80	\$ 187,537.40
Borrow	CU YD	31786	\$ 18.25	\$ 580,094.50
Granular Borrow	CU YD	15893	\$ 24.05	\$ 382,226.65
UTBC	CU YD	10650	\$ 37.00	\$ 394,050.00
HMA	Ton	9710	\$ 68.50	\$ 665,135.00
Curb and Gutter	LF	15295	\$ 18.50	\$ 282,957.50
Landscaping	SQ FT	73600	\$ 4.05	\$ 298,080.00
Parking Lot Paint	GAL	104	\$ 73.25	\$ 7,618.00
				\$ 2,797,699.05



OWNER: **PROVO CITY**
 PROJECT: **AIRPORT TERMINAL**

DATE: **02/06/19**

Main Floor: 41,000
 Upper Floor: 8,000
 49,000

ACCT #	Division/Section	ITEM DESCRIPTION	CONTROL ESTIMATE
1210	00 3416	PERMITS & FEES (By Owner)	0.00
1039	0 4000	ARCHITECTURAL/ENGINEERING (By Owner)	0.00
1040	01 4000	QUALITY CONTROL/TESTING	50,000.00
8540	01 5100	TEMP HEAT AND PROTECTION COVER	0.00
1050	01 7123	ENGINEERING/SURVEY/LAYOUT	25,000.00
1810	03 3000	CONCRETE LABOR & MATERIAL (Lump Sum)	665,000.00
1850	04 2000	MASONRY	225,000.00
2720	05 1200	STRUCTURAL STEEL-LABOR & MATERIAL	1,750,000.00
5010	07 2100	INSULATION & FIRESTOPPING	125,000.00
4610	07 2400	EJFS	250,000.00
4210	07 2700	AIR/MOISTURE BARRIER	50,000.00
4020	07 4243	COMPOSITE METAL PANELS	500,000.00
3210	07 5400	ROOFING	375,000.00
5420	08 1116	HOLLOW METAL FRAME/DOORS/HARDWARE	175,000.00
5420	8 1116	GARAGE DOOR	45,000.00
4010	08 4100	GLAZED ALUM CURTAIN WALLS/ENTR	1,350,000.00
5210	09 2100	FRAMING & DRYWALL	525,000.00
6830	09 3000	INTERIOR TILE	200,000.00
5220	09 5100	ACOUSTICAL CEILING TILE & SPECIALTY CEILINGS	375,000.00
6850	09 6700	FLOOR COVERINGS-CONCRETE SEAL	264,000.00
6810	09 6823	FLOOR COVERINGS-CARPET/ENTRY M	68,000.00
5610	09 9100	PAINT	160,000.00
6210	10 2102	WASHROOM ACC/MIRRORS/PARTITIONS/FIRE EXT/MISC.	75,000.00
8550	11 0000	EQUIPMENT RENTAL / HOISTING	75,000.00
5410	12 3661	INTERIOR MILLWORK/COUNTERTOPS	250,000.00
3710	14 2100	ELEVATOR	125,000.00
3110	21 1313	FIRES/SPRINKLERS	14,000.00
3010	22 0015	PLUMBING & GAS PIPING	275,000.00
3410	23 0593	MECHANICAL BALANCE & CONTROL	650,000.00
3610	26 0500	ELECTRICAL, SITE, FIRE ALARM	625,000.00
3630	27 1000	DATA CABLING & BACKBONE & SECURITY & AV	250,000.00
1430	31 0513	STRUCTURAL EARTHWORK/IMPORT/EXPORT & STONE COLUMNS	250,000.00
1410	31 2316	EXCAVATION (BLDG. ONLY)	150,000.00
1760	32 1216	SITWORK/STORM/UTILITIES/SITE CONC/PAVING	2,500,000.00
2020	32 3100	EXTERIOR FENCE	250,000.00
8210	32 9300	LANDSCAPING	175,000.00
8580	50 1000	GENERAL LIABILITY	109,000.00
8570	50 2000	CONTINGENCY	350,000.00
		TENANT IMPROVEMENT	
			13,300,000.00
GENERAL CONDITIONS:			
8810		GENERAL CONDITIONS & FEE	1,200,000.00
TOTAL	TOTAL COST OF CONSTRUCTION		\$14,500,000.00

Phase 2 : Add 3 additional gates to the existing 4 gates. \$3,000,000.00
 Phase 3 : Add 3 additional gates to the existing 7 gates. \$3,000,000.00
 Does not include any jetways.

L&T DESIGN AND CONSTRUCTION

GENERAL CONTRACTORS • CONSTRUCTION MANAGEMENT • DESIGN
 COMMERCIAL • RESIDENTIAL

State Funding

Like probably all cities in Utah, Provo City receives some standard ongoing funding from the state, such as for class B or C roads. Occasionally, the city receives grants from the state, such as for the Provo River Trail Parkway. But we are unaware of any state funds that are received by, or for, the airport.

1 RESOLUTION 2019-XX.

2
3 A JOINT RESOLUTION OF THE PROVO CITY MAYOR AND MUNICIPAL
4 COUNCIL IN SUPPORT OF THE PROVO CITY AIRPORT AND
5 REQUESTED STATE FUNDING TO ADD A COMMERCIAL PASSENGER
6 FACILITY (TERMINAL). (19-028)
7

8 WHEREAS, the University of Utah’s Kem C. Gardner Policy Institute has prepared 50-
9 year population projections that indicate “Utah County is projected to have the largest numeric
10 increase in population [in the state], adding over 1 million new residents to reach 1.6 million by
11 2065,” comprising “37 percent of the state’s population growth over the next 50 years;” and
12

13 WHEREAS, government and business entities alike acknowledge that investment in
14 transportation infrastructure is critical to the long-term viability of the Utah economy; and
15

16 WHEREAS, Utah continues to expand its infrastructure in preparation for expected
17 growth, including reconstruction of I-15 through the Wasatch Front corridor and expansion of
18 the Salt Lake City International Airport; and
19

20 WHEREAS, Provo City is nearing completion of three-year effort to update the Airport
21 Master Plan, which determined that in order to accommodate the expected needs of future
22 commercial service operations the airport will need a new passenger terminal (to eventually
23 accommodate up to 10 gates), aircraft apron, secondary runway improvements, and parking for
24 up to 1,150 vehicles; and
25

26 WHEREAS, the Provo City Airport (PVU) is classified by the Federal Aviation
27 Administration (FAA) as a general aviation airport, which classification has qualified Provo City
28 to receive matching grants to pay for the cost of aircraft apron, and accordingly the City is
29 seeking ways and means to realize this apron and terminal; and
30

31 WHEREAS, the Utah State Legislature is considering appropriating \$9 million to
32 contribute toward a 40,000 square feet, phase one terminal that will include four gates sufficient
33 to accommodate passenger planes, and include TSA screening and baggage claim areas, and
34 which will be designed to expand to 70,000 square feet terminal with 10 gates; and
35

36 WHEREAS, the terminal will enhance the state’s and county’s economic development
37 and thereby increase tax revenue by increasing the convenience of travelling to and from such
38 locations as Silicon Slopes, Sundance Resort, the Utah Valley Convention Center, two of Utah’s
39 largest universities (BYU and UVU), and other locations in and beyond Utah County; and
40

41 WHEREAS, based on the economic impact formula developed by the State of California
42 and applying the formula to a Utah County-specific passenger mix, the economic impact to Utah
43 Valley exceeds \$15 million annually per daily passenger flight; and
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45 WHEREAS, additional viable airports benefit the statewide population by offering
46 additional convenient alternatives to the Salt Lake City International Airport (SLC); and

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WHEREAS, this proposed terminal will enhance the Provo City Airport’s ability to serve Utah County and Utah businesses, residents and visitors, and provide positive economic benefit to the community, the county, and the state; and

WHEREAS, Provo City is participating in the project funding via capital improvement projects (utilities), interdepartmental loan, property acquired, and local grant match; and

Now, THEREFORE, be it resolved that we, the members of the Provo City Municipal Council and the Mayor of Provo City, support the state appropriations request and are committed to providing the Provo City funding outlined in that application and to working to secure the additional funding outlined in the application.

BE IT FURTHER RESOLVED, that the City Recorder of Provo City transmit duly authenticated copies of this resolution to: the Governor of the State of Utah, the President of the Utah Senate, the Speaker of the Utah House of Representatives, the respective Clerks of the Utah State Legislature, the Utah County Commission, the Utah League of Cities and Towns, Utah County’s state legislators, and to the news media of Utah.

END OF RESOLUTION

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: HSALZL
Department: Council
Requested Meeting Date: January 22, 2019

SUBJECT: A discussion on the use of the surplus property list. (19-015)

RECOMMENDATION: Information only with the intention of a resolution coming to the Council Meeting on February 19, 2019.

BACKGROUND: The discussion will address an alternative proposal for how the Council surpluses properties and how those properties are discussed.

FISCAL IMPACT: NA

PRESENTER'S NAME: Brian Jones

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 19-015

RESOLUTION 2019-

Approved as to form: ___

A RESOLUTION TO PLACE SEVEN PARCELS OF PROPERTY GENERALLY LOCATED AT: THE MOUTH OF PROVO CANYON (39 ACRES), EAST OF NEVADA AVENUE AND SLATE CANYON DRIVE (17.71 ACRES), 350 SOUTH SLATE CANYON DRIVE (4.347 ACRES), AND 1320 SOUTH STATE STREET (1.0 ACRE) ON THE SURPLUS PROPERTY LIST.

WHEREAS, Provo City (the “City”) owns vacant parcels of ground generally located at the Mouth of Provo Canyon, East of Nevada Avenue and Slate Canyon Drive, 350 South Slate Canyon Drive, and 1320 South State Street, all of which are further described in Exhibit A; and,

WHEREAS, these properties are vacant and have not been identified for future use by Provo City; and

WHEREAS, Provo City is desirous of selling this property for future development under the appropriate circumstances; and

WHEREAS, the Mayor has recommended that the Property be placed on the surplus property list for potential sale, subject to the conditions set forth in Provo City Code 3.04.030 and subject to the Municipal Council’s approval of the terms of any real estate purchase contract; and

WHEREAS, on February 19, 2019, 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 recommendation, and facts and comments presented to the Municipal Council, the Council finds (i) the real Property described in Exhibit A should be added to the Surplus Property List for sale subject to the conditions set forth below, and (ii) this action reasonably furthers the health, safety and general welfare of the citizens of Provo City.

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

PART I:

The real Property described in the attached Exhibit A is hereby placed on the Surplus Property list and the Mayor is authorized to dispose of the property by selling the property subject to the conditions set forth in Provo City Code 3.04.030 and subject to the Municipal Council’s approval of the terms of any real estate purchase contract related to these properties.

PART II:

This resolution shall take effect immediately.

END OF RESOLUTION.

