



Provo City Planning Commission

Report of Action

April 18, 2018

ITEM 3* Brady Deucher requests an Ordinance Amendment to Section 14.50(10).170 (Parking, Loading, and Access in the Arbors on the Avenue Pro Zone) to allow for motorcycle parking to count towards the vehicle parking requirement. Riverbottoms Neighborhood. PLOTA20180006, Brian Maxfield

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 11, 2018:

RECOMMEND APPROVAL

On a vote of 6:0, the Planning Commission recommended approval of the requested text amendment to the Municipal Council, as recommended by staff in the included in Exhibit A.

Motion By: Andrew Howard

Second By: Dave Anderson

Votes in Favor of Motion: Andrew Howard, Dave Anderson, Brian Smith, Shannon Ellsworth, Jamin Rowan, Deborah Jensen.

Deborah Jensen was present as Chair.

The motion 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.

STAFF PRESENTATION

Staff presented the staff report and the reasons they recommended approval of the request. Staff believed this amendment would be appropriate as it allows transportation alternatives in a viable manner and that the change would be limited to only this location, allowing an examination of its use before consideration as a city-wide amendment. However, staff also recommended a ratio per fifty required vehicle parking spaces rather than the one per twenty-five parking spaces as requested in the application.

CITY DEPARTMENTAL ISSUES

No concerns regarding the amendment were given by other city departments.

NEIGHBORHOOD MEETING DATE

Because the amendment pertains to one site, Dave Rosen, chair of the Riverbottoms Neighborhood, was noticed for this item. Neighborhood comments were solicited through distribution of a neighborhood e-mail.

NEIGHBORHOOD AND PUBLIC COMMENT

- Dave Rosen, Riverbottoms Neighborhood Chair, stated he received five responses from the over 400 people who received the neighborhood's e-mail. Concerns raised by those responses related an HOA issue, to the parking of cars along University Avenue, and the desire for a second traffic signal at the south entrance to the Arbor's property. He stated those issues were all discussed extensively with UDOT and the HOA at the time of the previous approvals for the site, and the situations are not likely to change or be further impacted by this amendment. He stated that for this specific area, he is in favor of the amendment. But if it were a city-wide amendment, he'd be against it.
- Staff read an e-mail sent to them by Chris Carr, the current president of the Arbors on the Avenue HOA. Chris expressed concerns with the past agreements made for the development of Phase II, and problems with the parking of cars along University Avenue.

APPLICANT PRESENTATION AND RESPONSE

Randy Deucher stated that, overall, the project is one parking space short in allowing the full density the zone allows (68 Units). He stated his belief the allowance would actually help the situation as motorcycles almost always use a full parking space when there are no alternatives provided.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Brian Smith stated he felt this was a good thing and not that big of a deal that would cause a detrimental impact.
- Shannon Ellsworth stated she is in favor of parking creativity, but was concerned about the long term, overall impact. She also stated that this allowance would address only one segment of the occupants as nationally, only 14% of motorcycle riders are women.



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.).

EXHIBIT A
Section 14.50(10).170(3).

Allowance for the Counting of Motorcycle Parking Spaces as Required Parking

1 **14.50(10).170. Parking, Loading, and Access**

2

3 (1) Each dwelling unit in the Arbors on the Avenue PRO zone shall have a
4 minimum of:

5 (a) two (2) parking spaces per unit, one (1) of which shall be covered; and

6 (b) visitor parking provided at the rate of one-quarter (0.25) space
7 per dwelling unit.

8

9 (2) In accordance with the foregoing, the total number of parking spaces shall be
10 two and one-quarter (2.25) spaces per dwelling unit.

11

12 (3) Motorcycle parking spaces may be counted as required parking, subject to
13 the following:

14

15 (a) For no more than one out of every 50 required vehicle parking spaces,
16 two motorcycle parking spaces may be substituted for one required vehicle
17 parking space;

18

19 (b) Motorcycle parking spaces shall have a minimum dimension of at least
20 four feet in width and seven feet in length; and

21

22 (c) Motorcycle parking spaces shall be clearly designated through signing
23 and paint striping.

24

25 ~~(3)~~ (4) Parking may be located within a required front yard as shown on an
26 approved preliminary project plan.

27

28 (4~~5~~) In all other respects parking shall be provided in accordance with
29 Chapter 14.37, Provo City Code.

30

31 **END**