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**PROVO MUNICIPAL COUNCIL  
Redevelopment Agency of Provo  
Regular Meeting Agenda**

5:30 PM, Tuesday, January 18, 2022

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

**Roll Call**

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Councilor Shannon Ellsworth

Councilor Bill Fillmore

Councilor George Handley

Councilor Travis Hoban

Councilor Katrice MacKay

Councilor David Shipley

Councilor Rachel Whipple

Mayor Michelle Kaufusi

Council Executive Director Cliff Strachan

City Attorney Brian Jones

Conducting: Chair Travis Hoban

**Prayer** – Councilor Rachel Whipple

**Pledge of Allegiance** – Councilor Bill Fillmore

**Public Comment**

Chair Hoban opened public comment. With no comments, Chair Hoban closed public comment.

**Presentations, Proclamations, and Awards**

1. **A presentation on crosswalk safety for pedestrians and drivers, presented by Provo City School District students from the Center for Advanced Professional Studies program. (22-012) (17:05)**

Dixon Holmes spoke of his experience while working with students on the project.

Alexis, a student of Timpview High School, spoke of her experience while in the program. Presented video and infographics for two target groups.

Various council members commented on the wonderful presentation.

The Provo Municipal Council recessed and convened as the governing board of the Redevelopment Agency of Provo with Chair Shannon Ellsworth conducting.

**Redevelopment Agency of Provo**

2. **RDA Resolution 2022-RDA-01-18-1 appropriating \$442,974 in the tax increment fund of the redevelopment agency for a post-performance payment related to parks impact fees for Cityview Apartments. (22-006) (28:57)**

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**Motion:** An implied motion to approve RDA Resolution 2022-RDA-01-18-1, as currently constituted, has been made by council rule.

David Walter, Redevelopment Director, provided some background information on the item.

Councilor Shipley asked if park would be a public amenity.

David Walter responded that it would in fact be a public space since the parcel is owned by the city. He mentioned they plan to add some artwork to the area.

Councilor Hoban asked for Chair Ellsworth’s opinion.

Chair Ellsworth responded that this item hadn’t been presented to the RDA executive committee, so she did not have more information to provide. She did add that the funds were committed at the onset of the project.

Councilor Fillmore asked Mr. Walter what would be included in the park.

David Walter responded that he did not believe there would be grass but some trees, benches, and artwork.

Chair Ellsworth opened public comment. With no comments, she closed public comment and called for a vote.

**Vote:** The motion was approved 7:0 by unanimous consent.

With no objections, the Governing Board of the Redevelopment Agency of Provo adjourned and reconvened as the Municipal Council with Chair Travis Hoban conducting.

### **Action Agenda**

#### **3. Resolution 2022-3 consenting to the appointment of individuals to various boards and commissions. (22-009) [\(34:33\)](#)**

**Motion:** An implied motion to approve Resolution 2022-3, as currently constituted, has been made by council rule.

Mayor Michelle Kaufusi recommended the following:

Airport Board – Mario Markides  
Energy Board – Erin Hernandez, Julie Rash, Carol-Lyn Jardine  
Parks and Recreation Board – Laura Cabanilla, Bonnie Morrow, Doug Gardner  
Transportation and Mobility Advisory Committee – Greg Macfarlane  
Building Inspection Board of Appeals – Mark Greenwood

With no council discussion or public comment, Chair Hoban called for a vote.

**Vote:** The motion was approved 7:0 by unanimous consent.

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**4. A presentation of the Popular Annual Financial Report by the Provo City Finance Division. (22-014) (39:30)**

John Borget, Director of Administrative Services, presented and provided an extensive review of the report.

Councilor Fillmore asked Mr. Borget what he was worried about for the upcoming budget year.

John responded that inflation was a big concern as it affects everything.

Chair Hoban opened public comment. With none, he closed public comment and opened item for Council discussion.

Councilor Shipley applauded the Finance department with their skill in managing the city's finances.