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EXHIBIT A

39 acres – Mouth of Provo Canyon – Utah County Tax Serial ID #20-015-0004



Utah County Parcel Map 200150004 This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey Date: 1/29/2019

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17.71 acres – Buckley Draw Property – Utah County Tax Serial ID #22-048-0068, 22-048-0007, 22-048-0005



Utah County Parcel Map 220480068,220480007,220480005 This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey Date: 1/29/2019

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60 4.347 acres – Old Slate Canyon Gun Range Property on 300 South – Portion of Utah County Tax
61 Serial ID #22-038-0063

Provo City 



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63
64 1.0 acre – Remnant Substation Property – Portion of Utah County Tax Serial ID #22-051-0024
65 and 22-051-0071

Provo City 



66



Planning Commission Staff Report Rezone

Hearing Date: February 13, 2019

***ITEM #1** Angela Eckstein requests a Zone Change from Residential Agricultural (RA) to R1.8 for 0.96 acres located at 1356 South 500 West. Lakewood Neighborhood. Aaron Ardmore, 801-852-6404 17-0017R

<p>Applicant: Angela Eckstein</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Angela Eckstein Parcel ID#: 21:053:0061 Current Zone: RA Proposed Zone: R1.8 General Plan Des.: Residential Acreage: 0.98 Number of Properties: 1 Number of Lots: 3 (proposed)</p> <p>Development Agreement Proffered: No</p> <p>Council Action Required: Yes</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is February 27, 6:00 p.m.</i></p> <p>2. Recommend Denial of the proposed rezoning. <i>This would be <u>a change from the Staff recommendation</u>; the Planning Commission should <u>state new findings</u></i></p>	<p>Current Legal Use: The property is currently a legal single-family residence.</p> <p>Relevant History: The home on the lot has been there since 1949. The applicant attempted to subdivide and rezone the property in 2017, but was told to wait due to unknown sewer capacity and a need for ordinance changes at the time. An ordinance change to required lot standards in the R1 zone in 2018 produced the change needed to divide into three lots and Public Works new information on sewer has allowed this application to now move forward.</p> <p>Neighborhood Issues: A neighborhood meeting held on November 2, 2017 brought forward concerns with possible building heights, ground elevations, and drainage.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The proposed plat meets all R1.8 regulations.• Building plans will be reviewed through the building permit process to ensure code compliance <p>Staff Recommendation: Staff recommends that the Planning Commission forwards a positive recommendation on the proposed zone change to the Municipal Council.</p>
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OVERVIEW

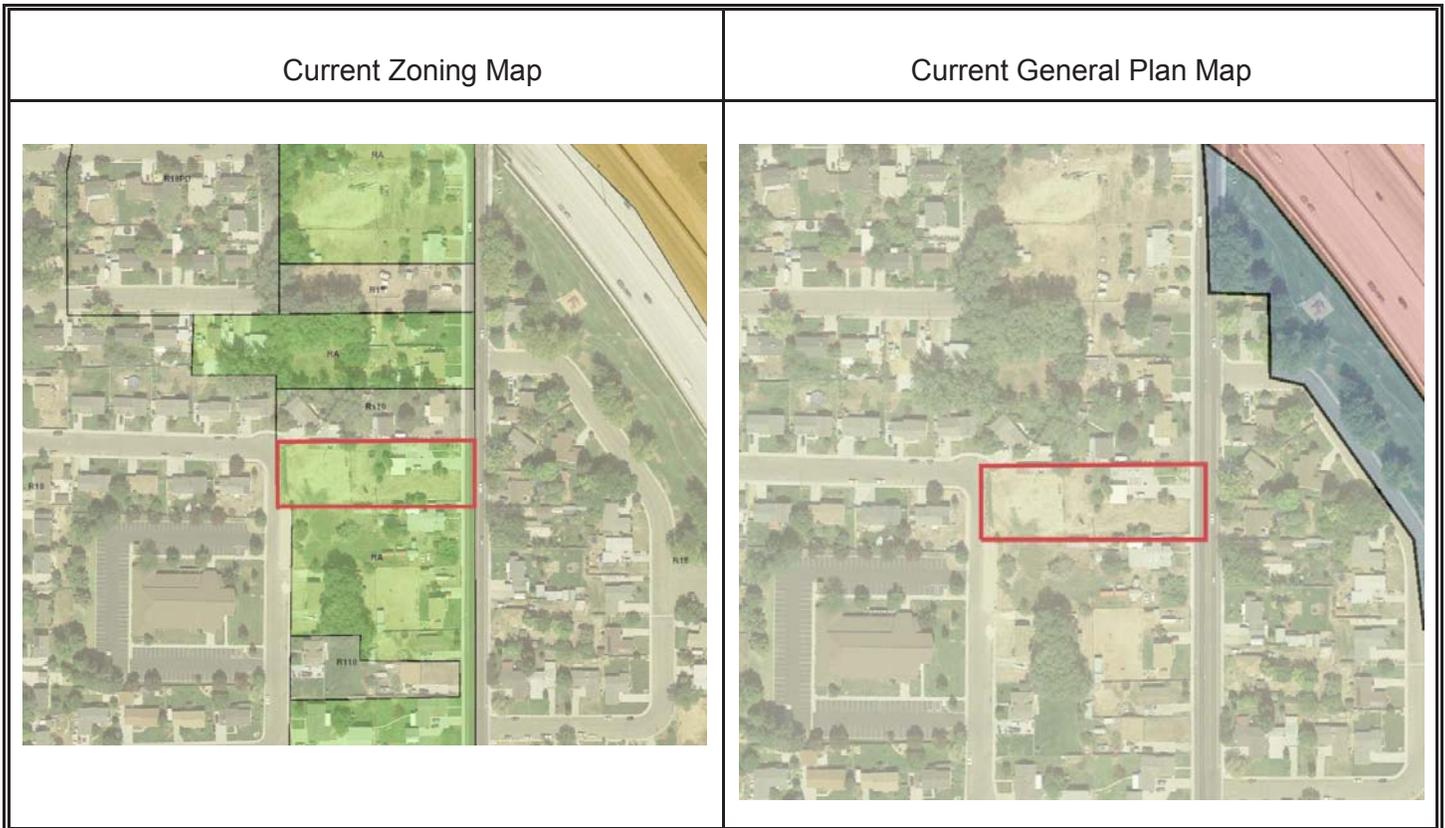
Angela Eckstein is requesting a zone change for her property at 1356 S 500 W from the RA zone to the R1.8 zone, in order to subdivide the land into three residential lots. The property currently includes a home that is on the east side of the property, along 500 West. Two new lots would be created on the west side of the lot which would access off of 570 West.

The subject property is bordered by R1.10 zoning on the north and RA zoning to the south. R1.8 zoning is across 570 West, to the west and R1.8 zoning is in place to the east, across 500 West. The General Land Use for the property is classified as Residential. This proposal and the related subdivision application have been through staff review and have received approval to move forward.

FINDINGS OF FACT

1. The subject property includes .96 acres.
2. The subject property is currently zoned Residential Agriculture (RA).
3. The General Plan Designation for the subject property is Residential; therefore, no General Plan amendment is necessary.
4. The proposed zone of R1.8 is consistent with other zoning in the area.
5. The proposed subdivision meets all of the minimum requirements for the R1.8 zone.

STAFF ANALYSIS



Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

*Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of Section 14.02.010 of this Title and may approve, conditionally approve, or deny the preliminary project plan. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: **(responses in bold)***

(a) *Public purpose for the amendment in question.*

The public purpose of the proposal is to provide more housing availability for growth in Provo City. This proposal also serves the public by completing the street and sidewalk on 570 West.

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

Providing housing choices is an important goal of Provo City, and the completion of the right-of-way on 570 West increases safety for the neighborhood.

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

This proposal helps to meet goals found in Chapter 1 (Land Use, Growth, and Urban Design); specifically, Goal 1.4.2 to help neighborhoods preserve their own identity and sense of place.

- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*

The proposed amendment is consistent with timing and sequencing issues, as the three lot subdivision will be sufficiently serviced with current services.

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

The proposed amendment will not hinder or obstruct attainment of the General Plan's articulated policies.

- (f) *Adverse impacts on adjacent land owners.*

Adverse impacts on adjacent landowners will be minimal and could include increased traffic on 570 West.

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

The zoning and General Plan designations for the area are correct.

- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

No conflict exists.

CONCLUSIONS

Staff sees this proposal as a simple infill development that will improve the neighborhood by improving the right-of-way on 570 West, while also providing more housing stock for a growing population. The proposed subdivision related to this zone map amendment meets all R1.8 zone regulations and there are no staff concerns.

Staff has concluded that the proposed zone map amendment will be a benefit for the City and should be approved.

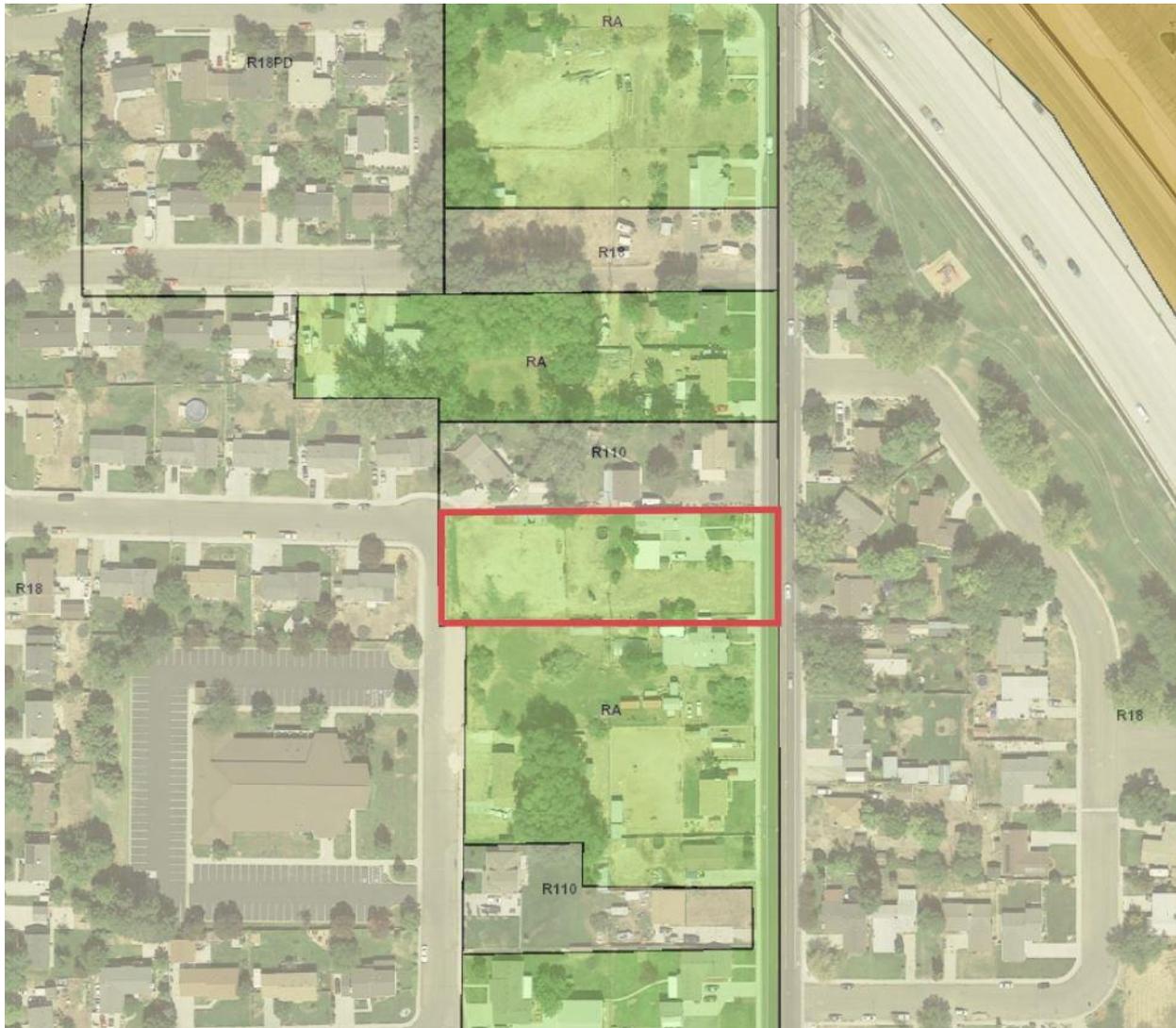
STAFF RECOMMENDATION

Staff recommends that the Planning Commission forwards a positive recommendation on the proposed zone change to the Municipal Council.

