



PROVO MUNICIPAL COUNCIL

Work Meeting

12:00 PM, Tuesday, August 24, 2021

Electronic meeting <https://www.youtube.com/provocitycouncil> or 351 W Center Street, Provo, UT 84601

This meeting will be conducted as a hybrid meeting, with some in-person components as well as continued virtual meeting access. The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.facebook.com/provocouncil). If one platform is unavailable, please try the other. If both services are down or unavailable, after a reasonable (but short) time waiting to see if the services resume, the remainder of the meeting will be postponed to the next week, with appropriate public notice given of the rescheduled date. If you do not have access to the Internet, you can join via telephone following the instructions below. The in-person meeting will be held in the **Council Chambers** with limited seating to accommodate social distancing and related public health measures.

To listen to the meeting by phone: August 24 Work Meeting: Dial 346-248-7799. Enter Meeting ID 882 0328 4298 and press #. When asked for a participant ID, press #.

Agenda

Roll Call

Prayer

Approval of Minutes

- 1 August 3, 2021 Work Meeting

Business

- 1 A presentation regarding the Administration's proposal for a COVID-19 vaccine campaign. (21-089)
- 2 A presentation regarding the allocation of Recreation, Arts, and Parks (RAP) tax funds. (21-091)
- 3 A presentation regarding the Development Process: "Context: How design, density, and aesthetics interact" (21-080)
- 4 Presentation on the General Plan. (21-061)

- 5 Presentation from Parking Committee. (21-028)
- 6 Presentation on return of Winter Olympics to Utah. (21-090)
- 7 Presentation on Provo River Delta Restoration Project and possible impact on Provo Airport. (21-083)

Administration: Mayor's Update

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.

Adjournment

Hybrid Meeting Protocol

For the past year, the Provo City Municipal Council has been meeting without an anchor location, pursuant to Utah's *Open and Public Meetings Act*, and has instead conducted all meetings online. Notwithstanding the ongoing coronavirus pandemic and Utah County's moderate level of coronavirus transmission, **the Municipal Council has determined to hold its meetings at an anchor location AND online.** We invite interested persons to participate:

- in the Council Chambers located at the City Center building; OR
- online by watching the live broadcasts at [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.facebook.com/provocouncil).

There will be limited seating available in the Council Chambers and we encourage attendees to maintain appropriate health protocols such as wearing masks and social distancing. Public comment may be received in person OR online (by calling in or logging onto the Zoom Webinar) which are detailed in meeting notices and agendas, and on the broadcasts. Follow the instructions provided on public notices of each meeting.

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

Materials and Agenda: agendas.provo.org

Council meetings are broadcast live and available later on demand at [youtube.com/ProvoCityCouncil](https://www.youtube.com/ProvoCityCouncil)
To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next Work Meeting will be held on Tuesday, September 7, 2021. The meeting will be conducted **as a hybrid meeting**. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are 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. Council meetings are broadcast live and available for on demand viewing at [youtube.com/ProvoCityCouncil](https://www.youtube.com/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

There will be no anchor location for this meeting; it will be conducted exclusively using online means and will be available to view on YouTube at youtube.com/ProvoCityCouncil. This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in 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.

Pending minutes – awaiting approval

Please Note – These minutes have been prepared with a timestamp linking the agenda items to the video discussion. Electronic version of minutes will allow citizens to view discussion held during council meeting.



PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

2:00 PM, Tuesday, August 03, 2021

Hybrid meeting: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) or 351 W Center Street, Provo, UT 84601

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

Roll Call

The following elected officials were present:

Council Chair David Sewell, conducting
Council Vice-chair David Shipley
Councilor Shannon Ellsworth
Councilor Travis Hoban
Councilor Bill Fillmore
Councilor David Harding
Councilor George Handley, via Zoom webinar
Mayor Michelle Kaufusi

Prayer

The prayer was given by Councilor Shannon Ellsworth.

Approval of Minutes

July 20, 2021 Work Meeting
Approved by unanimous consent.

Business

- 1. A presentation regarding COVID-19 vaccines from Utah Valley Hospital. (21-089) ([0:13:46](#))**

Dr. Larry Ford, an infectious disease physician, and Kyle Hansen, Utah Valley Hospital Administrator, presented. Mr. Hansen shared several updates from the hospital. Misinformation has been a considerable challenge over the last 18 months, so they are grateful for the opportunity to speak to the Council and community members today. Mr. Hansen recognized the many amazing healthcare workers in Utah who have faced unprecedented circumstances over the course of the pandemic. Mr. Hansen shared COVID-19 admissions and mortality data from 2020 (prior to the availability of vaccines). They saw a decrease in admissions as vaccination became more prevalent in the community, but in recent months they have seen an increase in admissions

Pending minutes – awaiting approval

as well as in ICU patients. As COVID-19 cases increase, this has a direct and tangible impact on the hospital's ability to respond to other emergency cases from the community.

Mr. Hansen shared projections of anticipated case counts and hospitalizations based on the current trends. Councilor Shannon Ellsworth asked if the IHC projections factored in the return of college students to the area. Mr. Hansen explained that the projection displayed was statewide data, which did not focus heavily on local population ebbs and flows, but that such a population shift would likely have an impact on community transmission rates. Mr. Hansen identified the challenges currently facing the hospital. To address the surge in patients, they are seeking traveling nurses and staff; however, other hospitals in the country have the same needs. They have also explored redeployment opportunities for nurse practitioners and physician assistants to support their critical care and hospital teams. They are also trying to adjust their surgery schedule to lessen the impact on hospital beds; however, some critical surgeries cannot be delayed. His message to the Council was that the choices individuals are making about vaccines have a direct impact on the ability of the hospital to care for this community. Councilor Travis Hoban thanked Mr. Hansen for his presentation. As the Council considers how to allocate resources, he asked whether there were specific age groups or demographics among which the Council help promote vaccination. Mr. Hansen referred this question to Dr. Ford, but he indicated that they are seeing younger demographics in the ICU, such as patients in their 20s, 30s, and 40s. They have seen higher populations of the Latinx population admitted to the hospital and who are not vaccinated. The Latinx community and younger demographics would be helped by additional messaging.

Dr. Larry Ford, infectious disease specialist, presented. He is a member of the Provo community and is concerned about how our communities are struggling with the pandemic. To date, COVID-19 has resulted in over 613,000 deaths and over 35 million cases nationwide. The delta variant is a different virus in its characteristics and comprises over 90% of Utah cases. It is a worse virus due to its increased viral load, and therefore increased transmissibility. Carriers are contagious sooner, and there is greater illness severity and mortality. The data is still emerging, but thus far shows much younger people who are much sicker than hospital caseloads earlier in the pandemic. Three vaccines are available: two mRNA (Pfizer and Moderna) and the single-dose viral vector Johnson & Johnson. The vaccines are well-established as safe and effective. Intermountain has had more than 94% of admissions of individuals who were unvaccinated. Serious side effects of vaccines are very rare. Dr. Ford briefly reviewed several potential severe side effects of the different vaccines. The rare side effects are actual potential side effects of the COVID-19 infection. The very low risk of potential side effects from the vaccine is much lower than the potential risk of side effects from natural infection. Vaccination always has a better side effect profile than the actual infection. Dr. Ford reviewed some of the rampant misinformation (or “non-evidentiary sources of information”) which has been perpetuated about the vaccines. Dr. Ford reiterated the core message that vaccines are the answer. He would welcome the City's encouragement and support of vaccinations among the City, businesses, and education sectors.

Councilor Bill Fillmore thanked Dr. Ford for his presentation. He asked about the duration of immunity for the vaccines. Dr. Ford indicated that right now, there is no short-term planning for boosters but they may be needed if variants continue to evolve. Mr. Fillmore asked how confident they are with the three vaccines and their ability to guard against variants. Dr. Ford indicated that the vaccines continue to be tested with new variants. Mr. Fillmore asked about

Pending minutes – awaiting approval

long-haul effects for COVID-19 cases. Dr. Ford indicated that some studies show up to 10% of cases having long-term effects, though it is likely somewhat less than that. Dr. Ford indicated that any type of infection can trigger an immune response such that there are long-term effects.

Councilor David Harding was encouraged to see IHC's prediction of cases peaking in September. Dr. Ford explained that vaccination has helped some with preventing the kind of exponential growth seen last year. Mr. Harding thanked Dr. Ford for this presentation. Council Chair David Sewell thanked Dr. Ford and Mr. Hansen for their work and for their presentation. Dr. Ford indicated his willingness to help with future questions if needed. Ms. Ellsworth noted the potential repercussions in the community, particularly with students returning to the local universities. For young people without health insurance, especially, this is tremendously serious. Councilor George Handley reminded the Council of the email they received from Casey Gifford, BYU MPA student, who offered suggestions of things the City can do. Education is shown to be less effective than other approaches. Mr. Handley suggested coordinating with the Mayor's Office on this. He was concerned about the reports regarding the Latinx community being behind schedule on vaccinations. The arrival of college students is also concerning to him. He hoped the City could identify some strategies and incentives to promote vaccines in the community.

Mr. Fillmore thought that education was a valuable component. As Mr. Handley suggested, perhaps the City could explore ways to incentivize vaccination. Mr. Fillmore also noted that anything the Council might do could be preempted by the State or County, so he suggested the Council take care with approaching legislative issues as a result. Mr. Hoban agreed with Mr. Handley about a targeted approach and was similarly disheartened to hear about the Latinx community. He thought it would be good to drill down into the data for a targeted approach.

Motion: David Harding moved to ask the Administration to work with Intermountain and BYU MPA partners to formulate a proposal to bring back to the council to determine how to move forward addressing this. Seconded by George Handley.