Councilor Fillmore seconded the comment from Councilor Shipley.

**5. Resolution 2022-4 appropriating \$37,050 in the Economic Development Division in the General Fund for a sales tax increment post performance payment to Parkway Village. (22-008) (56:15)**

**Motion:** An implied motion to approve Resolution 2022-4, as currently constituted, has been made by council rule.

Keith Morey, Economic Development Director, presented and urged Council to approve this appropriation.

Councilor Shipley asked questions regarding the payment dates.

With no public comment or council discussion, Chair Hoban called for a vote.

**Vote:** The motion was approved 7:0 by unanimous consent.

**6. Joint Resolution 2022-5 urging sustained and increased support in the annual state budget allocated to the LeRay McAllister fund for the preservation of farms and open land in the state of Utah. (22-007) (59:32)**

**Motion:** An implied motion to approve Joint Resolution 2022-5, as currently constituted, has been made by council rule.

Councilor Handley presented and commented on the purpose of this resolution.

Councilor Ellsworth added that she supports the promotion of quality growth. She stated that in addition to affecting Provo, this has a statewide impact. She mentioned that there is a bill that is being discussed to end the fund.

Chair Hoban asked why someone would want to end this fund.

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Councilor Ellsworth responded that this is not the only avenue for conservation.

Councilor Whipple asked for the bill information so she could look it up. She also asked for clarification on the intent of the resolution.

Councilor Ellsworth responded that a passed resolution would show support for the LeRay McAllister fund and would create a conversation with the legislator.

Councilor Fillmore asked who the legislator is and if they are from Utah County.

Councilor MacKay brought up the fact that the land stays with the farmers so in her mind, it's a win-win.

Councilor Handley said this fund works as a catalyst for other funding sources.

Councilor Ellsworth read from the proposed bill and clarified its purpose.

Councilor Handley mentioned that the bill doesn't have much impact on the resolution they are discussing. He said he is comfortable with moving forward.

Chair Hoban opened public comment. With no comments, he closed public comment and brought it back to council for discussion.

Councilor Shipley shared his concern for the agricultural aspect.

Councilor Handley asked for input from the mayor as it was proposed as a joint resolution.

Mayor Kaufusi stated that she plans on signing the joint resolution.

Councilor Ellsworth stated that she does not feel like there is conflict between the resolution and the bill's intent.

With no other council discussion, Chair Hoban called for a vote.

**Vote:** The motion was approved 7:0 by unanimous consent.

**7. Ordinance 2022-1 amending Provo City code to adopt policies and procedures for the dedication of private streets and utilities. Citywide Application. (PLOTA20210360). [\(1:15:49\)](#)**

**Motion:** An implied motion to approve Ordinance 2022-1, as currently constituted, has been made by council rule.

Bill Peperone, Director of Community and Neighborhood Services, presented.

Councilor Shipley asked Mr. Peperone for feedback on the wording of the ordinance regarding strictness and safety.

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Mr. Peperone mentioned that the document has been modified to include suggestions from the public and is comfortable as it is written.

Councilor Fillmore asked for clarification regarding taxes paid.

Mr. Peperone responded that after a lot of research, taxes would be an insignificant consideration.

Councilor Fillmore also asked for an explanation on a separate ordinance.

Mr. Peperone responded that the language of this ordinance is sufficient.

Councilor Ellsworth discussed some concern from citizens and asked for clarification.

Mr. Peperone said the language was selected to allow some discretion for the CRC executive group to make suggestions.

Councilor Ellsworth also asked about the roads meeting current standards.

Mr. Peperone clarified that the CRC group could approve roads not up to current standards. He said the language allows for some flexibility for the group to consider alternatives that have a benefit to the city.

Councilor Handley asked if some private streets would become a bigger safety hazard to the public if the city didn't incorporate them.

Gordon Haight, City Engineer, responded.

Brian Jones said this ordinance was intentionally drafted to be an interactive process and provided examples.

Councilor Fillmore asked a few clarifying questions in which Mr. Jones and Mr. Haight responded.