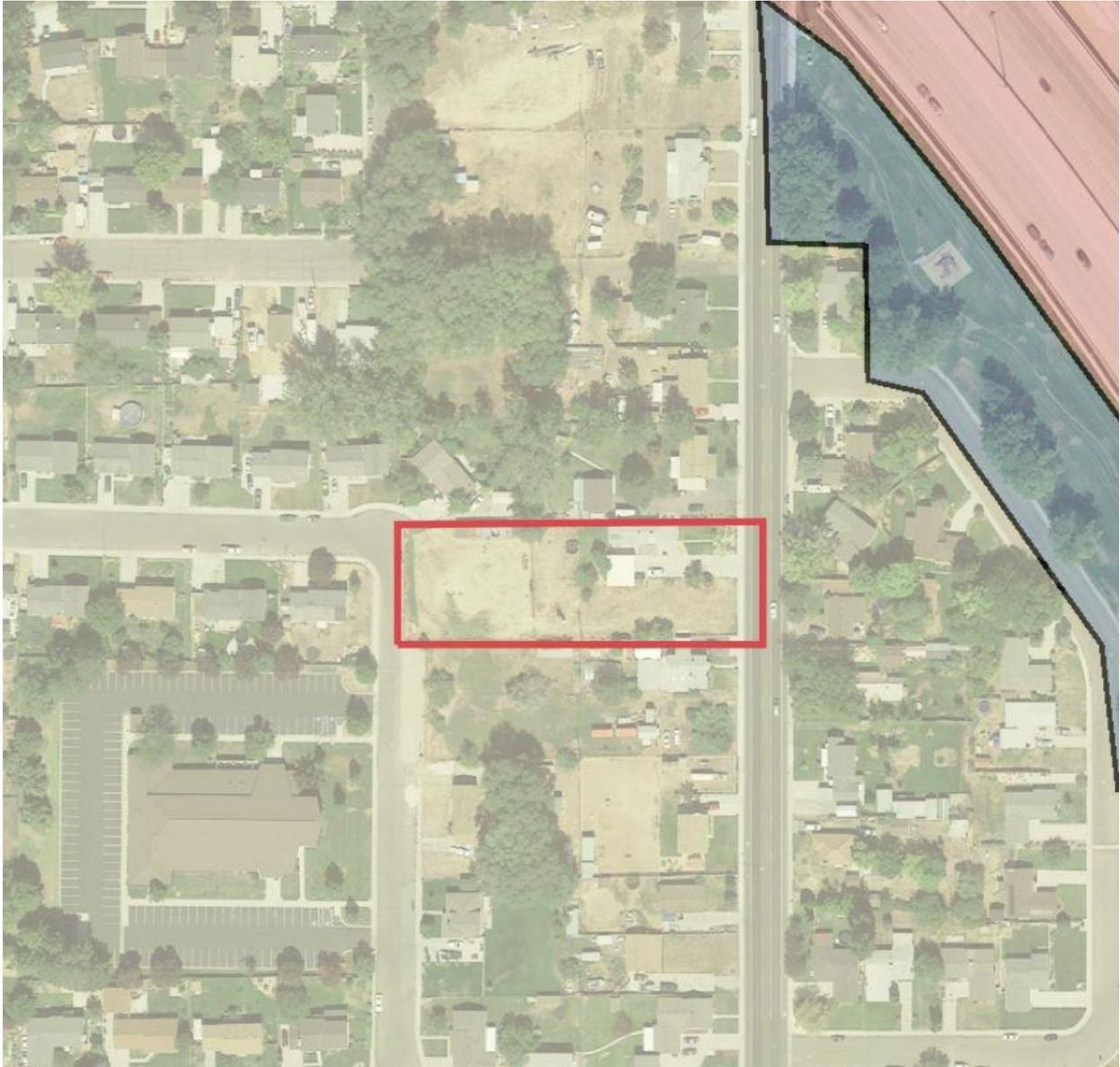
ATTACHMENTS

1. Current Zone Map
2. Current General Plan Map
3. Proposed Subdivision

ATTACHMENT 1 – CURRENT ZONE MAP



ATTACHMENT 2 – CURRENT GENERAL PLAN MAP



ATTACHMENT 3 – PROPOSED SUBDIVISION

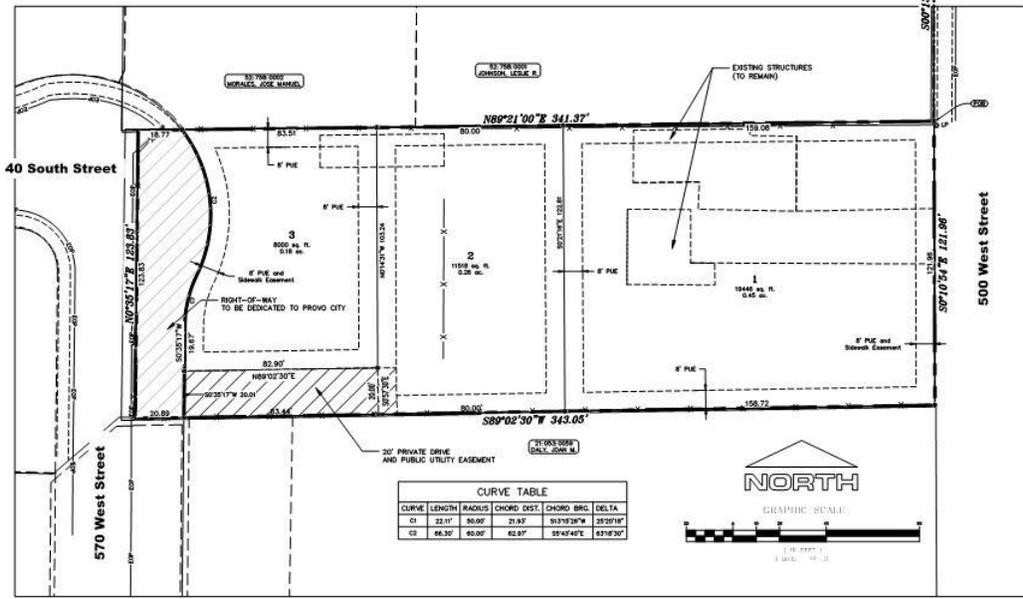
ECKSTEIN 3 LOT SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION
 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN,
 Provo, Utah County, Utah



FOUND North Quarter
 Corner of Section 13,
 Township 7 South, Range
 2 East, Salt Lake Base
 and Meridian

FOUND Northwest Corner
 of Section 13, Township
 7 South, Range 2 East,
 Salt Lake Base and
 Meridian



PROJECT STATISTICS

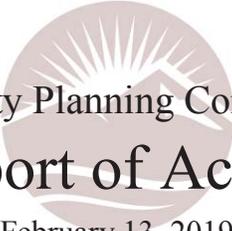
TOTAL SUBDIVISION AREA = 0.97 AC
 TOTAL LOTS = 3 LOTS
 ROW AREA = 3084 SQ. FT.
 LOT AREA = 38,964 SQ. FT.
 LOT AREA = 12,988 SQ. FT.
 DENSITY = 3.09 UNITS/ACRE
 ZONE (PROPOSED) R110
 ZONE (EXISTING) RA

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.17	30.00	21.83	83°18'28"W	25°20'18"
C2	66.30	80.00	62.87	59°42'49"E	63°16'20"



- LEGEND**
- ⊕ FOUND SECTION COR. AS NOTED
 - ⊕ SET CURV. ROW PIN
 - ⊕ SET AT ALL LOT CORNERS
 - ⊕ FOUND CLASS 1 STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE



Provo City Planning Commission

Report of Action

February 13, 2019

*Item 1 Angela Eckstein requests a Zone Change from Residential Agricultural (RA) to R1.8 for 0.96 acres located at 1356 South 500 West. Lakewood Neighborhood. 17-0017R, Aaron Ardmore, 801-852-6404

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 13, 2019:

POSITIVE RECOMMENDATION WITH CONDITIONS

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

Conditions of Approval:

1. That a note be placed on the final plat indicating that homes be no higher than two stories.

Motion By: Jamin Rowan

Second By: Andrew Howard

Votes in Favor of Motion: Jamin Rowan, Andrew Howard, Robert Knudsen, Dave Andersen, Deborah Jensen, Russ Phillips, Shannon Ellsworth

Deborah Jensen 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.8 Zone is described in the attached 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. Key points addressed in the Staff's presentation to the Planning Commission included the following: An overview of the proposal.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/02/2019.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was present and addressed the Planning Commission during the public hearing. She related concerns that came from adjacent neighbors regarding placement and height of future homes. She also stated the neighborhood would like the new sidewalk to match existing on 570 West.

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: Angela Eckstein responded that she had talked with the neighbors and resolved their concerns, and has spoken with Engineering on not having a parkstrip before the sidewalk.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: Planning Commission discussed the flag lot, conformance with the west side master plan, and having a guarantee on the height/elevation of the future homes.



Planning Commission Chair



Director of Community Development

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 Development 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

ORDINANCE 2018-.

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF APPROXIMATELY 0.96 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT 1356 SOUTH 500 WEST, FROM RESIDENTIAL AGRICULTURE (RA) TO RESIDENTIAL (R1.8). LAKEWOOD NEIGHBORHOOD. (17-0017R)

WHEREAS, it is proposed that the classification on the Zone Map of Provo for approximately 0.96 acres of real property, generally located at 1356 South 500 West (an approximation of which is shown or described in Exhibit A and a more precise description of which will be attached hereto as Exhibit B after the Zone Map has been updated), be amended from Residential Agriculture (RA) to Residential (R1.8); and

WHEREAS, on February 13, 2019, the Planning Commission held a duly noticed public hearing to consider the proposal and after such hearing the Planning Commission recommended approval to the Municipal Council in a 7:0 vote; and

WHEREAS, the Planning Commission’s recommendation was based on the project design presented to the Commission; and

WHEREAS, on February 19, 2019, 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) the Zone Map of Provo, Utah, should be amended as described herein; and (ii) the proposed zone map classification amendment for the real property described herein 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:

The classification on the Zone Map of Provo, Utah is hereby amended from the Residential Agriculture (RA) Zone to the Residential (R1.8) Zone for approximately 0.96 acres of real property generally located at 1356 South 500 West, as described herein.

41 PART II:

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43 A. If a provision of this ordinance conflicts with a provision of a previously adopted
44 ordinance, this ordinance shall prevail.

45

46 B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be
47 severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or
48 invalid, the remainder of the ordinance shall not be affected thereby.

49

50 C. The Municipal Council hereby directs that the official copy of the Zone Map of Provo
51 City, Utah be updated and codified to reflect the provisions enacted by this ordinance.

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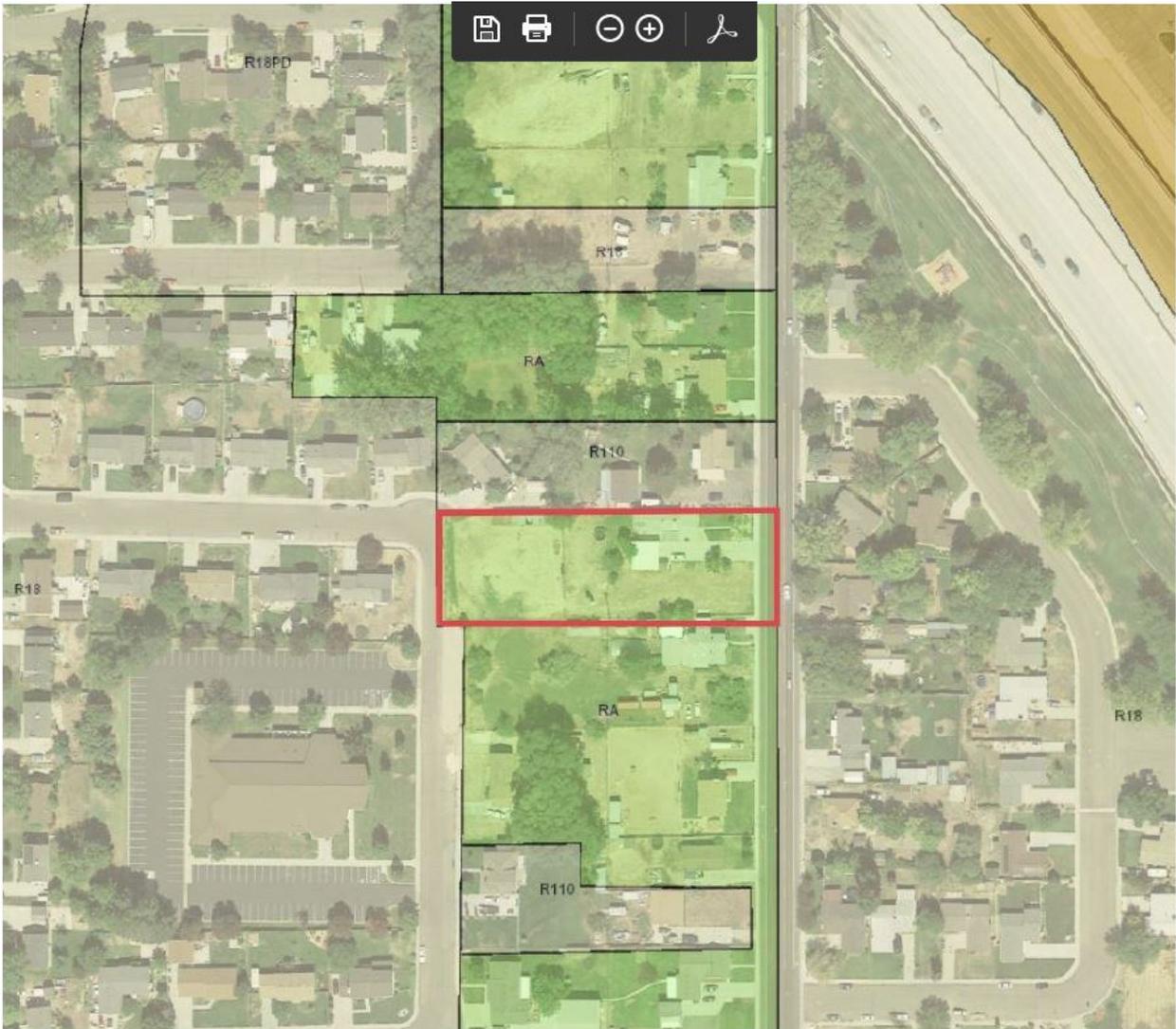
53 D. This ordinance shall take effect immediately after it has been posted or published in
54 accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah
55 Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

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57 END OF ORDINANCE

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Exhibit A



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**Planning Commission Staff Report
Ordinance Amendment
Hearing Date: February 13, 2019**

***ITEM 8 Todd Sinks requests an Ordinance Text Amendment to Section 14.14E.030(2) to remove the maximum density restriction in the Campus Mixed Use Zone. City-wide application. Josh Yost (801) 852-6408 PLOTA20180432**

<p>Applicant: Todd Sinks Staff Coordinator: Josh Yost</p> <p>*Council Action Required: Yes</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>2. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is February 27, at 5:00 p.m.</i></p> <p>3. Recommend Denial of the proposed ordinance amendment. <i>This would be <u>a change from the Staff recommendation</u>; the Planning Commission should <u>state new findings</u>.</i></p>	<p>Relevant History: The Campus Mixed Use Zone was enacted in 2013. Since that time this zone was applied to a large area of the Joaquin Neighborhood located directly south of BYU. This zone has also been requested to be applied to other areas adjacent to BYU or other higher education campuses. The applicant is currently pursuing a Zone Map Amendment to apply to the CMU zone to an area adjacent to the proposed Noorda College of Osteopathic Medicine.</p> <p>Neighborhood Issues: None noted.</p> <p>Summary of Key Issues: The Campus Mixed Use zone establishes regulations for the form of development including height, lot coverage, setbacks and parking. Staff contends that also regulating density imposes limits on the ability of development to respond to unique site conditions and property configurations while providing no additional control over the form of development. A measure of density can describe a result, but has limited utility as a regulatory mechanism.</p> <p>Staff Recommendation: Recommend to the Municipal Council approval of the proposed ordinance amendment.</p>
--	--

OVERVIEW

The Campus Mixed Use zone establishes regulations for the form of development including height, lot coverage, setbacks and parking. Staff contends that also regulating density imposes limits on the ability of development to response to unique site

conditions and property configurations while providing no additional control over the form of development. A measure of density can describe a result, but has limited utility as a regulatory mechanism.

FINDINGS OF FACT

The Campus Mixed Use Zone currently regulates the following physical aspects of development.

- Lot Area
- Density
- Lot Frontage
- Lot Width
- Lot Coverage
- Setbacks
- Building Projections
- Building Height
- Parking, Loading and Access
- Amenity Space

STAFF ANALYSIS

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

- (a) *Public purpose for the amendment in question.*

To facilitate the efficient and effective development of quality multifamily and mixed use project within the area of CMU Zone.

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

The simple elimination of the maximum density limitation removes a restriction that has little bearing on the form of development and facilitates development. The geometric constraints established in the zone indicate the extent of permissible development. If any project that is able to meet these constraints is acceptable, then a density restriction only serves to limit overall project size beyond the bounds already deemed acceptable within the zone.

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

The proposed amendment does not cause any change to the Campus Mixed Use Zone's compatibility with the General Plan as it has no direct influence on the form, scale, massing or type of development.

- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*

Not applicable.

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

The proposed amendment will only further the General Plan's articulated policies as it increases the feasibility of developing housing and commercial amenities in the areas to which the Campus Mixed Use Zone has been applied.

- (f) *Adverse impacts on adjacent land owners.*

The proposed amendment does not affect the physical configuration of development and staff does not foresee any adverse impacts on adjacent land owners.

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

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.*

Not applicable

STAFF RECOMMENDATION

Recommend to the Municipal Council approval of the proposed ordinance amendment.

Proposed Ordinance Amendment

Chapter 14.14E

CAMPUS MIXED-USE ZONE

...

14.14E.030.

Lot Standards.

Lots within the CMU zone shall be developed according to the following standards:

(1) Min. Lot Area.

(a) Apartments and condominium projects: forty thousand (40,000) sf.

~~(2) Maximum housing density: eighty (80) units per gross acre.~~

~~(23)~~ Multifamily residential developments that are less than forty thousand (40,000) sf may not exceed forty (40) units per gross acre.

~~(34)~~ Min. lot frontage: thirty-five (35) ft.

~~(45)~~ Min. lot width: fifty (50) ft.

(a) Corner lots: sixty (60) ft.

~~(56)~~ Max. lot coverage: seventy-five percent (75%).

...

ORDINANCE 2018-.

AN ORDINANCE AMENDING PROVO CITY CODE TO REMOVE THE
MAXIMUM DENSITY RESTRICTION IN THE CAMPUS MIXED USE
ZONE. CITY-WIDE IMPACT. (PLOT20180432)

WHEREAS, it has been proposed that Provo City Code Section 14.14E.030 (Lot Standards) be amended to remove the maximum density restriction in the Campus Mixed Use Zone; and

WHEREAS, the applicant is proposing the removal of the maximum density restriction to allow for developments to respond to unique site conditions and property configurations; and

WHEREAS, on February 13, 2019 the Planning Commission held a duly noticed public hearing to consider this proposal, and after such hearing the Planning Commission recommended to the Municipal Council by a vote of 6:1 that the proposed removal of the maximum density restriction in the Campus Mixed Use Zone be approved; and

WHEREAS, on February 19, 2019, 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 Section 14.14E.030 (Lot Standards) should be amended as set forth below, and (ii) this action 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 Section 14.14E.030 is hereby amended as shown below:

14.14E.030. Lot Standards.

.....
Lots within the CMU zone shall be developed according to the following standards:

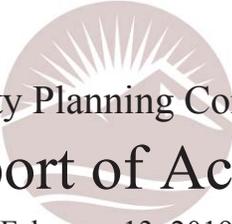
- (1) Min. Lot Area.
 - (a) Apartments and condominium projects: forty thousand (40,000) sf.
 - ~~(2) Maximum housing density: eighty (80) units per gross acre.~~
 - ~~(23)~~ Multifamily residential developments that are less than forty thousand (40,000) sf may not exceed forty (40) units per gross acre.