Wayne Parker, CAO, shared comments, noting that this was a daily issue of discussion for the City Administration. Mr. Parker noted some of the challenges with printed communications and distribution but outlined what they have been doing. Community influencers in areas of low vaccine uptake populations tend to be more effective at getting the message out. It is a multi-faceted approach that defies the traditional ways of addressing and educating the public. Mr. Sewell thanked Mr. Parker for his comments. Councilor David Shipley referenced the report from BYU student Casey Gifford for ideas. During the discussion, Councilors made several suggestions and Mr. Harding amended the original motion to include those suggestions.

Amended Motion: David Harding moved to ask the Administration to work with community health partners to formulate a proposal to bring back to the Council in three weeks to determine how to move forward addressing this. Seconded by George Handley.

Vote: Approved 7:0.

2. **A presentation regarding the Development Process: "Context: How design, density, and aesthetics interact" (21-080) *This item was continued to a future Work Meeting.***

Pending minutes – awaiting approval

3. A presentation discussing a proposed ordinance for transferring private ownership of streets and utilities to public ownership of streets and utilities. (21-087) ([1:11:35](#))

David Day, Development Engineering Coordinator, presented. This item arose from an HOA in the City who had expressed interest in transferring private roads and utilities to Provo City for the City to own and maintain. Provo City does not have a process in place to dictate how this should proceed, so Public Works has prepared an ordinance draft to address this type of request. A draft of the ordinance has been circulated to the Council for their review. Mr. Day explained the process they have suggested for how such applications would be considered in the future.

Councilor David Harding noted the proposal was a change from the current policy for the City not to take on roads privately developed as part of a subdivision plat process. He suggested that in cases of a compelling public interest, the City should be proactive about making those conversions. In situations where it is either neutral or against the public interest, he hoped that if it were against the public interest, that the City would not pursue it. Councilor Shannon Ellsworth asked how often a planned road did not meet the City's design standards. Mr. Day noted that there used to be a loophole in the code, but the City changed the public and private roads standard in the 1980s so that all roads were built to the same standards.

Brian Jones, City Attorney, shared that the drafted ordinance was based on the process employed by Salt Lake City. In response to a question from Mr. Jones, Mr. Harding indicated that a revised draft of the proposal resolved that outstanding question. Councilor David Sewell thought this situation was in many cases a matter of public health and safety. If an HOA has not maintained a fire hydrant, that could create a problematic situation. Where there are private and public lines that are interconnected, this could also create problematic situations; if the lack of maintenance of private water or sewer lines on the part of an HOA caused impacts to the members of the HOA and residents beyond its boundaries, that would be problematic. Mr. Sewell suggested that in such cases, the City should consider converting such infrastructure to City ownership.

Councilor David Shipley reiterated Ms. Ellsworth's comment about whether the code motivates developers to create private roads rather than public ones. Mr. Shipley was concerned if the current setup motivated an end product that resulted in future issues for the City when an HOA desired conversion of the infrastructure to public ownership. Mr. Day indicated that in gated communities, this was sometimes an issue, however the roads in such developments were built to the same standard as other subdivisions. As Mr. Sewell mentioned, some of the things that make the City the most nervous are having a private water or sewer line tied to the city system. In response to Mr. Shipley's and Mr. Harding's question about developers skirting the rules or standards, Mr. Day indicated that part of the criteria for evaluating a transfer proposal would be to determine whether the infrastructure meets the City's standards—was it built to the same quality, what is the condition of the facilities, has the infrastructure been maintained, and what would the City be taking over? Councilors were generally supportive of the concept so long as appropriate safeguards were in place. Mr. Day hoped the Council could share their feedback. This proposal would proceed as an ordinance text amendment through the normal process for review by the Planning Commission and subsequently the Council. ***Presentation only.***

Pending minutes – awaiting approval

4. A presentation regarding City programs that are funded through CDBG and HOME funds. (21-050) ([1:41:54](#))

Cindy Sweeten, Housing Division Administrator, and Dan Gonzalez, CDBG Administrator, presented. Community Development Block Grants, or CDBG, is a federally funded program which provides resources to address a wide range of housing and community development needs. CDBG funds must be specifically used to benefit low- and moderate-income areas. Ms. Sweeten outlined details of how CDBG dollars have been used in Provo. She highlighted several programs in Provo and information about the programs, including:

- Egress Window program (in place since 2016)
- Emergency Home Repair Program (in place for over 30 years)
- Neighborhood Revitalization Program
- Commercial Façade Investment Program (in place for over 35 years)

Ms. Sweeten also shared details about the HOME Investment Partnership Program. The HOME program frequently partners with other housing organizations in Provo and the broader community. Provo's main HOME program is the Home Purchase Plus Program. Councilor David Shipley asked how that would work; Ms. Sweeten indicated that would be shown as a lien on the house when the owner sold the home. The owner would repay the full amount of that loan after moving out of the house. Own In Provo is another program with a similar purpose for home purchases with higher incomes than the HPP program. Mr. Shipley thanked Ms. Sweeten for the information. He wondered how many loans they granted for the Own In Provo program and whether it was still an impactful program in spite of the smaller loan amounts. Ms. Sweeten said they recently closed on a loan for an individual who made just \$5000 over the HPP income limit; the homeowner was very grateful to receive the loan.

Mr. Gonzalez shared details about the small business loans that were part of the CARES Act funds disbursed by the City. The City has \$566,776 for small business loans which could provide up to 37 businesses with assistance. As of a few weeks ago, they had not issued any of those loans. The requirements from the CARES Act funds can be complicated. Similar to CDBG, it must assist low- or moderate-income individuals, the intent is to create jobs, and there are further requirements, including businesses needing to create a DUNS number and register on the federal award system management site. There are also other requirements that have to be fulfilled. Other funding is also available. Mr. Gonzalez has been in contact with other funding sources, including Utah County and Mountainland Association of Governments. MAG's program had much lesser requirements; 276 businesses in Provo benefitted from MAG's program by receiving a loan. Mr. Shipley asked where small businesses can find information if they are interested in considering getting a loan from Provo City. Mr. Gonzalez explained that it was not posted in a specific place but the information is available for someone who calls and asks. Councilor David Harding wondered if any of the funds could be used for some of the initiatives to promote vaccination. Mr. Gonzalez indicated that it would probably qualify. *Presentation only.*

Policy Items Referred from the Planning Commission

5. An ordinance amending the Zone Map classification of approximately 26.11 acres of real property, generally located near the access area to Slate Canyon, from Single

Pending minutes – awaiting approval

Family Residential (R1-10) to Open Space Preservation and Recreation (OSPR) Zone. Provost Neighborhood. (PLRZ20210237) (2:09:22)

Melissa McNalley, Management Analyst, presented. The Planning Commission recommended approval of the zone change. Councilor Shannon Ellsworth asked about the balance of three acres that the Council had purchased but didn't appear to be part of this particular rezone proposal. Wayne Parker, CAO, indicated that this was a rezone of only the portion zoned as single-family residential; the other three acres were zoned agricultural. This was primarily focused on the single-family piece of the property to get it out of development potential, but Mr. Parker indicated they could prepare a rezone of the other portion of the property.

Mr. Harding was supportive of the rezone. Mr. Harding asked about Aspen Loop and whether it would make sense to have some residences there given that it is a public street. Gary McGinn, Community and Neighborhood Services Director, explained the property seller's concern that the city could turn around and sell the property for development, so the City had committed to rezone the R1.10 portion as quickly as possible to the OSPR Zone to put the property into the designated park area. All that property is designated to be programmed as part of the park or in conjunction with the park. Mr. Harding reiterated his comment about putting housing on Aspen Loop. Councilor Shannon Ellsworth commented that the affected portion of the property was a very narrow section that was fairly critical for access to the park area. Mr. Parker also shared history of the property's former development proposals prior to the City acquiring the parcel.

Presentation only. This item was scheduled for the Council Meeting on August 3, 2021.

6. An ordinance amending the Provo City General Plan to adopt an Intent Statement for the Westside Development Policies and Southwest Area Future Land Use Map. Citywide (PLGPA20210242) (2:18:58)

Hannah Salzl, Planner, presented. Ms. Salzl reviewed the earlier process for this item, as well as the feedback received during the various steps in the public process and Planning Commission review. Councilor George Handley did not understand the Planning Commission's purpose for recommending denial; it seemed that they liked the idea. Residents and Planning Commissioners all noted the lack of moving-up homes (a stepping stone after starter homes that are a bit nicer). The Commission understood the benefits of integrated housing types; they wondered whether it was a better policy simply to implement citywide. Councilor David Harding has prepared some more information to discuss in the evening meeting. ***Presentation only. This item was already scheduled for the Council Meeting on August 3, 2021.***

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. ***None requested.***

Adjournment

Adjourned by unanimous consent.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MANAGER
Department: Recorder
Requested Meeting Date: 08-24-2021

SUBJECT: A presentation regarding the Administration's proposal for a COVID-19 vaccine campaign. (21-089)

RECOMMENDATION: Presentation and Discussion

BACKGROUND: COVID-19 infection and hospitalization rates have steadily increased in Provo and Utah County. Administrators and doctors from Utah Valley Hospital recommend higher vaccination rates among Provo's population to help reduce COVID's impact on the community and hospital, especially ICU beds that are being filled with non-vaccinated COVID patients. As such, Provo City Council asked the city's Administration team to develop a vaccine campaign in partnership with local community and health partners in an effort to raise awareness about the importance of vaccines and encourage citizens to get the shot.

