



Provo City Planning Commission

Report of Action

May 22, 2019

*Item 1 The Community Development Department requests Ordinance Text Amendments to consolidate Chapter 14.30 S-Supplementary Residential Overlay Zone with Chapter 14.46 A-Accessory Apartment Overlay Zone, as well as related amendments to Chapters 6.01 or 6.02; Chapter 14.06; Sections 14.10.020(5), 14.11.020(5), 14.12.020(5), 14.12A.020(5), 14.13.020(5), 14.14.020(5), 14.32.020(5) regarding Permitted Accessory Uses; 14.32.050. Lot Area Per Dwelling Unit; 14.32.220(5) Caretaker Dwellings as an Accessory Use; 14.34.310-1 Minimum Floor Area; 14.34.440 Second Kitchen in One-family Dwellings; 14.37.060 Parking Spaces Required; 14.37.080 General Provisions; 14.37.100 Parking Design Standards; and 15.04.050 Density and Open Space Determination. City-wide application. Brian Maxfield (801) 852-6429 PLOTA20190120

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

CONTINUED

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

Motion By: Shannon Ellsworth

Second By: Andrew Howard

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

Votes Opposed: None

David Anderson 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.

RELATED ACTIONS

None

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. At the Study Session held prior to the Planning Commission meeting, staff went through the document and especially noted the comments submitted by Paul Evans, Chair of the Pleasant View Neighborhood. Staff will incorporate the changes discussed during the study session into the draft version to be presented at the June 12, 2019 Planning Commission meeting.

CITY DEPARTMENTAL ISSUES

Some concern has been expressed about the additional task of an inspection being required on each unit, every three years. However, there would likely be an added benefit to the overall enforcement of the accessory unit requirements.

NEIGHBORHOOD MEETING DATE

This is a City-wide item

NEIGHBORHOOD AND PUBLIC COMMENT

Staff has previously received and distributed to the Planning Commission comments received from Paul Evans, the Chair of the Pleasant View Neighborhood. To date, no other public comments have been received by staff, and no public comment was made at the meeting.

CONCERNS RAISED BY PUBLIC

The concerns related by Paul Evans were attached to the staff report.

PLANNING COMMISSION DISCUSSION

The Planning Commission had no further discussion regarding this item other than noting a couple of the changes proposed in the study session that will be incorporated into a revised draft of the document.



Planning Commission Chair



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.