- 42 (~~3~~4) Min. lot frontage: thirty-five (35) ft.
43 (~~4~~5) Min. lot width: fifty (50) ft.
44 (a) Corner lots: sixty (60) ft.
45 (~~5~~6) Max. lot coverage: seventy-five percent (75%).
46

47 PART II:
48

- 49 A. If a provision of this ordinance conflicts with a provision of a previously adopted
50 ordinance, this ordinance shall prevail.
51
52 B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be
53 severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or
54 invalid, the remainder of the ordinance shall not be affected thereby.
55
56 C. The Municipal Council hereby directs that the official copy of the Provo City Code be
57 updated to reflect the provisions enacted by this ordinance.
58
59 D. This ordinance shall take effect immediately after it has been posted or published in
60 accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah
61 Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.
62

63 END OF ORDINANCE.



Provo City Planning Commission

Report of Action

February 13, 2019

*Item 8 - Todd Sinks requests an Ordinance Text Amendment to Section 14.14E.030(2) to remove the maximum density restriction in the Campus Mixed Use Zone. City-wide application. Josh Yost (801) 852-6408 PLOTA20180432

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 13, 2019:

RECOMMEND APPROVAL

On a vote of 6:1, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Andrew Howard

Second By: Robert Knudsen

Votes in Favor of Motion: Deborah Jensen, Russ Phillips, Shannon Ellsworth, Andrew Howard, Jamin Rowan, Robert Knudsen

Votes Opposed to Motion: Dave Anderson

Deborah Jensen 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.

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

The Campus Mixed Use zone establishes regulations for the form of development including height, lot coverage, setbacks and parking. Staff contends that also regulating density imposes limits on the ability of development to respond to unique site conditions and property configurations while providing no additional control over the form of development. A measure of density can describe a result, but has limited utility as a regulatory mechanism.

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: No concerns were raised by the public.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant concurred with the staff presentation.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Dave Anderson expressed his uncertainty with amending the code without knowing how the request relates to a specific project. He stated that the proposal appeared premature.
- Deborah Jensen expanded on the conclusions of the staff report, explaining that with all of the regulatory elements in the existing zone, that regulating density is essentially redundant or a moot point. She further clarified that site area and parking requirements will be the primary limiting factors on a development in this zone.



Planning Commission Chair



Director of Community Development

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 Development 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



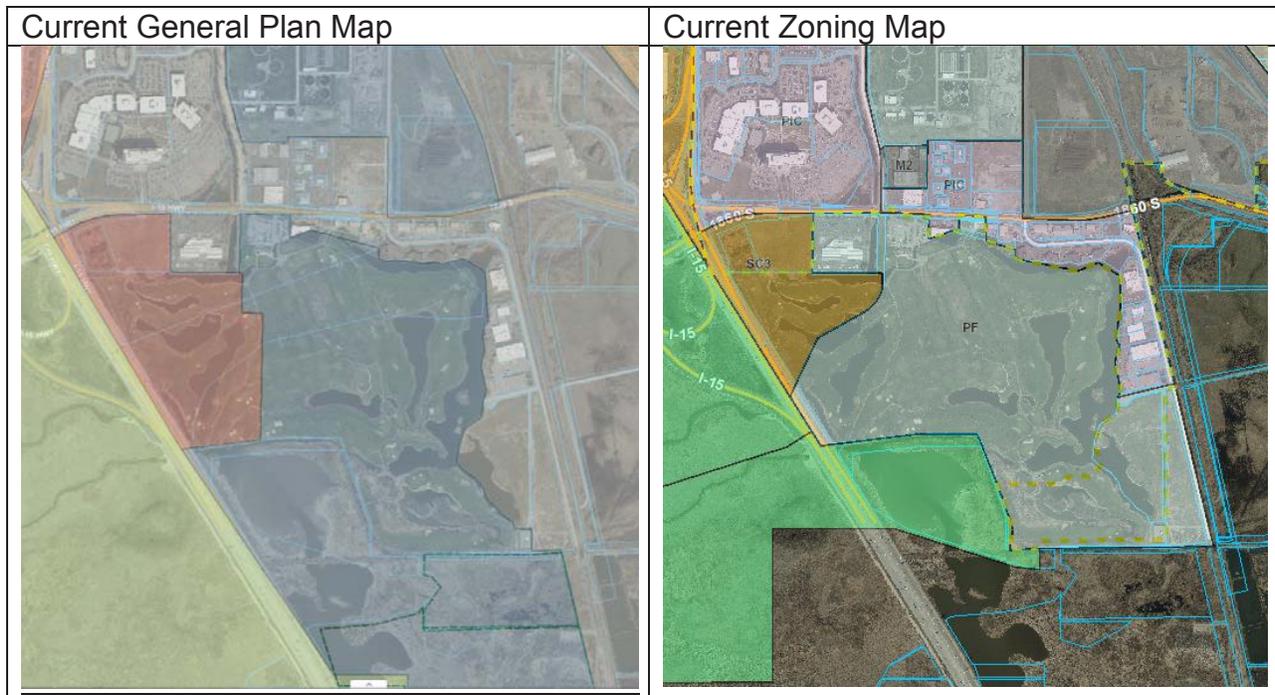
**Planning Commission Staff Report
General Plan Amendment
Hearing Date: February 13, 2019**

ITEM 9* The Provo City Economic Development Department requests a General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. East Bay neighborhood. Josh Yost (801) 852-6408 PLGPA20180407

<p>Applicant: Provo Economic Development Staff Coordinator: Josh Yost</p> <p>Property Owner: TG DEVELOPMENT LLC, GT MEDICAL HOLDINGS LLC Parcel ID#: 22:052:0051, 22:050:0062 Current General Plan Designation: C-Commercial Proposed General Plan Designation: PF-Public Facilities and M-Mixed Use Current Zone: SC3 Acreage: 22.12, 7.82 Number of Properties: 2</p> <p>*Council Action Required: Yes</p> <p>Related Application(s):</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is February 27, 5:00 p.m.</i></p> <p>2. Recommend Denial of the proposed General Plan Map and text amendments. <i>This would be a <u>change from the Staff recommendation; the Planning Commission should state new findings.</u></i></p>	<p>Current Legal Use: Vacant land, municipal golf course</p> <p>Relevant History: This property has been purchased for the development of a medical school and associated housing. The land has previously been used as a golf course and after the reconfiguration of the course; the north parcel was filled and has remained vacant.</p> <p>Neighborhood Issues: The primary concern is the impact of increased vehicle traffic on 1860 South and its intersections with East Bay Blvd and Novell Place.</p> <p>Summary of Key Issues: The two issues most key to the approval of the proposed General Plan Amendment are providing sufficient utility service to the site and guaranteeing the full integration of the housing and medical school portions of the proposed development.</p> <p>Staff Recommendation: Recommend to the Municipal Council approval of the proposed General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. Also recommend approval of text amendments to remove outdated General Plan Policies as described in this report.</p>
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OVERVIEW

In 2018 Provo City transferred 23 acres of property to the Noorda College of Osteopathic Medicine for the development of a medical school, the south parcel. An additional 12 acres located between the golf course parcel and 1860 South have been acquired for the development of apartment housing for students, the north parcel. The zoning map has previously been amended such that all the surrounding golf course property is now completely within the Public Facilities Zone. The two parcels that are the subject of this application remain zoned SC3, Regional Shopping Center.



FINDINGS OF FACT

The north parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to M-Mixed Use.

The south parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to PF-Public Facilities.

STAFF ANALYSIS

Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of general plan amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

(a) *Public purpose for the amendment in question.*

To facilitate the development of a medical school and associated student housing in Provo.

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

The map amendment in question is required in order to complete the zone map amendments that are necessary for the proposed development. This amendment is the best method to accomplish the stated public purpose.

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

Central Area Policies

19. Freeway-oriented commercial zoning should be initiated for property adjacent to Interstate 15. Planning for the area should identify and implement mechanisms to ensure that frontage properties are developed with adequate street access to the north and south.

East Bay Neighborhood Policies

6. That approximately 60 acres located south of 1860 South and east of the I-15 Freeway be developed as a Regional Shopping Center and zoned SC3. This project should be high quality and consist of retail and professional office uses that will complement the existing East Bay Center and the Provo Towne Centre Mall.

9. Consider a study that evaluates development of the East Bay Golf Course for retail and consider relocation of an enhanced golf course elsewhere.

Central Area Policy 19 and East Bay Neighborhood General Plan Policies 6 and 9 conflict with the proposed general plan map amendment by reducing the land area in the commercial designation contrary to the policies and moving away from retail use without addressing the current policy intent. Staff recommends deletion of these three policies as part of this request.

- (d) *Consistency of the proposed amendment with the General Plan's timing and sequencing provisions on changes of use, insofar as they are articulated.*

Not applicable

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

The conflicting policies are recommended to be removed as the policy goals for this area have changed.

- (f) *Adverse impacts on adjacent land owners.*

The development to be facilitated by this amendment may increase vehicular traffic in the area, impacting the ease of access to the adjoining Bureau of Reclamation facility and the East Bay Golf Course.

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

The original General Plan designation for this area is correct and was consistent with established policies.

- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

The General Plan Policies state that 60 acres at the northwest corner of the golf course should be designated commercial. This policy is recommended to be removed from the General Plan.

CONCLUSIONS

The proposed amendment is consistent with current city policy to facilitate the development of a medical school and associated housing. The proposed amendment will remove existing conflicts in the general plan text in addition to amending the land use designation of the subject property.

STAFF RECOMMENDATION

Recommend to the Municipal Council approval of the proposed General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. Also recommend approval of text amendments to remove outdated General Plan Policies as described in this report.

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The Provo City General Plan is hereby amended to reflect a designation change from Commercial (C) to Public Facilities (PF) for approximately 23 acres and from Commercial (C) to Mixed Use (MU) for approximately 12 acres all generally located at 178 East 1860 South, the approximate location of which is generally shown in the attached Exhibit A, and which will be more precisely reflected in a map to be prepared by the GIS department at a future time and attached hereto as Exhibit B for future reference.

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

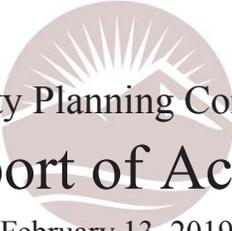
END OF ORDINANCE.

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Exhibit A



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Provo City Planning Commission

Report of Action

February 13, 2019

*Item 9 - The Provo City Economic Development Department requests a General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. East Bay neighborhood. Josh Yost (801) 852-6408 PLGPA20180407

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 13, 2019:

RECOMMEND APPROVAL

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

Motion By: Jamin Rowan

Second By: Andrew Howard

Votes in Favor of Motion: Deborah Jensen, Russ Phillips, Shannon Ellsworth, Andrew Howard, Jamin Rowan, Dave Anderson, Robert Knudsen.

Deborah Jensen 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.

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

In 2018 Provo City transferred 23 acres of property to the Noorda College of Osteopathic Medicine for the development of a medical school, the south parcel. An additional 12 acres located between the golf course parcel and 1860 South have been acquired for the development of apartment housing for students, the north parcel. The zoning map has previously been amended such that all the surrounding golf course property is now completely within the Public Facilities Zone. The two parcels that are the subject of this application remain zoned SC3, Regional Shopping Center.