FISCAL IMPACT:

PRESENTER'S NAME: Wayne Parker, City Administrator and Eric Edwards, County Health Department Executive Director

REQUESTED DURATION OF PRESENTATION: 40 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 21-089

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: EVANDERWERKEN
Department: Council
Requested Meeting Date: 8-24-2021

SUBJECT: A presentation regarding the allocation of Recreation, Arts, and Parks (RAP) tax funds. (21-091)

RECOMMENDATION: Presentation and Discussion

BACKGROUND: A summary of Recreation/Arts/Parks Tax revenues, expenditures and related projects. The Council asked for an update.

FISCAL IMPACT:

PRESENTER'S NAME: Scott Henderson, Director of Parks and Recreation

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 21-091

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MISANDERS
Department: Council
Requested Meeting Date: 08-24-2021

SUBJECT: A presentation regarding the Development Process: "Context: How design, density, and aesthetics interact" (21-080)

RECOMMENDATION: Presentation only

BACKGROUND: The Council has indicated that it would like to receive presentations on a variety of development issues. Staff has invited speakers on a variety of topics relevant to community development.

The discussion today centers on the interconnection of design and density.

FISCAL IMPACT: none

PRESENTER'S NAME: Robert Mills, Planning Supervisor

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 21-080



WELCOME HOME

Density and Design Discussion
July 20, 2021

Community and Neighborhood Services

- Density
- Diversity
- Context



Density

- Can be measured in the number of units per acre (or specific area)
- Can be measured in the number of persons per area
- Provo typically uses dwelling units/acre, i.e. 4 u/a, 15 u/a, 30 u/a, etc.
- **Either way, it's just division!**



Density

Which image has the higher density?



Density

Which image has the higher density?



The number of units per acre is important; however, it's also important to understand what the form of the development is and how will it function. Essentially, what does it look like and how does it work?



Density

Which image has the higher density?



Density

Which image has the higher density?



We often associate “high density” with a particular housing type (townhomes, apartments, etc.), but remember, density is simply the number of units divided by the land area (units/area).



Diversity

- Diversity in aesthetics allows for a more visually pleasing neighborhood, but also allows for cohesion.
- A diverse housing mix in the neighborhood allows for a broader cross section of demographics. This generally helps a neighborhood retain its vitality for generations.



Daybreak South Jordan, UT



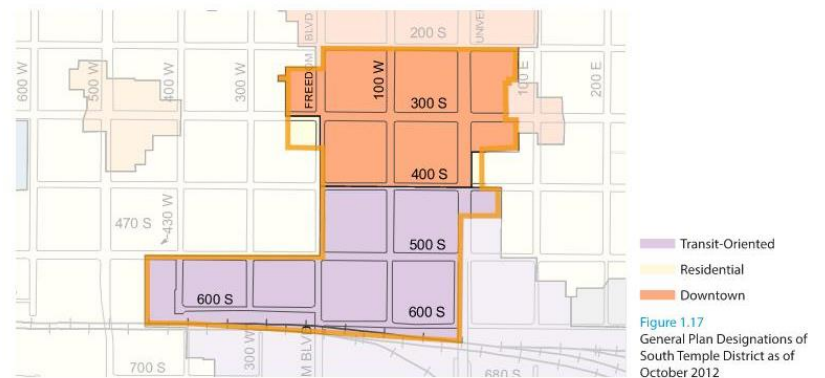
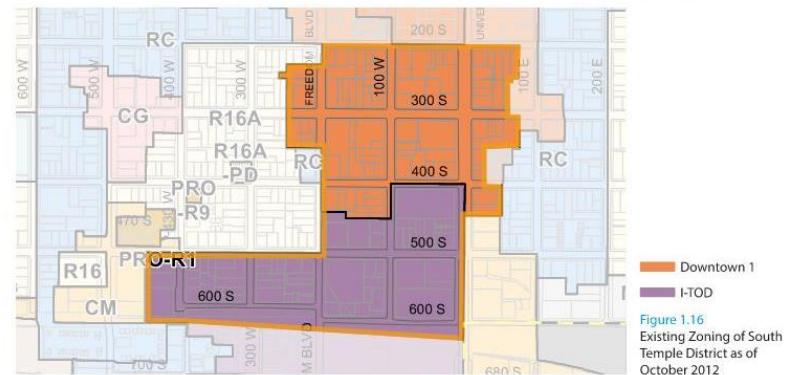
Context

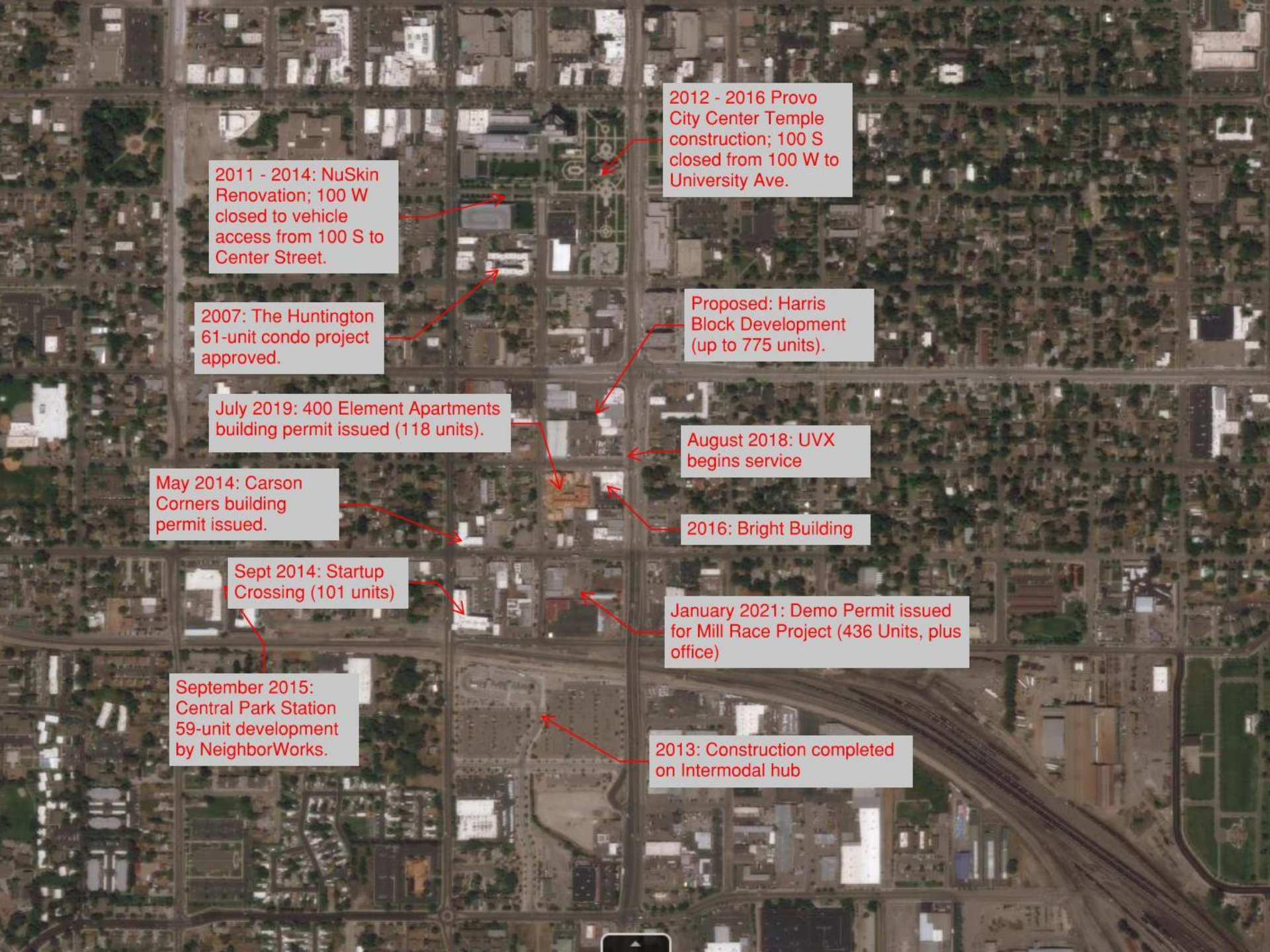
- Right way.
- Right place.
- Right time.



Context

The concept for the future of this district complements the development of the LDS temple property and the UTA station with higher end housing along 100 West. This new medium- and high-density residential area will meet the increased demand for near-downtown housing. The district will also hold a variety of Government and office buildings along University Avenue and connect Downtown to the UTA station. New parks and open space will further enhance this area of downtown.





2011 - 2014: NuSkin Renovation; 100 W closed to vehicle access from 100 S to Center Street.

2012 - 2016 Provo City Center Temple construction; 100 S closed from 100 W to University Ave.

2007: The Huntington 61-unit condo project approved.

Proposed: Harris Block Development (up to 775 units).

July 2019: 400 Element Apartments building permit issued (118 units).

August 2018: UVX begins service

May 2014: Carson Corners building permit issued.

2016: Bright Building

Sept 2014: Startup Crossing (101 units)

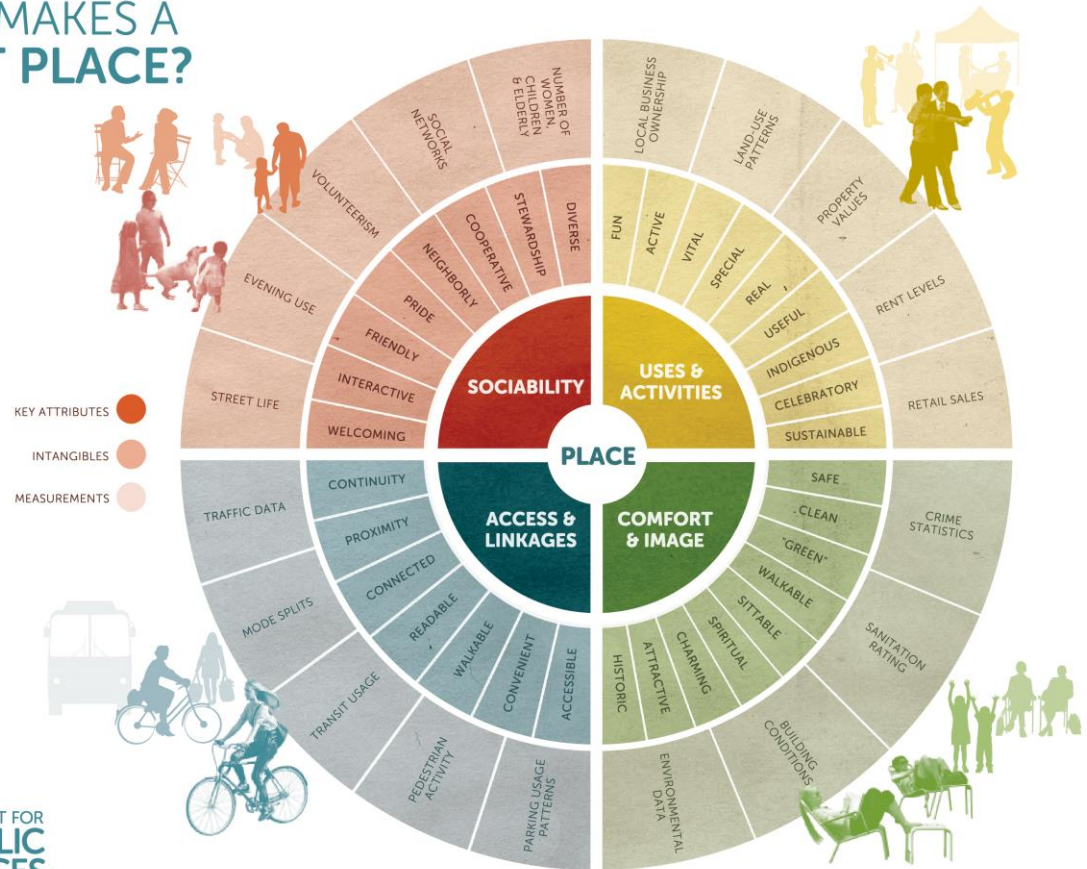
January 2021: Demo Permit issued for Mill Race Project (436 Units, plus office)

September 2015: Central Park Station 59-unit development by NeighborWorks.

2013: Construction completed on Intermodal hub

Context

WHAT MAKES A GREAT PLACE?



Conclusion

- Density
 - Density is not the problem, it's simply a measurable result
 - Design plays a large role in the perception of density
- Diversity
 - Diversity in aesthetics is more than just “good looks”
 - Diversity of housing types allows for “age-in-place” benefits
- Context
 - Right way, right place, right time



PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MDAYLEY
Department: Council
Requested Meeting Date: 08-24-2021

SUBJECT: Presentation on the General Plan. (21-061)

RECOMMENDATION: Presentation and Discussion

BACKGROUND: Planning staff and Design Workshop staff will update the Council on the progress of the revised General Plan.

FISCAL IMPACT:

PRESENTER'S NAME: Robert Mills, Planning Supervisor and Design Workshop Staff

REQUESTED DURATION OF PRESENTATION: 45 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 21-061

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 CONTEXT, MAPPING AND DATA

 GOALS & STRATEGIES

 ACTION PLAN

LIVABLE PROVO.....

 CONTEXT, MAPPING AND DATA

 GOALS & STRATEGIES

 ACTION PLAN

CONNECTED AND SAFE

 CONTEXT, MAPPING AND DATA

 GOALS & STRATEGIES

 ACTION PLAN

A CITY THAT LEADS.....

 CONTEXT, MAPPING AND DATA

 GOALS & STRATEGIES

 ACTION PLAN

APPENDICES.....

 MODERATE INCOME HOUSING DATA

 ECONOMIC ASSESSMENT

 PUBLIC ENGAGEMENT SUMMARY AND NOTES

 ANALYSIS MAPPING

 SUMMARY OF EXISTING REPORTS

Provo General Plan

Draft Vision, Themes (Commitments), Goals and Strategies

VISION STATEMENT:

Provo is a welcoming community for all people who enjoy access to open space, excellence in education, and a historic downtown where the local culture is celebrated through arts and innovation. We strive to be a regional economic hub by encouraging purposeful development of walkable neighborhoods, mixed-use retail and job centers that invite students, residents, and visitors- new and old- to call Provo home.

OUR commitment:

We are stewards to one another and in all we do.

CHAPTERS

Theme: Principle/Commitment	Element	
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1. A Welcoming Community:

OUR COMMITMENT: We provide a high quality of life and welcome all people who come to Provo.	Social Equity Public Services	
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Welcoming Strategies

1.a Ensure equitable distribution of local services that serve all residents and businesses.

- Equitable access to grocery stores, libraries, parks, schools and social services
- Equitable access to transportation
- Equitable access to all public facilities and services
- Employment opportunities for all residents
- Childcare opportunities
- Equitable options for housing.

1.b Create Incentives for development in underserved communities and encourage the expansion of public facilities to underserved parts of the City

- Increased access to existing facilities
- Fair distributions across neighborhoods
- Opportunities for input from to all citizens and improved communication channels to increase transparency

1.c. Promote an inclusive and welcoming community.

- Develop an Equity, Diversity and Inclusion Advisory Committee
- Task a committee with a 'Welcome Home' Strategy and/or Campaign

1.d. Build connections to students and university communities.

1.e Main the current standard of facilities to the community.

2. Stewardship of the Outdoors:

OUR COMMITMENT: We are actively responsible for the future of our recreational and natural lands.

Environmental Sustainability
Outdoors, Recreation and Open Space

Stewardship Strategies

2.a. Connect the Lake to the Mountains by restoring key areas along Utah Lake and creating a greenway along the Provo River.

- Activate the Utah Lake waterfront to offer recreation opportunities.
- Activate/Restore areas of the Provo Riverfront
- Ensure Bikeable/Walkable Greenways
- Increase opportunities for River Recreation

2.b. Conserve open spaces and scenic areas

- Create a strategic plan to conserve, connect and protect vulnerable lands
- Create and execute a plan to increase and protect open space
- Update land / environmental suitability analysis
- Review Open Space requirements for all development types based on best practices

2.c. Increase active and passive parks and recreation amenities

- Improve walking connections to parks, trails and open space
- Improve biking connections to parks, trails and open space.
- Increased open space amenities such as benches, walks, lighting.
- More Small neighborhood Parks

2.c. Develop Programs and Educational Opportunities

- Create educational opportunities at parks, open spaces and trails

2.d. Implement the Provo Sustainability Plan to promote best practices for environmental preservation.

- Water Conservation Practices and Landscape
- Policies around Recycling and Plastic Use/Sustainability Tax
- Light Pollution
- Policies around Recycling and Plastic Use/Sustainability Tax
- Water Conservation Practices and Landscape

2.e Preservation of Open Space and Agricultural Land

- Increase access to community gardens

3. Growing Together:

OUR COMMITMENT: We strive for development that will create places for neighbors, new and old, to become part of our story.

Heritage and Cultural Resource
Urban Design

Growing Together: Strategies

3.a. Celebrate Historical Assets / Historic Preservation/ Small town Feel

- Historical status of as the Temple, Library, Academy Square and Courthouse
- Protect, renovate and energize the historic downtown
- Connect to the university community
- Celebrate local arts and culture
- Connect to regional history

3.c. Cohesive urban design that aligns transit, land use, open space and sustainability goals

- Identify appropriate location for walkable, mixed-use development
- Update neighborhood plans to align with the goals of this plan
- Mix of density in local neighborhoods/Single family with smaller yards
- More Commercial Development
- More co-working/remote working

3.d. Retention of People including students, youth, entrepreneurs

- Places for families to live, work and play
- Mix of people is mix of density

3.e Promote Sustainable Development- tie to sustainability plan

- Utilize conservative values to ensure a livable community for future generations
- City to provide leadership in energy conversation
- Explore LEED for Cities certification

4. Livable Provo:

OUR COMMITMENT: We strive for a resilient and vibrant economy that supports good jobs and a diversity of housing options for all residents.

Economy and Employment
Housing

Livable: Strategies

4.a. Balance/allow for different types of housing in neighborhoods. Allow for a mix of homes sizes at different price points including ADUs.

- Provide more opportunities for small scale, infill development.

- Revise regulations encourage development of a mix of housing types
- Change zoning to promote infill and ADUs
- Student Housing and Rental Regulations
- Smaller/Studio scale Apartments

4.b Ensure housing is attainable for all income levels.

- Provo needs to build more housing across the whole of Provo. *6-9K units to meet demand.*
- Increasing Supply will help with price (Demand).
- Encourage more residential development in Downtown

4.c. Employ innovative approaches to promote local business

- Incentivize the local small business and startup community
- Encourage development to support a thriving Downtown
- Protect small business in agriculture

4.d Deploy Strategic Investments to attract new businesses

- Attracting technology related business
- Attracting outside employers to Provo
- Increasing commercial and industrial space
- More Compact Commercial Properties that incorporate mixed use centers

4.e Encourage growth around the Provo Airport

- Recognize the impact to the future or the local economy

5. Connected and Safe:

OUR COMMITMENT: We promote multimodal streets and trails networks that connect drivers, walkers and bicyclists of all ages.

