

Provo City Planning Commission

Report of Action

February 23, 2022

Item 4* The Development Services Department requests an amendment to the Downtown Streetscape Standards to add the description of the sidewalk area. Citywide impact. Javin Weaver (801)852-6413
jweaver@provo.org PLGPA20220048

The following action was taken by the Planning Commission on the above-described item at its regular meeting of February 23, 2022:

APPROVED

On a vote of 8:1, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Miles Miller

Second By: Ally Jones

Votes in Favor of Motion: Alley Jones, Lisa Jensen, Daniel Gonzales, Laurie Urquiaga, Brian Henrie, Robert Knudsen, Peter Fife, and Miles Miller

Votes Against Motion: Dave Anderson

Laurie Urquiaga 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.
- New findings stated as basis of action taken by the Planning Commission or recommendation to the Municipal Council; Planning Commission determination is not generally consistent with the Staff analysis and determination.

TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A-D.

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.

- Staff explained that a few minor corrections needed to be made to the Downtown Streetscape text to allow development to occur more easily.
- Staff explained the changes to the Required Street Trees (Table 1).

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- Citywide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.
- There was no neighborhood chair or public comment made.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Dave Anderson commented that street trees are an important part of the downtown streetscape and recommended discussion should occur about sidewalk widths and permeable landscaping.
- Brian Henrie had some questions about the types of trees.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services 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

Changed Amended 2019 to 2022 (author page)

Removed...Community Development Services Director of Provo City (author page)

Removed Director Gary McGinn and added Bill Pepperone (author page)

Removed Planning Supervisor Brian Maxfield and added Brandon Larsen (author page)

Added Staff Javin Weaver (author page)

Added frontage zone, pedestrian zone, amenity zone and buffer zone and figures page back in with the addition of dimensions to Page 5 (see Exhibit B)

FRONTAGE ZONE

The frontage zone describes the area between the building and the property line. The frontage zone provides a space for sidewalk cafes, temporary signage, small planters, and a space where casual window shoppers may stop and gaze without inhibiting the pedestrian through traffic.

Spatial Standard: The frontage zone is typically a minimum of two feet, but can be extended in width up to the maximum setback allowed by City Code.

PEDESTRIAN ZONE

Acting as the primary accessible sidewalk, the pedestrian zone provides a clear pathway adequate for pedestrian traffic to pass through unobstructed from the other adjacent activities occurring nearby. The activities and installations in the frontage and amenity zones should not encroach on this area.

Spatial Standard: A minimum of six feet should be maintained in all instances in the Downtown area. On streets identified as main pedestrian corridors (Univ Ave, Center St, 100 W 500 W, 300 S and 600 S), a width of eight feet or greater should be considered.

AMENITY ZONE

The amenity zone is critical in defining the pedestrian character of an urban street. This zone includes street trees and other landscaping in appropriately designed planters, as well as interspersed street furnishings such as street lighting and bike racks.

Spatial Standard: Five feet is a typical width for this zone, however, special circumstances may require a smaller width to ensure adequate pedestrian zone is maintained in tight corridors. Priority should be given to the pedestrian zone in this case.

BUFFER ZONE

Serving as a buffer between pedestrian-oriented areas and vehicular traffic, the buffer zone provides a flexible area to be used for supporting items such as on-street parking, outdoor dining, and landscaped bulb-outs. These enhancements can calm traffic and offer support for businesses through character defining elements at the street.

Spatial Standard: Width of this zone is strictly context-sensitive. Priorities of each street can determine the width.

Changed the tree grate sizes from inches to feet dimensions 36x72, 48x96, and 60x120 to 3'x6', 4'x8', and 5'x10' in Amenity section on Page 8

Edited the graphic of the brick paver layout with removing an arrow and added the text ;additional pavers would go along curb edge in Amenity section on Page 10 (see Exhibit D)

Added the text west side and east side on the 100 West street cross section on Page 14



FRONTAGE ZONE

The frontage zone describes the area between the building and the property line. The frontage zone provides a space for sidewalk cafes, temporary signage, small planters, and a space where casual window shoppers may stop and gaze without inhibiting the pedestrian through traffic.

- » Spatial Standard: The frontage zone is typically a minimum of two feet, but can be extended in width up to the maximum setback allowed by City Code.

PEDESTRIAN ZONE

Acting as the primary accessible sidewalk, the pedestrian zone provides a clear pathway adequate for pedestrian traffic to pass through unobstructed from the other adjacent activities occurring nearby. The activities and installations in the frontage and amenity zones should not encroach on this area.

- » Spatial Standard: A minimum of six feet should be maintained in all instances in the Downtown area. On streets identified as main pedestrian corridors (Univ Ave, Center St, 100 W 500 W, 300 S and 600 S), a width of eight feet or greater should be considered.