The north parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to M-Mixed Use.

The south parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to PF-Public Facilities.

The proposed amendment is consistent with current city policy to facilitate the development of a medical school and associated housing. The proposed amendment will remove existing conflicts in the general plan text in addition to amending the land use designation of the subject property.

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: No concerns were raised the by the public.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant reiterated the need to align the General Plan designation of these properties with the City's current plan for the area.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: Mr. Rowan expressed his desire to see the plans for the proposed development at a preliminary or concept stage such that the commission could provide input into the design of the project. Staff clarified that a Zone Map Amendment and Concept Plan Application would come to them for review and approval and then Project Plan Applications would come to the Planning Commission for each phase of the project.



Planning Commission Chair



Director of Community Development

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 Development 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



**Planning Commission Hearing
Staff Report
Hearing Date: February 13, 2019**

***ITEM #10** The Community Development Department requests a General Plan amendment to the Downtown Master Plan to clarify right-of-way improvements for 100 West Street as redevelopment takes place. City-wide impact. Javin Weaver (801) 852-6413
PLGPA20190008

Applicant: Community Development Department

Staff Coordinator: Javin Weaver

Parcel ID#: City Wide

***Council Action Required:** Yes

Related Applications(s):
PLOTA20190007

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is February 27, 2019.*

3. **Deny** the requested Project Plan. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: The area as a mixture of commercial properties, residential properties and vacant parcels.

Relevant History: The Downtown Master Plan was adopted on February 17, 2015.

Neighborhood Issues: No neighborhood issues have been brought to staff's attention.

Summary of Key Issues:

- Promotion of various types of transportation from key areas of the city.
- The proposed text amendment will allow for the development of the 100 West corridor to be pedestrian focused.

Staff Recommendation: Staff suggests that the Planning Commission recommend to the Municipal Council approval of the requested General Plan Map Amendment with the following conditions:

1. That all CRC comments are satisfied;
2. When development occurs along the corridor that there will be restrictions on access to 100 West from parcels.

OVERVIEW

The subject area that this proposed amendment will apply along on the 100 West corridor is from 100 South to 600 South. This amendment is to further the goals and objectives of the Downtown Master Plan (DMP). The DMP was adopted February 17, 2015. The DMP promotes the 100 West corridor between 100 South and 600 South as a pedestrian corridor. This pedestrian corridor is crucial to connecting the Provo Station to the Downtown area. Due to recent interest in development along this corridor, staff sees a need to amend the DMP and Provo Downtown Streetscape Standards to reflect the new growth and alter items within the documents that need adjustment. The DMP emphasizes that that additional streets in downtown could support elements of Complete Streets.

The 100 West corridor has had little to public infrastructure improvement upon the roadway in recent years. As development will occur in the near future, staff would like to create a pedestrian corridor that attracts activity and life. Staff has met with members of Public Works, Engineering, Redevelopment, and Economic Development departments to discuss this corridor. Revisions were made to the original cross section, however, agreement between departments was made upon the cross section decided upon. This cross section may be located at the end of report (Attachment 3). The primary elements from the cross section include a sidewalk of 12 feet 6 inches on the east side of the street, back-in 45 degree parking along the east side of the street, bike lanes in each direction, vehicle lanes and no parking on the west side of the street. Staff has identified that back-in 45 degree parking is safer for not only bicyclist, but for pedestrians when loading and unloading the vehicle.

The corridor has linear limitations upon it as it terminates at 100 South and 600 South. Thus the corridor has less thru traffic which creates a quieter and more enjoyable atmosphere for pedestrians and bicyclists. Since there is a reduction in vehicle traffic along the corridor, staff sees the back-in 45 degree parking to enhance the safety of the corridor. Staff has identified that a signaled pedestrian and-or bicycle crossing across 300 South is crucial to executing the connectivity of the corridor, if not a full signaled four-way intersection.

Along the 100 West corridor the General Plan Land Use Map designates parts of the corridor as Downtown (D) and as Transportation Oriented Development (TOD).

Key Policies from the Downtown Master Plan relating to the 100 West Corridor:

- 1. The design of the street will reflect the character of a pedestrian promenade and will serve as a highly landscaped pedestrian connection between North Downtown, Downtown and Provo Station.*
- 2. Neighborhood streets should prioritize pedestrians, bicyclists, and safety.*
- 3. Safety and maintenance should be emphasized for all users. By providing adequate*

lighting and visibility, as well as buffering from automobile conflicts, safety is improved. Existing street amenities should be well maintained, and future improvements should have a maintenance plan to ensure proper upkeep.

4. Equal prioritization should be given to walking, bicycling, and transit in future street design.

FINDINGS OF FACT

1. The Downtown Master Plan was adopted February 17, 2015.
2. Surrounding land uses along the 100 West corridor as identified on the General Plan Map designations include: D and TOD.
3. Goal 2.4.1.4 listed in the General Plan calls for providing bicycle and pedestrian-friendly streets and paths throughout the City with an emphasis on areas of high pedestrian activity.
4. Goal 2.4.1.2 listed in the General Plan calls for providing direct routes from key locations in the City by promoting the use of alternative methods of transportation.
5. Goal 2.4.3 listed in the General Plan calls for modifying current street standards and encourage utilization of design tools to promote complete street design in appropriate areas of the City

ANALYSIS

Section 14.02.020(1) of the Provo City Code states the following regarding amendments to the Planning and Zoning Title and to the General Plan:

“Amendments shall not be made . . . except to promote more fully the objectives and purposes of this Title and the Provo City General Plan or to correct manifest errors.”

Additionally, guidelines for consideration of an amendment are set forth in Section 14.02.020(2) of the Code and are listed below. Staff analysis is provided after the individual guidelines in **bold**.

(a) Public purpose for the amendment in question.

The Downtown Master Plan designated 100 West as a future pedestrian corridor. The proposed design details will encourage a pedestrian-centered corridor to be developed in an area prime for redevelopment and reinvestment.

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

The public purpose is served by the proposed text amendment for 100 West because it will facilitate the addition of an enhanced pedestrian corridor into the heart of the City and provide additional transportation types in an area primarily composed of vehicle traffic.

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

As noted above, the proposed text amendment does help to implement the overall goal of connectivity for all modes of transportation throughout the City from the General Plan. Additionally, the General Plan items specific to the 100 West corridor to consider include the following:

1. Goal 2.4.1.4 listed in the General Plan calls for providing bicycle and pedestrian-friendly streets and paths throughout the City with an emphasis on areas of high pedestrian activity.

The proposed text amendment does not conflict with the goal to create pedestrian-friendly streets. The proposed text amendment helps execute the General Plan goals.

2. Goal 2.4.1.2 listed in the General Plan calls for providing direct routes from key locations in the City by promoting the use of alternative methods of transportation.

The proposed text amendment helps facilitate the pedestrian centered corridor from the Provo Station to Downtown. The text amendment creates a larger walkway with focused on the pedestrian and bike lanes on the roadway to allow for other routes to Downtown or the Provo Station that are more pleasant and has minimal vehicular traffic.

3. Goal 2.4.3 listed in the General Plan calls for modifying current street standards and encourage utilization of design tools to promote complete street design in appropriate areas of the City.

The proposed text amendment has executed this goal as various members from departments within the City have added input in the design of the corridor and modified the current street standards. The street that has been design provides pedestrian, bicycle and vehicular activity along the corridor.

(d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

The proposed text amendment should not negatively affect the "timing and sequencing" of any General Plan provision.

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

It seems unlikely that the proposed text amendment would hinder or obstruct attainment of the articulated policies because it is fulfilling the goals from the General Plan to create pedestrian-friendly streets, create direct routes between key areas and promote complete street design in the City.

(f) Adverse impacts on adjacent land owners.

Land owners on the adjacent west side of 100 West would be impacted

because parking will be eliminated along that side of the street. However, on-street parking will be along the east side of the street. There will be potentially twenty-five to thirty parking stalls on the east side of the street in each block face. Although there will be a learning curve for using 45-degree back-in parking, however, this will be safer for bicyclists and for loading/unloading the vehicle.

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

The General Plan designations of Downtown and Transportation Oriented Development are fit the parcels of land along the 100 West corridor.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

No such conflict is anticipated as a result of the proposed map amendment.

RECOMMENDATION

Based on the Findings of Fact and Analysis, staff suggests that the Planning Commission recommend to the Municipal Council approval of the requested General Plan text amendment with the following conditions:

1. That all CRC comments are satisfied.
2. When development occurs along the corridor that there will be restrictions on access to 100 West from parcels.

ATTACHMENTS

1. Proposed Ordinance Text
2. Proposed Illustrative Street Section (Looking North)
3. Proposed Illustrative Schematic Street Section(Looking North)

Attachment 1 –Proposed Ordinance Text

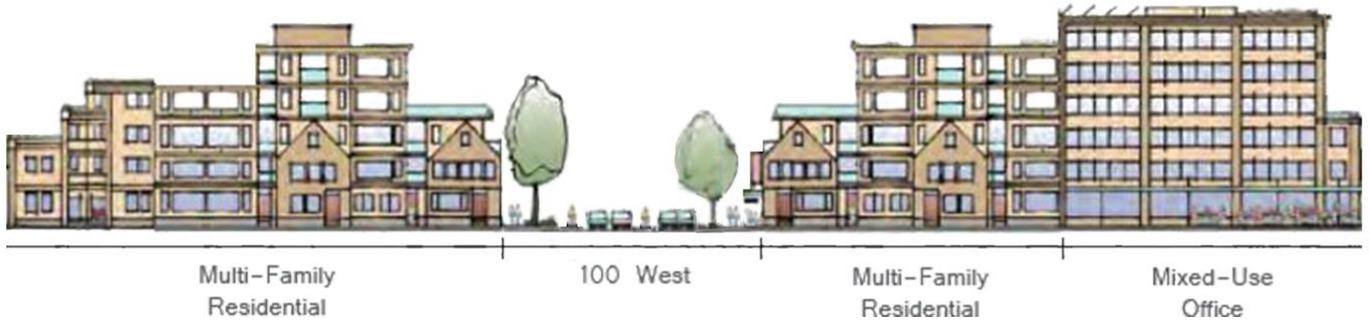
100 WEST

The closure of 100 West between ~~100 South Center Street~~ and ~~100 South Center Street~~, while disrupting the street grid and isolating the area to the south from the energy of Center Street, creates a unique opportunity for the remainder of 100 West. The street now runs for eight blocks on the north of Center and for five blocks on the south. As a result 100 West's utility as a vehicular corridor is decreased and the right of way can be reconfigured to prioritize pedestrians and cyclists. This design priority also positions the corridor as a prime location for mixed-use residential development. ~~This street, from 100 South to the Intermodal Hub and from 100 North to 500 North, which will be a north-south spine of the downtown pedestrian network, is a prime location for a high-density residential corridor.~~

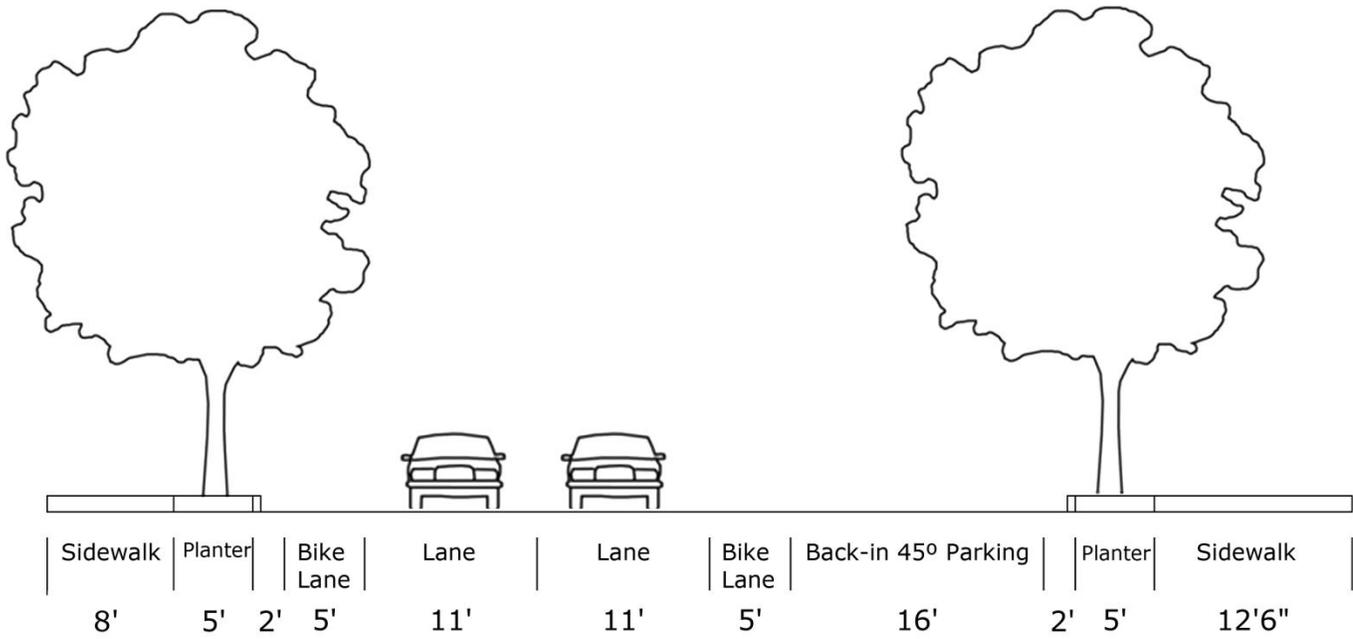
The 100 West corridor south of Center Street will be characterized by extensive landscaping combined with unique materials and street furnishings with the east side designed as a wide pedestrian promenade. Bike lanes and angled parking are also included. The corridor will accommodate activity areas and other programming in sidewalk bulb outs at mid-block crossing and intersections. A pedestrian actuated crossing signal at 300 South will be essential to ensuring continuity across what is essentially a large urban highway. 100 West will connect planned open spaces and will have a Southern terminus at the planned pedestrian bridge across the freight and commuter rail lines to Provo Station. The design of 100 West between 100 South and 200 South will be altered due to the underground ramp in the roadway. The design of the corridor is illustrated below.

North of Center Street, the corridor should receive special consideration. The block between Center Street and 100 North is unique and should be reserved as a highly designed gathering space that prioritizes active use while maintaining vehicular circulation and access to the adjacent parking facilities. North of 100 North, Provo City is a participant in the development of the west side of the corridor from approximately 150 North to 350 North and should directly engage in the design and construction of this section of the corridor as redevelopment occurs. ~~Mixed-use developments will complement this corridor as well. This area is permitted for buildings up to six stories, and future demand may call for additional building height in years to come. The design of the street will reflect the character of a pedestrian promenade and will serve as a highly-landscaped pedestrian connection between North Downtown, Downtown and Provo Station.~~

Attachment 2 – Proposed Illustrative Street Section (Looking North)



Attachment 3 – Proposed Illustrative Schematic Street Section (Looking North)





Provo City Planning Commission

Report of Action

February 13, 2019

***Item 10** -- The Community Development Department requests a General Plan amendment to the Downtown Master Plan to clarify right-of-way improvements for 100 West Street as redevelopment takes place. City-wide impact. Javin Weaver (801) 852-6413 PLGPA20190008

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 13, 2019:

POSITIVE RECOMMENDATION

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

Motion By: Jamin Rowan

Second By: Robert Knudsen

Votes in Favor of Motion: Robert Knudsen, Dave Anderson, Shannon Ellsworth, Deborah Jensen, Russ Phillips, Andrew Howard, and Jamin Rowan

Deborah Jensen 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.

PLANNING COMMISSION RECOMMENDED GENERAL PLAN AMENDMENT

The text of the proposed general plan amendment is attached as Exhibit A.

The illustrations for the proposed general plan amendment as Exhibit B and C

STAFF/APPLICANT PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- The proposed general plan amendment to revise the 100 West section of the Downtown Master Plan has gone through revisions as staff worked with various departments to come to a solution of the proposed cross-section.
- The proposed cross-section promotes the goals from the General Plan to promote pedestrians, bicyclist and safety in street design.
- The proposed section of text emphasizes the importance of the pedestrian corridor connecting Downtown to the Provo Station.
- The proposed general plan amendment aligns with the General Plan.

NEIGHBORHOOD AND PUBLIC COMMENT

- No neighborhood chairs or public comments were received.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Jamin Rowan inquired about other versions of the cross-section that were designed. Rowan inquired about the safety benefits of the design.



Planning Commission Chair



Director of Community Development

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 Development 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

EXHIBIT A

100 WEST

The closure of 100 West between ~~100 South Center Street and 100 South Center Street~~, while disrupting the street grid and isolating the area to the south from the energy of Center Street, creates a unique opportunity for the remainder of 100 West. The street now runs for eight blocks on the north of Center and for five blocks on the south. As a result 100 West's utility as a vehicular corridor is decreased and the right of way can be reconfigured to prioritize pedestrians and cyclists. This design priority also positions the corridor as a prime location for mixed-use residential development. ~~This street, from 100 South to the Intermodal Hub and from 100 North to 500 North, which will be a north-south spine of the downtown pedestrian network, is a prime location for a high density residential corridor.~~

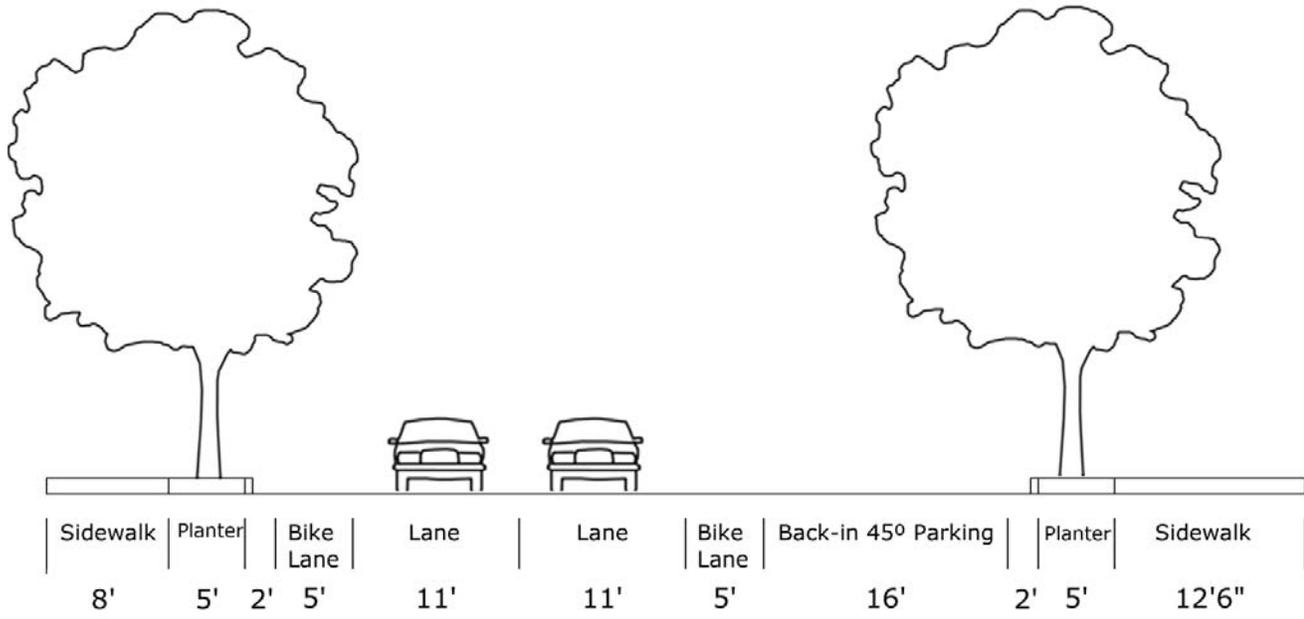
The 100 West corridor south of Center Street will be characterized by extensive landscaping combined with unique materials and street furnishings with the east side designed as a wide pedestrian promenade. Bike lanes and angled parking are also included. The corridor will accommodate activity areas and other programming in sidewalk bulb outs at mid-block crossing and intersections. A pedestrian actuated crossing signal at 300 South will be essential to ensuring continuity across what is essentially a large urban highway. 100 West will connect planned open spaces and will have a Southern terminus at the planned pedestrian bridge across the freight and commuter rail lines to Provo Station. The design of 100 West between 100 South and 200 South will be altered due to the underground ramp in the roadway. The design of the corridor is illustrated below.

North of Center Street, the corridor should receive special consideration. The block between Center Street and 100 North is unique and should be reserved as a highly designed gathering space that prioritizes active use while maintaining vehicular circulation and access to the adjacent parking facilities. North of 100 North, Provo City is a participant in the development of the west side of the corridor from approximately 150 North to 350 North and should directly engage in the design and construction of this section of the corridor as redevelopment occurs. ~~Mixed use developments will complement this corridor as well. This area is permitted for buildings up to six stories, and future demand may call for additional building height in years to come. The design of the street will reflect the character of a pedestrian promenade and will serve as a highly landscaped pedestrian connection between North Downtown, Downtown and Provo Station.~~

EXHIBIT B



EXHIBIT C



42 A. If a provision of this ordinance conflicts with a provision of a previously adopted
43 ordinance, this ordinance shall prevail.

44
45 B. This ordinance and its various sections, clauses and paragraphs are hereby
46 declared to be severable. If any part, sentence, clause or phrase is adjudged to be
47 unconstitutional or invalid, the remainder of the ordinance shall not be affected
48 thereby.

49
50 C. The Municipal Council hereby directs that the official copy of the Provo City
51 Code be updated to reflect the provisions enacted by this ordinance.