Mobility and Transportation
Sustainable Transportation/Multimodal Transportation)

Climate Impacts from Transit

Connectivity: Strategies

5.a. Prioritize Safe roadways and Connected Multimodal corridors

- East-West Mobility
- Designed to control traffic speeds

5.b. Prioritize bike and pedestrian networks to parks and transit

- The River trail as the spine of the system
- Protected bicycle and pedestrian facilities
- Connect existing bike and pedestrian networks
- Access for disabled and elderly

5.c Increased operations for public transit

- A robust system of local and regional transportation alternatives including a system of rail, bus, biking and walking.
- Increased operations for public transit/ Incentives for biking/using transit to reduce congestion/ Invest in alternative transportation

5.d Find the right balance of parking to promote economy and encourage alternative transportation.

- Address parking in University neighborhoods
- Explore feasibility of Downtown Parking Structure
- Reduce Parking Requirements to encourage residential areas in priority development areas
- Address parking downtown to encourage walkability (Stop subsidizing parking lots)

5.e. Coordinate with Sustainability Plan

- Increase public charging stations for electric vehicles
- Reduce auto dependency to improve air quality
- More Street trees
- Stormwater Management & Green Infrastructure

6. A City that Leads:

OUR COMMITMENT: We are leaders in innovative and strategic practices to support the community.

Fiscal Sustainability

Local and Regional Leadership

City Leadership: Strategies

6.a. Become a leader in sustainable practices and promote regional collaboration.

6.b. Regulatory frameworks that are simple, accessible, and fair at all scales of development.

- Transparency with City policies and decision making

6.c. Thoughtful and innovative approaches to Energy Efficiency policy and water reduction practices to inform Sustainability Plan.

6.d Diversification of Provo and tax base and revenue streams.

2019 BASELINE DASHBOARD*

Sustainability Key Performance Indicators and Supplemental Performance Metrics

The following 2019 dashboard represents some of the KPIs that might resonate most effectively with community members and public officials. Most are normalized to per capita metrics, while others provide a value or percentage that can be used to illustrate key sustainability topics.



CARBON FOOTPRINT

10.0

mT CO₂e/year
GHG/Capita



WATER

59,000

Water consumption
per capita in gallons



RENEWABLE ENERGY

39%

Total Low Carbon
Resource



MOBILITY

14

VMT/Day/Capita



ENVIRONMENT

ND*

Data not yet available



ECONOMY

.46

GINI Index for
Income Equity



WASTE GENERATED

2,176

Pounds/Person/Year



FIRE RISK

6

Community Wildfire
Risk Index (1-10)

*Owing in part to data availability and in part to being representative of a more typical year given the abnormalities presented by 2020 and the Covid-19 pandemic, 2019 was selected as the baseline year.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MDAYLEY
Department: Council
Requested Meeting Date: 08-24-2021

SUBJECT: Presentation from Parking Committee. (21-028)

RECOMMENDATION: Presentation and Discussion

BACKGROUND: The Parking Committee is working on a comprehensive parking plan and coming forward with a presentation regarding a proposed phased-in approach for a new parking program for neighborhoods surrounding BYU campus.

FISCAL IMPACT:

PRESENTER'S NAME: Hannah Salzl, Planner

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 21-028

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MDAYLEY
Department: Council
Requested Meeting Date: 08-24-2021

SUBJECT: Presentation on return of Winter Olympics to Utah. (21-090)

RECOMMENDATION: Presentation Only

BACKGROUND: Review of the bidding process to host an Olympic and Paralympic Games in Utah. Discussion of current bid status and next steps. Special highlight on the importance of the Peaks Ice Arena and what is needed in the near future to help aid in the bidding process.

FISCAL IMPACT: None

PRESENTER'S NAME: Fraser Bullock, President and CEO of SLC-Utah, Committee for the Games

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 21-090

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MDAYLEY
Department: Council
Requested Meeting Date: 08-24-2021

SUBJECT: Presentation on Provo River Delta Restoration Project and possible impact on Provo Airport. (21-083)

RECOMMENDATION: Presentation and Discussion

BACKGROUND: Presentation regarding potential risks identified by Provo Public Works and Airport staff associated with the Delta Restoration project.

FISCAL IMPACT:

PRESENTER'S NAME: Dave Decker, Public Works Director

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 21-083

Provo River Delta Restoration

Imagine What the Future Can Hold



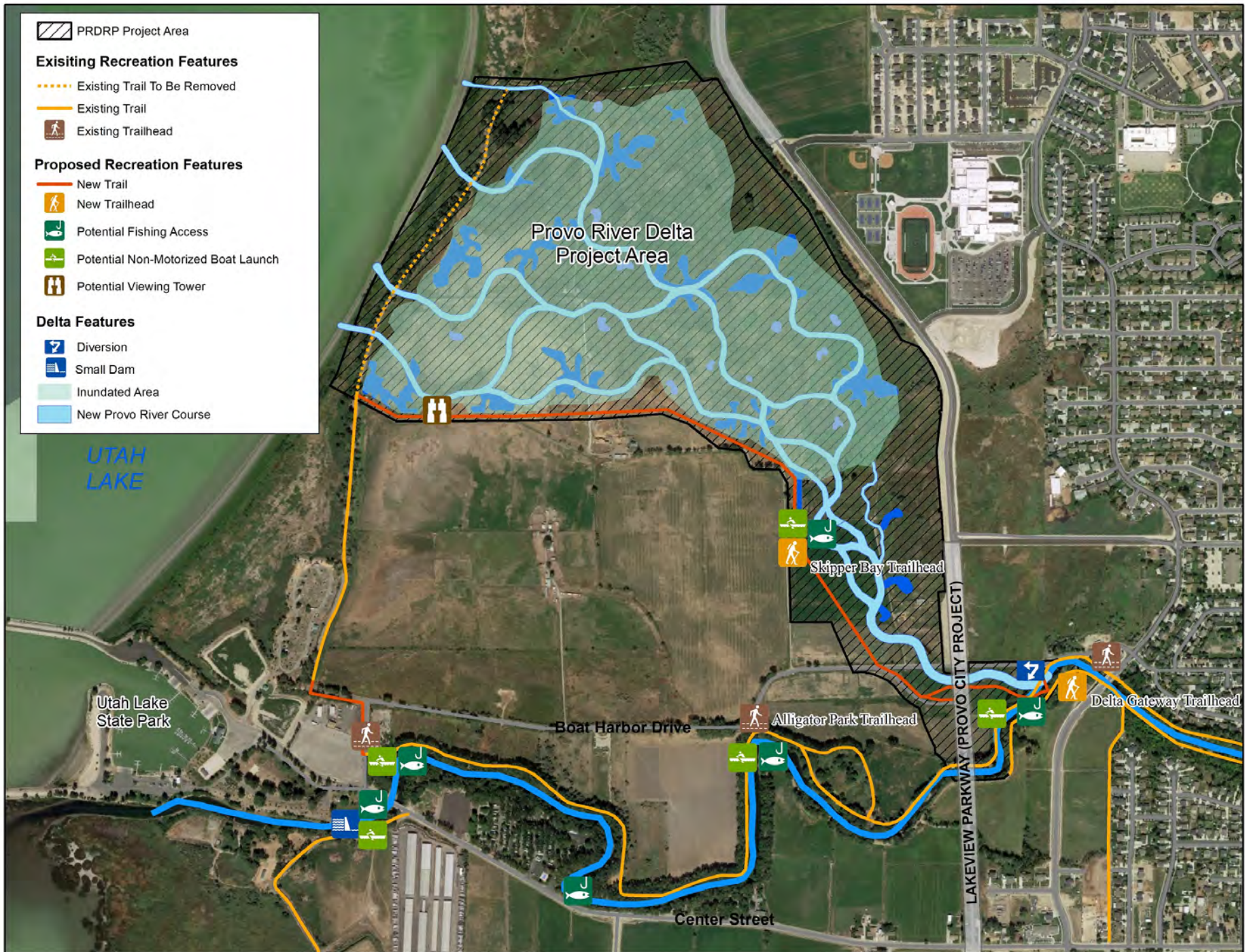
Presentation to Provo City Council
July 20, 2021

Melissa Stamp
Utah Reclamation Mitigation & Conservation Commission

Presentation Outline

- **Project Overview**
 - Features
 - Purpose
 - Schedule
- **Stakeholder Outreach & Coordination**
 - General
 - Provo City
- **Land Transactions with Provo**





