



Provo City Planning Commission

Report of Action

July 25, 2018

Grant Eckstein requests amendments to Sections 14.10.40 (Lot Width) and 14.10.45 (Lot Depth) to decrease the required minimums for R1 Single-family zones. City-wide application. Robert Mills (801) 852-6407.
PLOTA20180063

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 25, 2018:

PARTIAL APPROVAL

On a vote of 5:1, the Planning Commission recommended the proposed amendments to Section 14.10.45 (Lot Depth), the addition of amending the minimum depth of the R1.6 Zone to match the proposed minimum depth of the R1.7 Zone of seventy-five (75) feet be approved by the Municipal Council, but that the proposed amendment to Section 14.10.40 (Lot Width) not be approved.

Motion By: Brian Smith

Second By: Jamin Rowan

Votes in Favor of Motion: Deborah Jensen, Robert Knudsen, Russell Phillips, Jamin Rowan, and Brian Smith

Votes opposed: David Anderson

Deborah Jensen 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.

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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- Similar lot amendments were proposed in 2016 with anticipated substantial revisions to Chapter 14.10 to follow.
- Limited staff resources have not allowed the level of research necessary for the proposed revisions to Chapter 14.10 so the applicant volunteered to undertake the task.
- The applicant's research and analysis is very thorough and commendable.
- Staff believes the proposed amendments to lot depth will not have negative impacts on the nature and rhythm of existing neighborhoods and could allow some needed flexibility to allow for better utilization of space.
- Staff has significant concerns with the proposed amendments to lot width because lot width is the prime determinant in how subdivisions are laid out and the proposed reductions could change the density and nature of existing and future developments in these zones.

APPLICANT RESPONSE

- The applicant has been trying to develop her property (dividing it into three rather than two parcels) in southwest Provo for approximately ten (10) years and has been met with many challenges. Being encouraged by staff, she has analyzed several properties in Provo that have subdivision potential based on meeting minimum lot area and

dimensional standards. She feels the proposed amendments can help to better utilize infill development and provide additional housing which is a goal of the General Plan.

CITY DEPARTMENTAL ISSUES

No additional concerns have been expressed by other City Departments.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting has not been held for this request; however the applicant notified all the neighborhood chairs in the City and received comments from many. Those comments are included in the staff report.

NEIGHBORHOOD AND PUBLIC COMMENT

- Neighborhood Chairs from the Edgemont, Lakeview North, and Lakewood neighborhoods were present and spoke. They all expressed concerns with the broad policy changes these amendments are proposing. The Lakeview North neighborhood chair also expressed concern that these amendments may directly affect a long-term situation in her neighborhood with a developer that has just been resolved. She expressed concern that commitments from Community Development may be compromised regarding that specific situation if these amendments were to go through. Staff confirmed that if the lot depth amendments were approved it would not affect that particular situation.

CONCERNS RAISED BY PUBLIC

- Three (3) members of the public spoke on this proposal; one (1) was in favor while the other two (2) had concerns with the proposed amendments to width and felt that it should be done on a site-specific basis.

PLANNING COMMISSION DISCUSSION

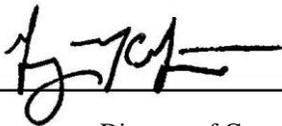
Key points discussed by the Planning Commission included the following:

Mr. Anderson asked if there were any other remedies that might help the applicant. Staff confirmed that Provo City has many tools and zones that could be used to help her. In this situation, it might be more appropriate to modify an existing PRO Zone to address the site-specific concerns that are there.

Mr. Rowan asked the applicant if the amendments to lot depth alone would help her situation. She confirmed that amending the lot depth would be helpful.

Mr. Smith stated that he felt comfortable with the lot depth amendment, but preferred that other modifications to lot standards be considered on a case by case basis.

Ms. Jensen stated that lot depth seems to be a bit redundant if there are already code standards in place for minimum lot area and yard requirements.



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.).