Provo City Planning Commission

Report of Action

February 27, 2019

*Item 1 The Community Development Department requests an amendment to the Downtown Streetscape Standards to clarify right-of-way improvements for 100 W Street as redevelopment takes place. City-wide impact. Javin Weaver (801) 852-6413 PLOTA20190007

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 27, 2019:

POSITIVE RECOMMENDATION

On a vote of 6:0, 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: 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 illustrations for the proposed ordinance text amendment as Exhibit A – E

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 ordinance text amendment is to revise the Downtown Streetscape Standards and add a section pertaining to 100 West Street. The applicable section for 100 West would be from 100 South to 600 South. The document is still under development however, staff is presenting concepts that will be added to the document.
- The revisions to the Downtown Streetscape Standards include clarification on text that was unclear and an improved flow of information.
- The proposed additional section of text for the 100 West section will include a change in the color of amenity finishes, an increase of street trees and types, the addition of midblock crossings, pedestrian node areas, wayfinding signs, pavement pattern, and addition of embedded street names at the corners.
- There will be a midblock and corner layout pattern included.
- The proposed ordinance text 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 Rowin expressed great interested in the proposal and thought it would enhance the pedestrian corridor of 100 West. Other Planning Commission members agreed.



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

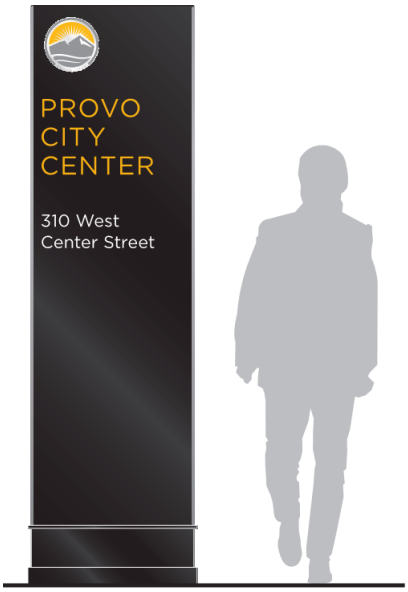


EXHIBIT B

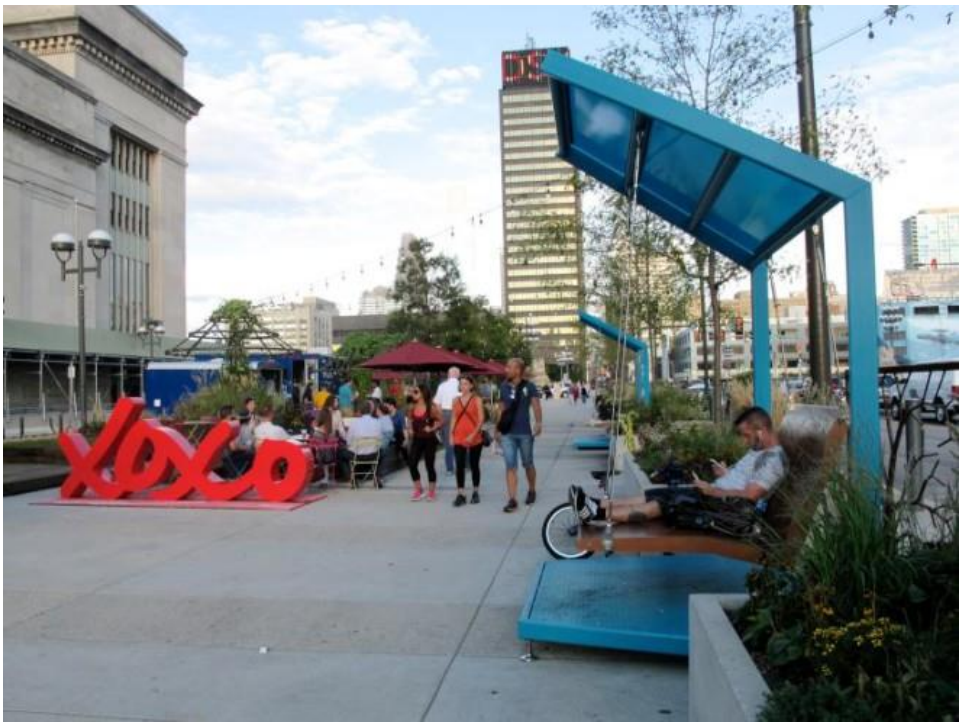




EXHIBIT C



EXHIBIT D

EXHIBIT E