AMENITY ZONE

The amenity zone is critical in defining the pedestrian character of an urban street. This zone includes street trees and other landscaping in appropriately designed planters, as well as interspersed street furnishings such as street lighting and bike racks.

- » Spatial Standard: Five feet is a typical width for this zone, however, special circumstances may require a smaller width to ensure adequate pedestrian zone is maintained in tight corridors. Priority should be given to the pedestrian zone in this case.

BUFFER ZONE

Serving as a buffer between pedestrian-oriented areas and vehicular traffic, the buffer zone provides a flexible area to be used for supporting items such as on-street parking, outdoor dining, and landscaped bulb-outs. These enhancements can calm traffic and offer support for businesses through character defining elements at the street.

- » Spatial Standard: Width of this zone is strictly context-sensitive. Priorities of each street can determine the width.

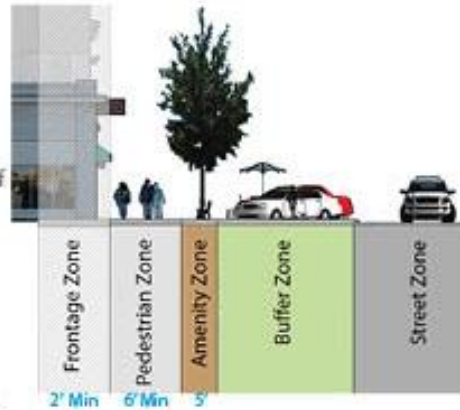


Figure 2 - Spatial Classification Zones

EXHIBIT C

TABLE 1 - REQUIRED STREET TREES (DOWNTOWN ONLY)

Tree Species		Acer nigrum (Black Maple)	Carpinus betulus 'Fastigiata' (Columnar European Hornbeam)	Catalpa speciosa (Northern Catalpa)	Cercis canadensis 'Forest Pansy' (Redbud)	Cercis canadensis 'Royal White' (Royal White Eastern Redbud)	Crataegus laevigata Rosea Flore Pleno (Hawthorn Tree)	Ginkgo biloba (Maidenhair Tree)	Gleditsia triacanthos var. inermis (Honeylocust)	Gymnocladus dioica 'Espresso' (Kentucky Coffee Tree)	Hibiscus syriacus (Rose of Sharon)	Koelreuteria paniculata (~~Goldenrain~~ Tulip Tree)	Malus 'Spring Snow' (Spring Snow Crabapple)	~~Liriodendron tulipifera (Tulip Tree)~~	~~Platanus x acerifolia - Bloodgood (Sycamore)~~ Prunus x okame (Okame Cherry Tree)	Quercus robur (English Oak)	Syringa reticulata 'Ivory Silk' (Japanese Tree Lilac)	Tilia cordata (Littleleaf Linden)	Ulmus x 'Frontier' (Frontier Elm)	Zelkova serrata 'Musashino' (Upright Zelkova)
500 North	-	-	-	-	-	-	-	-	-	-	-	R	-	-	-	-	-	-	-	-
400 North	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R	-	-
300 North	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	R	-
200 North	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	R	-	-
100 North	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R	-
Center Street	-	R ²	-	R ¹	R ¹	R ¹	-	-	-	-	R ³	-	-	-	R ³	-	-	-	-	R ²
100 South	-	-	-	-	-	-	R	R ³	-	-	-	-	-	-	-	-	-	-	-	-
200 South	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R	-	-
300 South	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R	-
400 South	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R	-	-
500 South	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	R	-
600 South	-	-	-	O ¹	-	-	-	O	-	-	-	-	-	-	-	O	L	-	-	O
500 West	L	-	O	-	-	-	L	-	O	-	O	-	-	-	-	O	-	-	-	-
400 West	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R
300 West	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R
Freedom Blvd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	-	R
100 West (North)	-	-	-	-	-	-	-	-	-	-	-	-	R	-	-	-	L	R	-	-
100 West (South)	-	-	-	-	-	-	-	-	-	-	-	-	R ⁴	-	-	-	-	R ⁴	-	-
University Avenue	-	-	-	-	-	-	R	-	-	-	-	-	-	-	-	-	-	-	-	-
100 East	-	-	-	-	-	-	-	R ⁴	-	-	-	-	-	-	-	-	-	R ⁴	-	-

R	Required
O	Design Option
L	Limited Use
-	Prohibited

- ¹ In Raised Planters
- ² In Center Median
- ³ In Linear Park
- ⁴ Alternate tree species
- ~~*~~ From 1230 North to 600 South

EXHIBIT D

