



Provo City Planning Commission

# Report of Action

May 22, 2019

Item 7\*                    Brady Deucher requests an Ordinance Text Amendment to Section 14.37.050 to allow the City to consider parking reductions for affordable housing developments. City-wide application. Robert Mills (801) 852-6407 PLOTA20190170

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The following action was taken by the Planning Commission on the above described item at its regular meeting of May 22, 2019:

## CONTINUE

On a vote of 5:0, the Planning Commission continued the item to the June 12, 2019 Planning Commission Hearing.

Motion By: Shannon Ellsworth

Second By: Andrew Howard

Votes in Favor of Motion: Dave Anderson, Shannon Ellsworth, Andrew Howard, Robert Knudsen, Russell Phillips

*Dave Anderson was present as Acting Chair.*

### **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:

- Current City code does not have a mechanism for granting a parking reduction for residential projects outside the ITOD and Downtown zones.
- The proposed amendment would allow residential development projects, which meet the proposed definition to be affordable, to apply for a Conditional Use Permit to reduce the off-street parking requirement based on a parking justification study.
- Staff has provided alternative language and a definition for "affordable" as an alternative for consideration.
- The proposed project will consist of 64, two-bedroom condominium units offered for sale.
- The applicant has submitted concurrent applications for a text amendment to allow for parking reductions for affordable residential projects and a Project Plan.

### **NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on April 4, 2019.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- Multiple Neighborhood Chair(s) were present or addressed the Planning Commission. The Spring Creek Neighborhood Chair was generally supportive of the proposed zone change and project, but had concerns about the parking reduction and long-term affordability. The Edgemont and Riverbottoms Neighborhood Chairs also spoke

and expressed general support for the proposed condo project, but had concerns with the proposed parking reduction amendment.

### APPLICANT RESPONSE

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

- They have been able to construct this product in other cities with great success.
- The project will be compliant with House Bill 34 (HB34).
- The project will have very strong Covenants, Conditions and Restrictions (CC&Rs) to limit occupancy and to keep the project FHA compliant in perpetuity.
- The HOA will hire a management company to enforce the CC&Rs.
- The other projects have many excess stalls which is why the parking can be reduced.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Discussion among planning commission members focused on the parking reduction request and the affordability of the project in perpetuity. The members felt that additional time was needed in order to help resolve the concerns discussed.



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Planning Commission Chair



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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.).

**BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS**