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PROVO MUNICIPAL COUNCIL

Redevelopment Agency of Provo

Regular Meeting Minutes

5:30 PM, Tuesday, July 21, 2020

Room 200, Municipal Council Chambers

Electronic meeting: <https://www.youtube.com/user/provocitycouncil>

Roll Call

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Councilor Shannon Ellsworth

Councilor Bill Fillmore

Councilor Travis Hoban

Councilor David Harding

Councilor David Shipley

Councilor David Sewell

Chief Administrative Officer Wayne Parker

Mayor Michelle Kaufusi

Council Executive Director Cliff Strachan

Council Attorney Brian Jones

Excused: Councilor George Handley

Conducting: Vice Chair David Harding

Prayer

Councilor David Shipley

Pledge of Allegiance

Councilor David Sewell

Presentations, Proclamations, and Awards

1. **A presentation to the winner of the ULCT essay contest "Why I Like My Community." (20-104)**

The Utah League of Cities and Towns held an essay contest on the topic "Why I Like my Community" for 4th and 7th grade students in Utah. One of the winners was from Provo, her name was Alana Perry from Provost Elementary.

Typically, the winner was presented with a certificate and a check at the student's school before the summer recess. That was not an option this year due to COVID-19, so the winners were being announced and recognized by their community leaders. Mayor Kaufusi invited Alana and her mother to her office to present her with her certificate and check. With Alana's permission, Mayor Kaufusi read the essay for the Council and those watching online.

The essay is available in the meeting materials online at [agendas.provo.org](https://www.provo.org/agendas).

Public Comment

Brian Jones, Council Attorney, read the public comment preamble. Vice Chair Harding invited public comment, there was no response.

Action Agenda

2. Resolution 2020-22 appointing individuals to various boards and commissions. (20-003) (0:21:58)

Motion: An implied motion to adopt Resolution 2020-22, as currently constituted, has been made by council rule.

Mayor Kaufusi recommended the following people be appointed to various boards and commissions:

Appointee's Name	Board	Term Expiration Date
Scott Parker	Arts Council	June 30, 2022
Richard Peterson	Board of Adjustment	June 30, 2025
Maria Winden	Board of Adjustment	June 30, 2022
Jim Tracy	Civil Service Commission	June 30, 2026
Cole Houghton	Design Review Committee	June 30, 2024
James Hall	Design Review Committee	June 30, 2024
Matthew Christensen	Landmarks Commission	June 30, 2024
Megen Pectol	Library Board	June 30, 2023
Jen Peterson	Parks and Recreation Board	June 30, 2023
Tom Sitake	Parks and Recreation Board	June 30, 2023
Lisa Jensen	Planning Commission, Seat 4	June 30, 2023
Daniel Gonzales	Planning Commission, Seat 5	June 30, 2023
Brian Henrie	Planning Commission, Seat 7	June 30, 2023
Clancy Black	TMAC, District 5	June 30, 2023

Vice Chair David Harding called for a vote on the implied motion.

Vote: The motion was approved 6:0 with Councilors Ellsworth, Fillmore, Harding, Hoban, Sewell, and Shipley in favor. Councilor Handley was excused.

3. Ordinance 2020-31 amending the zone map classification of approx 1.92 ac of property generally located at 442 and 490 S State St from General Commercial to High Density Residential and authorizing a related development agreement. Maeser Neighb. (17-0010R) (0:31:01)

Motion: An implied motion to adopt Ordinance 2020-31, as currently constituted, has been made by council rule.

Dustin Wright, Planner, presented. This request was previously approved by the Council last year contingent upon a development agreement that limited the number of units allowed. The ordinance that was passed required the applicant to execute the development agreement within one year. The applicant was unaware of this requirement and failed to do so, which nullified the original ordinance, and required the Council to reconsider the item.

Mr. Wright provided a more thorough presentation about the project in the work meeting earlier in the day. (1:16:06)

Vice Chair Harding opened public comment and invited the applicant, Bart Coon, to address the Council.

Mr. Coon was apologetic for not recognizing the expiration date on the development agreement, he noted that planning staff was also unaware of the deadline. He explained the project was taking longer than expected due to constraints with COVID-19 and other various issues, but he had been actively working on the project.

There were no other comments from the public.

Councilor Ellsworth confirmed this project was focused on married student housing. Mr. Coon agreed but said it would not be limited to just married students. Ms. Ellsworth also confirmed that these would be apartments, not condominiums, controlled by a single holding group.

Councilor Ellsworth shared a presentation to demonstrate some of the concerns she had with this project in her district. They were largely centered around the housing type, transportation, connectivity, and providing a housing type that families could grow into and remain in the neighborhood. ([0:49:21](#))

Mr. Coon was given the opportunity to respond to Ms. Ellsworth's remarks. ([1:01:24](#))

Councilor Shipley agreed with some of Ms. Ellsworth's concerns. He had mixed feelings about not approving something that had been approved by a previous council.

Councilor Sewell had been on the Council when it was approved, and felt it was a good proposal at the time but did feel there was some validity to Ms. Ellsworth's concerns. However, given the fact it had been previously approved, Mr. Sewell did not think it would be conscionable to vote against this due to a technicality with the development agreement.

Councilor Harding was also on the part of the council that previously approved this rezone. While he agreed with some of Ms. Ellsworth's points, he was still supportive of the project.

Councilor Fillmore found it problematic to consider denying something that was previously approved. He appreciated Ms. Ellsworth's concerns but wondered what would happen with this parcel if this project was not approved, it was not a good fit for anything else and this might help to beautify this part of the corridor.

Councilor Ellsworth thought it would be wise to have staff study the trend of changing commercial into residential zoning, this was a pattern that was concerning to her.

Councilor Harding agreed there should be analysis on this trend, as suggested by Ms. Ellsworth.

Vice Chair Handley called for a vote on the implied motion.

Vote: The motion was approved 5:1 with Councilors Fillmore, Harding, Hoban, Sewell, and Shipley in favor. Councilor Ellsworth opposed. Councilor Handley was excused.

Adjournment

The meeting was adjourned by unanimous consent at approximately 6:45 p.m.