Chair Hoban opened public comment.

Daniel Snow of Provo stated his concerns with how the ordinance is currently written.

With no other public comment, Chair Hoban brought discussion back to council.

Brian Jones mentioned there are always safety valves for citizens and reiterated the importance of making this an interactive process.

Councilor Shipley stated that he is concerned that the council will have many lining up to ask for money. He stated he does not want to open the doors for everyone to come to council because it has the potential to be an easier process than going through the CRC.

Councilor Ellsworth agreed with Councilor Shipley and said the ordinance may require some future adjusting and may be trial and error.

Councilor Handley mentioned that asking the council to use taxpayer funds would be a hard ask. He said he supported the draft as it stands and is comfortable on voting on ordinance tonight.

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Councilor Fillmore asked for recommendations from Mr. Peperone with respect to prohibiting future HOA's from being approved unless the public roads and facilities are dedicated from the beginning.

Bill Peperone responded that the current stance of Public Works solves a lot of the issue in question. Mr. Peperone also mentioned that this ordinance would accomplish.

Councilor Ellsworth asked if there are concerns or conflicts with a Public Infrastructure District wanting to convert in the future.

Gordon Haight explained the difference with a bond and how the debt is distributed to the project.

Wayne Parker, Chief Administrative Officer, confirmed infrastructure will be publicly owned.

Councilor Whipple stated it is important to recognize the cost associated with taking over streets. She also mentioned she is in favor of how the ordinance is written now.

With no other comments, Chair Hoban called for vote.

**Vote:** The motion was approved 7:0 by unanimous consent.

8. **An ordinance amending the zone map classification of approximately 0.40 acres of real property, generally located at 152 E 500 S, from Residential Conservation (RC) to Low Density Residential (LDR). Maeser Neighborhood. (PLRZ20180057)**

Continued at request of applicant.

9. **Ordinance 2022-2 amending Provo City code sections 14.17D.020, 14.17D.040, and 14.34.296 to make changes to the Airport Zone permitted uses, and minor lot, and design standards requirements. Citywide Application. (PLOT20210411) [\(1:50:41\)](#)**

**Motion:** An implied motion to approve Ordinance 2022-2, as currently constituted, has been made by council rule.

Javin Weaver, Planner, discussed changes made to the code sections.

Chair Hoban asked for clarification on the practical implications of what is changing.

With no public comment or council discussion, Chair Hoban called for a vote.

**Vote:** The motion was approved 7:0 by unanimous consent.

10. **Reviewing Provo City General Plan- Part 1 of 3 (22-011). [\(1:55:57\)](#)**

Chair Hoban said there was a good discussion in the Work Session and recommended anyone interested to watch the discussion.

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Hannah Salzl, Planner, gave brief presentation of the General Plan.

Chair Hoban and Councilor Ellsworth asked for more information on how the public was informed and what efforts staff made to include public input throughout the process.

Councilor Handley spoke of the differences between the development of this general plan and the previous general plans.

Councilor Fillmore asked how the working groups were selected.

Melissa McNally said the groups were put together by Robert Mills.

Councilor Ellsworth added that Mr. Mills put a lot of effort into selecting members of the steering committee to ensure all populations and demographics were represented.

Clifford Strachan, Executive Director of Council, added that council was provided with a memo that showed the General Plan outreach during 2021.

Ms. Salzl continued presenting the feedback they received from the public and what changes were made.

Councilor MacKay asked what goals the Diversity and Inclusion Advisory Committee have and what they are responsible for.

Ms. Salzl responded.

Chair Hoban opened public comment.

Dave Lewis of Provo discussed items he liked in the General Plan. He suggested that the plan highlights public transportation on the map.

Andrew Lewis of Provo discussed a project proposed in a specific area on West side.

With no other public comment or council discussion, Chair Hoban ended the meeting.

### **Adjournment**

The meeting was adjourned by unanimous consent at approximately 7:52 PM.