The Vision: Delta Area

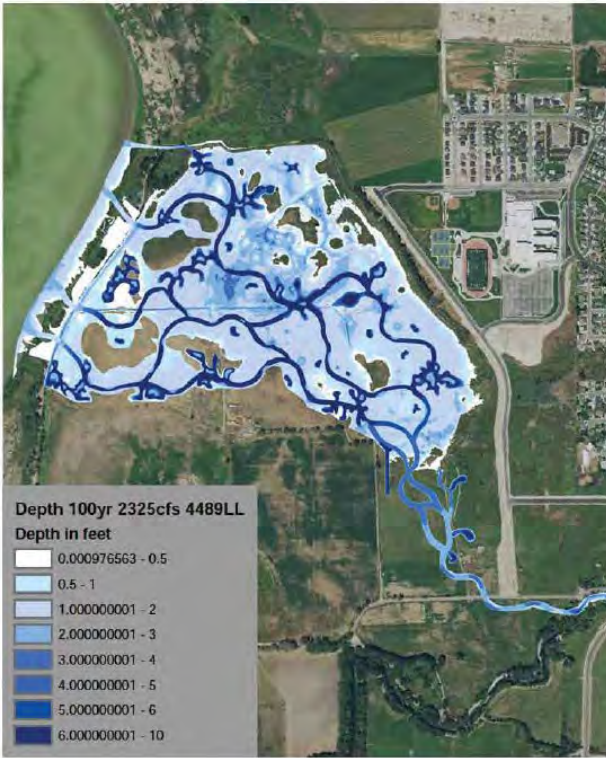


Create
nursery/rearing
habitat

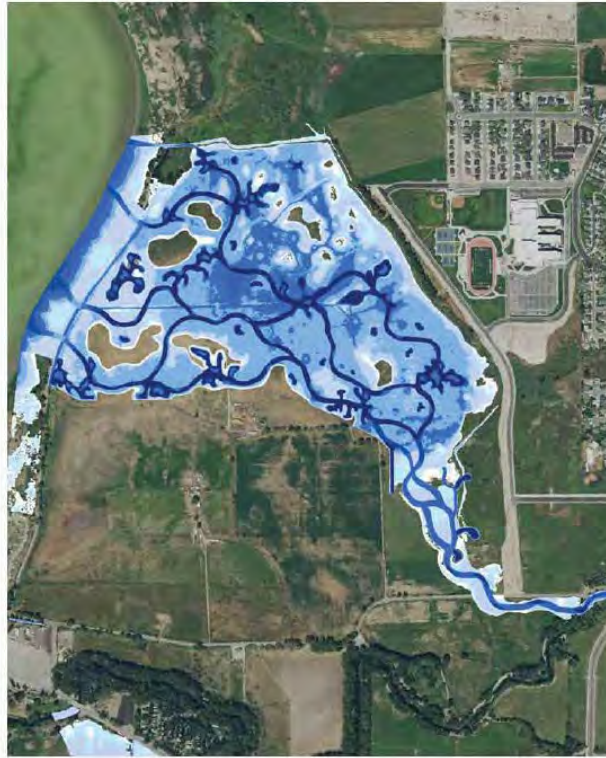


Delta Area Water Depths

A) Dry Spring - 500 cfs River and 4486' Lake Level



B) Wet Spring - 1475 cfs (10-yr) River and 4489' Lake Level



C) Typical Summer - 40 cfs River and 4485' Lake Level



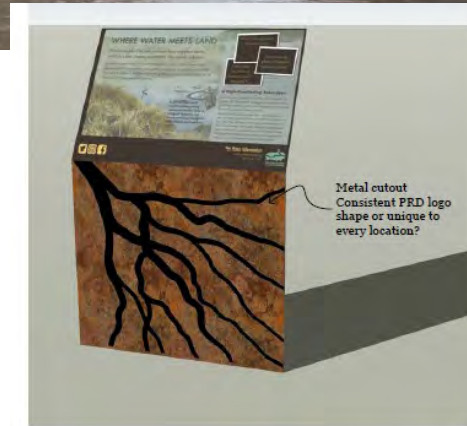
- Most of delta area will be wet even during summer/low lake conditions
- Mostly emergent and rooted aquatic vegetation (bulrush, pondweed) with some pockets of riparian shrubs and trees
- Larval rearing habitat – cover, food

Recreation Features-Delta

- Paved trail on berm
 - Equestrian trail
 - Loop opportunity
- Viewing tower
- Skipper Bay Trailhead
 - Parking
 - River Access



Recreation Features



Existing River Channel Features



Primary Objective

- Maintain/enhance existing character of area

Project Elements

- Flow delivery
- Small downstream dam
- Aeration
- Recreation Features



Recreation – Existing Channel

Existing Channel: Fishing Platforms & Non- Motorized Boat Access



Partnership With Provo City Parks & Recreation: Provo River Delta Gateway Park

- River Access
- Nature-themed Playground
- Interpretive Features
- Parking
- Restroom
- Other Amenities



Why Build a Delta?

Project is needed to facilitate June sucker recovery by restoring essential habitat conditions for spawning, hatching, larval transport, survival, rearing, and recruitment of June sucker on a self-sustaining basis.



Project Purposes

- Implement Recovery Plan criteria
- Provide compatible recreational improvements and opportunities
- Adopt flow regime targets and deliver supplemental water
- *Multi-agency effort*

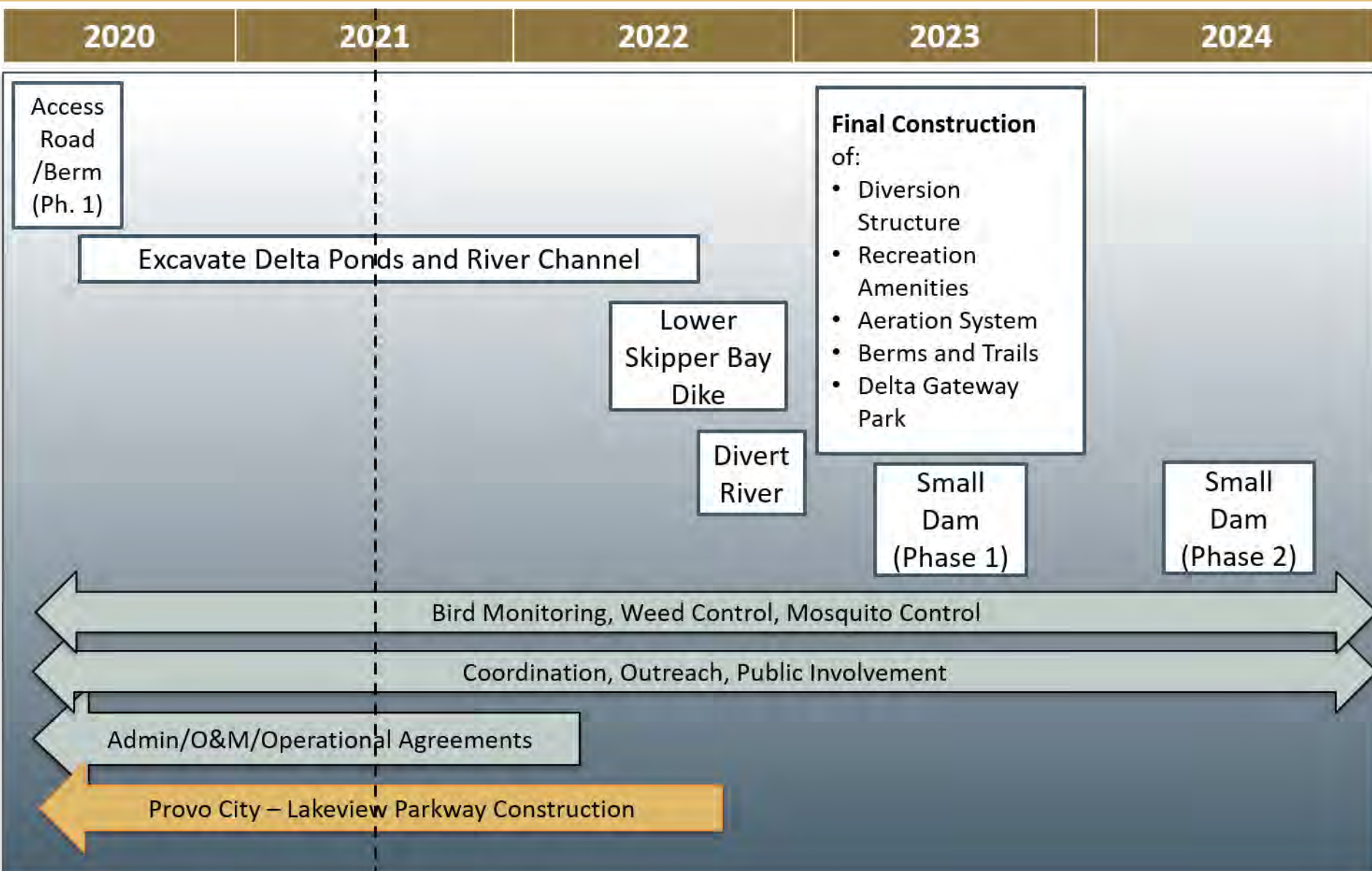


Why Build a Delta?

- Connection to water supply
 - Continued development and ongoing operation of Bonneville Unit water supplies is dependent on “sufficient progress” being made with June sucker recovery.



Construction Schedule

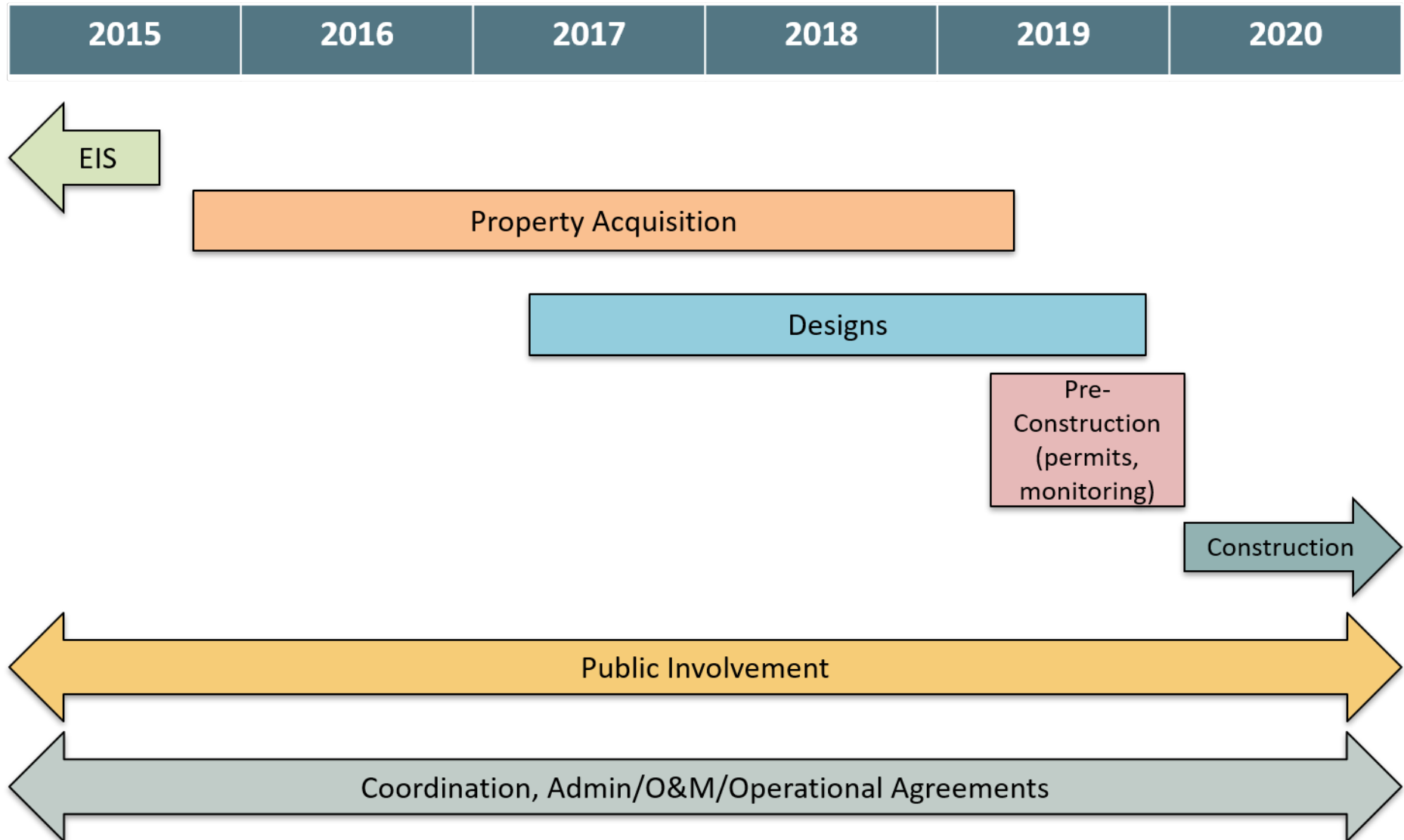


Presentation Outline

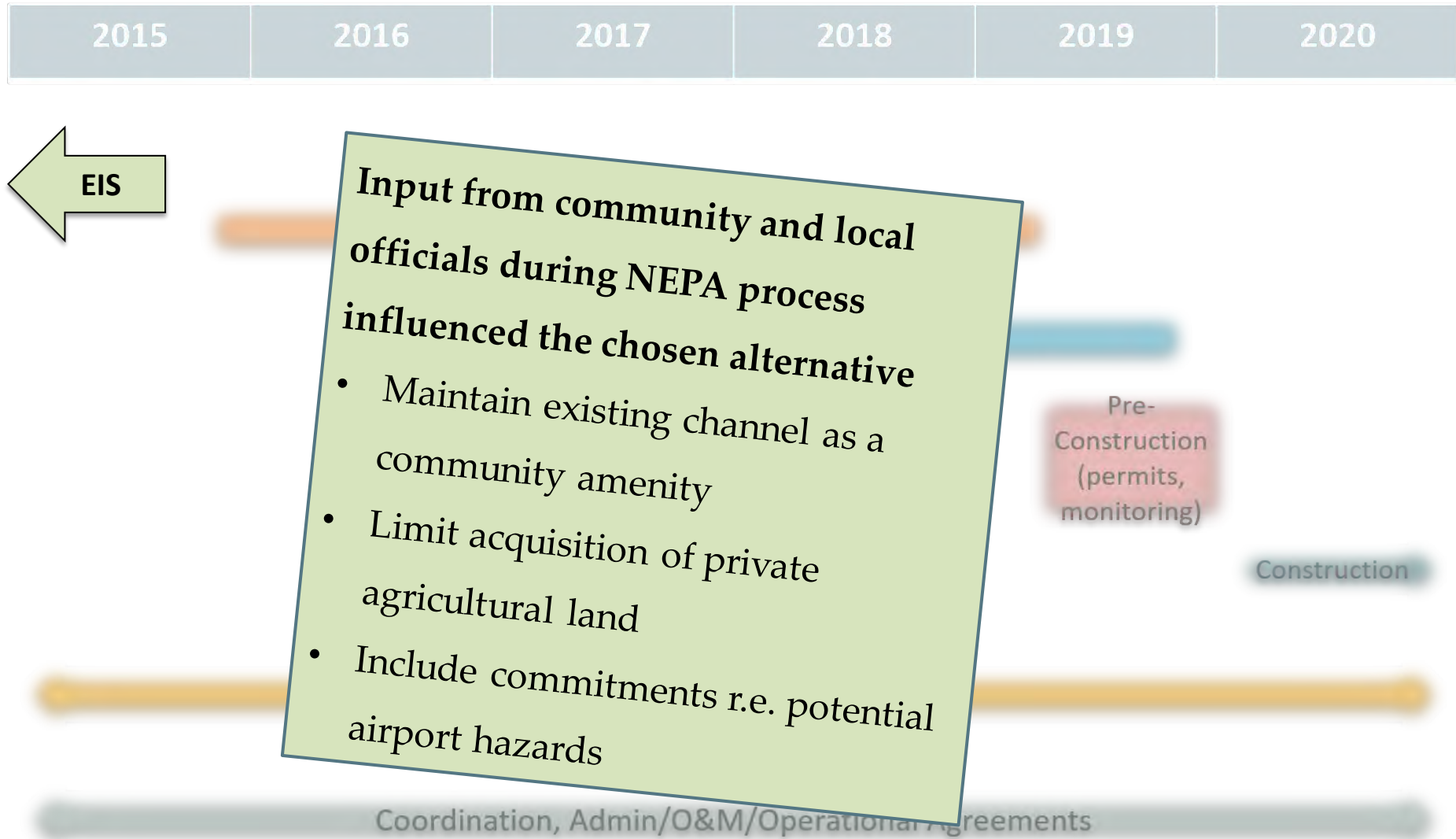
- **Project Overview**
 - Features
 - Purpose
 - Schedule
- **Stakeholder Outreach & Coordination**
 - General
 - Provo City
- **Land Transactions with Provo**



Project History



Project History



Project History

2015

2016

2017

2018

2019

2020

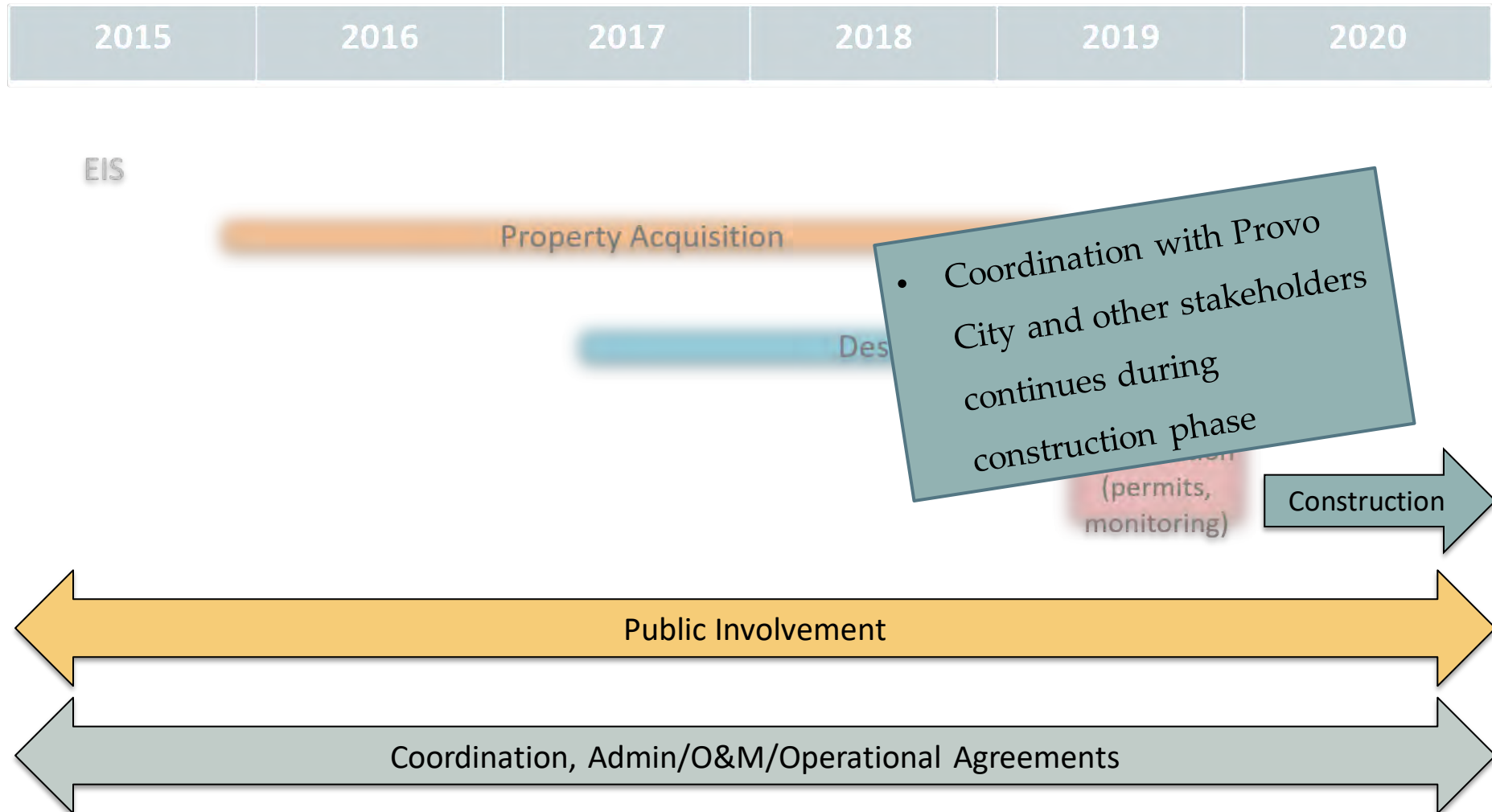
Property Acquisition

Designs

Pre-

- Engagement with local stakeholders and concerns has informed designs**
- Engagement with Provo airport, FAA, Wildlife Svcs to reduce bird strike risk
 - Coordination with Utah County, Provo City, birders, anglers, boaters on recreation features
 - Tweaks to acquisition boundary and trailhead location to accommodate neighboring landowner
 - Coordination with Provo City on Lakeview Parkway