52
53 D. This ordinance shall take effect immediately after it has been posted or published
54 in accordance with Utah Code 10-3-711, presented to the Mayor in accordance
55 with Utah Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

56
57 END OF ORDINANCE.

Exhibit A

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100 WEST

The closure of 100 West between ~~100 South Center Street~~ and ~~100 South Center Street~~, while disrupting the street grid and isolating the area to the south from the energy of Center Street, creates a unique opportunity for the remainder of 100 West. The street now runs for eight blocks on the north of Center and for five blocks on the south. As a result, 100 West’s utility as a vehicular corridor is decreased and the right of way can be reconfigured to prioritize pedestrians and cyclists. This design priority also positions the corridor as a prime location for mixed-use residential development. ~~This street, from 100 South to the Intermodal Hub and from 100 North to 500 North, which will be a north-south spine of the downtown pedestrian network, is a prime location for a high density residential corridor.~~

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PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: HSALZL
Department: Council
Requested Meeting Date:

SUBJECT: Further discussion on Council Committees, including a review of Council Board and Committee assignments and Council goals. (19-002)

RECOMMENDATION: Information only.

BACKGROUND: The Council has a number of goals and priorities they would like to accomplish. Each year, the Council has a discussion where the Council Committee assignments are established.

FISCAL IMPACT: N/A

PRESENTER'S NAME: Councilor Dave Harding

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: (19-002)

Council Committees and Board Assignments

Last Updated: January 3, 2019

City-Related Organizations

Council Members act as board members of several other city-related boards, including:

- The Redevelopment Agency of Provo
- The Municipal Building Authority
- The Board of Canvassers
- The Stormwater Special Service District Governing Board
- The Records Appeal Board

Other Boards, Committees and Liaisons

Individual Municipal Council members may be appointed to various other City boards, commissions, and committees, or act as a liaison to them.

Leadership Responsibilities (*first name is Chair, second name is Vice Chair)

Group	Appointed By	Current Appointment	Term	Term Expiration	Meeting Time
Municipal Council Leadership	Municipal Council	*Gary Winterton David Harding	1 year	January	Wed. 4pm
Executive Committee of the Provo Redevelopment Agency	Municipal Council	*David Knecht George Stewart Mayor Kaufusi	1 year	January	monthly 2nd Tuesday 4:00 pm
Municipal Building Authority Leadership	MBA Bylaws	Council Chair and Vice Chair	1 year	January	
Stormwater Service District	SSD Bylaws	Council Chair and Vice Chair	1 year	January	

Council Committees ([PCC 2.50.110](#)) (*first name is Chair, second name is Vice Chair)

Committee	Type	Councilors	Mission Statement
Policy Governance Committee	Standing, (standing but not active; committee may reconvene periodically)	*Gary Winterton David Harding	<i>Mission statement:</i> "The mission of the Policy Governance Committee is to examine existing and proposed policy and bring recommendations to the Council body relative to the vision and policy for the Council and Provo City."
Council Rules Committee	Standing	*David Sewell	<i>Mission Statement:</i> "The Rules Committee reviews Council rules and procedures and brings suggested improvements to the Council for consideration."
Council Budget Committee	Standing	Council committee of the whole	The mission of the Budget and Audit Committee is to objectively review and make recommendations to the City Council concerning: a) the City's annual budgets, which

Committee	Type	Councilors	Mission Statement
			<p>should be results-oriented and structurally balanced, have sustainable revenues, and promote cost effective management of programs and capital infrastructure;</p> <p>b) the City's financial reporting processes, standards, financial statements, and internal controls, as audited by the City's independent auditors; and</p> <p>c) specific assignments as requested or approved by the City Council.</p>
Housing Committee	Ad Hoc	*David Knecht Kay Van Buren George Handley	<p>The purpose of the Ad Hoc Housing Committee is to research best practices and make recommendations for:</p> <p>1. Understanding what characteristics meet the tenets of a balanced and healthy neighborhood that promote owner occupancy and long-term residency; and</p> <p>2. How best to proactively address housing issues county-wide by engaging surrounding cities, the school board, housing advocates, and other experts.</p>
Impact Fee Review Committee		*Kay Van Buren Gary Winterton	
Neighborhood Program Review Committee	Ad Hoc	*David Knecht David Sewell	<p><i>Mission Statement:</i> "Perform a comprehensive review of the Neighborhood Program and recommend any changes based on how they will best help individual neighborhood organizations reach their full potential."</p>
Neighborhood Advisory Board	Standing (see PCC 2.29)	*David Knecht	<p><i>Mission Statement:</i> "The Neighborhood Program is intended to provide advice and recommendations to the Municipal Council to aid them in their decision making, and to provide the citizens of Provo additional opportunities for input and feedback regarding land use decisions that affect their communities."</p>
Development Approval Process Review Committee	Ad Hoc	*David Sewell David Knecht David Harding	<p>Provo depends on developers to create our built environment, which in turn affects our quality of life and the vitality of our neighborhoods. An effective and efficient development approval process can attract high quality developments and enhance the city's property tax revenues.</p>

Committee	Type	Councilors	Mission Statement
			This committee will partner with the Administration to review the city's development approval process and create standards for desired outcomes and service levels. The recommended standards should inspire developer friendly attitudes and processes while preserving Provo's emphasis on citizen safety, neighborhood character, and city values. The resulting standards should also encourage citizen involvement and yield a process that quickly yet robustly evaluates the quality of a proposal and how it fits into Provo's vision. Process participants – including developers, city staff, neighborhood Chairs, and residents, will be invited to share experiences, lessons learned and best practices from other cities.
Zoning Compliance Committee	Ad Hoc	*David Knecht David Sewell George Handley	Statement of purpose: To review recommendations from citizens and the Administration pertaining to zoning enforcement and compliance, and to advise the Council on how to move forward with those recommendations.

City Administrative Boards with Council Appointment

Board	Appointed By	Current Appointment	Term	Term Expiration	Meeting Time
Library Board - see PCC 2.26	Mayor with Council A&C	Vacant	3 years		4:00 on 2nd Wednesday
Provo Foundation - see PCC 2.34	Articles of Incorporation	Council Chair	1 year	January	As Needed

City Advisory/Policy Recommending Boards with a Council Appointment

Board	Appointed By	Current Appointment	Term	Term Expiration	Meeting Time
Student of Higher Education and Young Adult Advisory Board - see PCC 2.39	Municipal Council Chair	Inactive	2 years		Inactive Board

City Advisory/Policy Recommending Boards with a History of Council Liaisons

Board	Current Assignment	Meeting Time
Airport Board - see PCC 2.21	Gary Winterton	Quarterly on 2nd Tuesday 12:30
Arts Council – see PCC 2.22	David Sewell	
Energy Board - see PCC 12.01	Gary Winterton, George Stewart, George Handley	1st Monday 4:00
Transportation and Mobility Advisory Committee – see PCC 14.04B	George Handley	2nd Tuesday 12:30 pm
Parks & Recreation Board - see PCC 2.38	Gary Winterton, George Handley	3rd Thursday Monthly 12:00pm
Rock Canyon Advisory Committee	George Handley	
Sustainability Committee	George Handley	
Utah Valley Clean Air Task Force		
CDBG General Committee	David Harding	
CDBG Social Services Committee	David Harding, David Knecht?	

City Advisory/Policy Recommending Boards without Council Appointment or Liaison

- Landmarks Commission (see [PCC 16.01](#))
- Planning Commission (see [PCC 14.04](#))
 - Design Review Committee (see [PCC 14.04A](#))

Joint Entity Boards

Board	Appointed By	Current Appointment	Term	Term Expiration	Meeting Time
South Utah Valley Solid Waste District (SUVSWD)	SUVSWD Bylaws	Wayne Parker, CAO			3rd Wed every other month
Utah Lake Commission	ULC Bylaws	Mayor Kaufusi?	4 years		4th Thurs each month 7:30 am
Utah Municipal Power Agency (UMPA) Board of Directors - see PCC 2.20.040(3)	Mayor with Council A&C	Mayor Kaufusi	4 years		4th Wednesday 6:00
Metropolitan Water Board - see PCC 2.20.040(1)	All Members Appointed by Council	Liaison: Kay Van Buren , Gary Winterton	6 years		Quarterly Sara Hubbs, provometrowater@gmail.com 801-465-5205
Provo Housing Authority* - see PCC 2.20.010	Mayor with Council A&C	George Handley			Monthly 3 rd or 4 th Wednesday at 4:15 PM

Non-City Boards with City/Council Appointments/Liaisons (by rule, tradition, or request):

Board	Appointed By	Current Assignment	Meeting Time
Downtown Provo, Inc.	(Liaison appointed by Council Chair)	Gary Winterton, David Harding	3 rd Wed monthly 8:00 am
Utah Lake Commission	Bylaws	Mayor Kaufusi	
Mountainland Association of Governments Executive Council	Bylaws	Mayor Kaufusi	Bylaws stipulate 4 th Thursday
ULCT Land Use Task Force	Bylaws	Council Executive Director or designee	
ULCT Legislative Policy Committee	Bylaws; City may have up to three but only one staff member	David Harding (assume Mayor and CAO are the other two)	Mondays (except holidays) at 12:00 pm during State Legislative Session

City Administrative and Quasi-judicial Boards without Council Appointment/Liaison
(Not Recommended)

- Board of Adjustment (Zoning) (see [PCC 14.05](#))
- Board of Appeals (Building Code) (see [PCC 2.20.010](#))
- Classified Civil Service Commission (see [PCC 2.20.010](#))
- Landmarks Commission (see [PCC 16.01](#))
- Planning Commission (see [PCC 14.04](#))
 - Design Review Committee (see [PCC 14.04A](#))
- Unclassified Civil Service Appeals Board ([PCC 2.20.010](#))

	CWI	CWII	D1	D2	D3	D4	D5
	David Sewell	George Stewart	Gary Winterton	George Handley	David Knecht	Kay Van Buren	David Harding
						Vice-Chair	Chair
Council Leadership							
RDA Leadership							
Policy Governance Committee			Vice-Chair	Vice-Chair	Chair		Chair
Council Rules Committee	Chair				Vice-Chair		
Impact Fee Review Committee			Vice Chair			Chair	
Neighborhood Advisory Board	Vice Chair				Chair		
Development Approval Process Rev	Chair				Vice Chair		✓
Housing Committee				Vice-Chair	Chair		✓
Zoning Compliance Committee	✓			Vice Chair	Chair		
Library Board	✓						
Airport Board Liaison			✓				
Energy Board Liaison		✓	✓				
TMAC Liaison							
Parks & Rec Board Liaison			✓	✓		✓	
Rock Canyon Advisory Committee L				✓			
Sustainability Committee Liaison				✓			
Utah Valley Clean Air Task Force Liaison							
CDBG General Committee Liaison							✓
CDBG Social Services Committee L					✓		
Metropolitan Water District Board L			✓			✓	
Provo Housing Authority		✓					
Board Member							
Downtown Provo, Inc Liaison			✓				
ULCT Legislative Policy Committee							✓
Arts Council	✓						