Project History



Provo City Coordination

- Funding agreement for Lakeview Parkway design, construction
- Fill agreement – Provo Regional Sports Park – saves \$\$
- Funding agreement for Delta Gateway Park construction, land transfer
- Airport Hazard Mitigation Agreement, including funding for position at Provo airport
- Recreation workgroup participation
- Stewardship activity with Provo High School environmental science classes



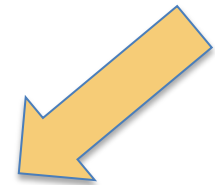
Outreach

- Website
- Newsletters
- Utah Lake Commission
 - Fourth Grade field trips
 - Utah Lake Festival
 - Governing Board
- Provo High School
- Saturday Site Tours
- Angler Outreach



PRDRP Fulfills Multiple Objectives of Partners

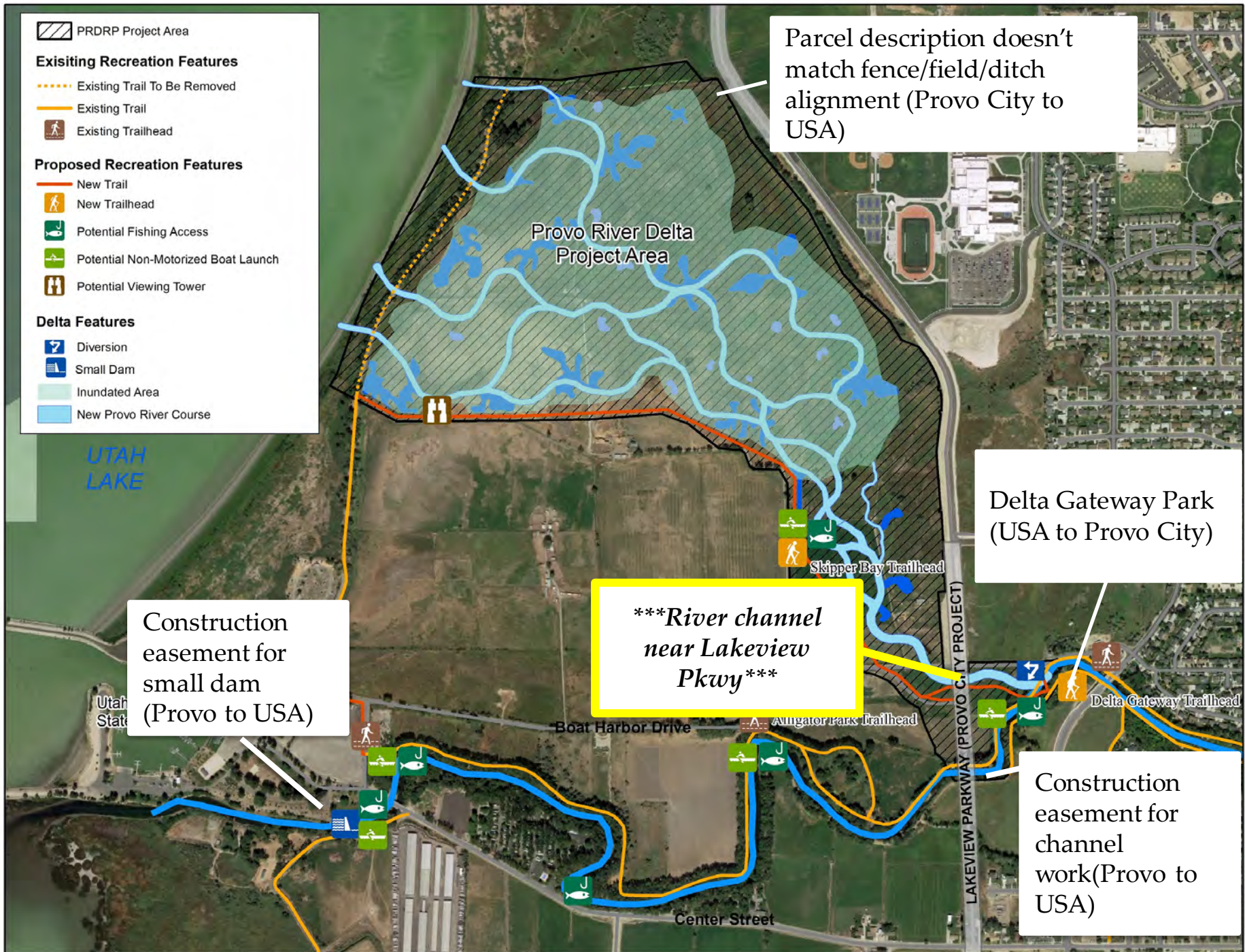
- Utah Lake Master Plan (19 specific Objectives or Vision Statements)
- Concurrent Resolution HCR 26 supporting Utah Lake Restoration
- Utah Department of Natural Resources
 - Utah Division of Wildlife Resources
 - Utah Division of Parks and Recreation
 - Utah Division of Forestry, Fire and State Lands
- **Provo City *Provo Vision 2030* (8 Goals, 29 Objectives)**
- Utah County General Plan (8 Policies or Objectives)
- June Sucker Recovery Implementation Program



Presentation Outline

- **Project Overview**
 - Features
 - Purpose
 - Schedule
- **Stakeholder Outreach & Coordination**
 - General
 - Provo City
- **Land Transactions with Provo**
 - Several distinct areas
 - Priority is new river channel near Lakeview Pkwy





Lakeview Pkwy Funding agreement

Agreement No. 17FC-UT-2190

AGREEMENT AMONG
PROVO CITY, a UTAH MUNICIPAL CORPORATION;
UTAH RECLAMATION MITIGATION AND CONSERVATION COMMISSION;
THE U.S. DEPARTMENT OF THE INTERIOR -
CENTRAL UTAH PROJECT COMPLETION ACT OFFICE;
AND
CENTRAL UTAH WATER CONSERVANCY DISTRICT

COOPERATIVE PLANNING, DESIGN, CONSTRUCTION, AND FUNDING OF THE
PROVO LAKEVIEW PARKWAY AND TRAIL
AND THE
PROVO RIVER DELTA RESTORATION PROJECT,
CENTRAL UTAH PROJECT

I. AUTHORITY

This Agreement is made this 1st day of June, 2017, pursuant to the Central Utah Project Completion Act (Titles II through VI of Public Law 102-575, 106 Stat. 4605, October 30, 1992), as amended, hereinafter called the "CUPCA"; the UTAH RECLAMATION MITIGATION AND CONSERVATION COMMISSION; Title III, Section 301(f)(4) of CUPCA, hereinafter called the "PLPT"; the U.S. DEPARTMENT OF THE INTERIOR - CENTRAL UTAH PROJECT COMPLETION ACT OFFICE, hereinafter called "Department"; the

WHEREAS, the PRDRP and the PLPT (including 620 North) share common areas of impact, and plans and designs for the PRDRP require alterations to the design of the PLPT, which will affect Provo's costs for design and construction of same; and

WHEREAS, the PRDRP and the PLPT (including 620 North) share common areas of impact, and plans and designs for the PLPT may require alterations to the design of the PRDRP, which will affect the United States' costs for design and construction of same; and

WHEREAS, the United States may require acquisition of land from Provo to implement the PRDRP, and Provo may need to acquire land from the United States for the PLPT; and

WHEREAS, coordination of sequencing, scheduling, and construction of the PRDRP and PLPT is in the best interests of all Parties; and

Agreement includes mechanism for compensation

- 2) Provo now owns land that may be desired by the Mitigation Commission for the PRDRP, and the Mitigation Commission expects to soon acquire land needed by Provo for its PLPT.
- 3) Provo and PRDRP are both continuing to work with property owners to acquire property for their respective projects.
- 4) The Parties will work together to accomplish any transactions needed to obtain ownership of the required parcels by each Party.
- 5) Transactions involving conveyance of land from the United States to Provo, will be executed only upon Provo's receipt of a Section 404 wetlands permit(s) from the US Army Corps of Engineers for the PLPT and 620 North Extension.
- 6) Each Party will follow applicable regulations and requirements to determine fair market values of the required parcels and work together through this Agreement to reconcile costs and, as permitted by law, make equitable compensation to the other Party as may be needed.
- 7) Where there is a transaction involving property disposition among Provo and the United States, any difference in land value may be factored into the net cost savings and/or cost increases determined as per Article V.2(e) herein, and, as permitted by law, may be used as partial compensation or credits.

Thank You!

- Visit our website
- Join us for a site tour
- Sign up to receive our newsletters
- Ask if you'd like us to present at a neighborhood meeting
- Get in touch if want to know more about JSRIP

