



Provo City Planning Commission

Report of Action

June 12, 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 June 12, 2019:

RECOMMENDED APPROVAL

On a vote of 5:1, the Planning Commission recommended approval of this item to the Municipal Council with a strong recommendation that the staff and Council: Further explore options for parking reductions or developing a process whereby individual property owners might go to reduce requirements depending on their situation; and, to test several properties to better understand potential improvements that would be required for a 20 to 30 year-old accessory apartment to get a Rental Dwelling License.

Motion By: Jamin Rowan

Second By: Dave Anderson

Votes in Favor of Motion: Jamin Rowan; Dave Anderson; Shannon Ellsworth; Robert Knudsen; Deborah Jensen

Votes Opposed: Maria Winden

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.

RELATED ACTIONS

None

STAFF PRESENTATION

Staff presented the proposed changes made to the document in response to the comments from the study session.

CITY DEPARTMENTAL ISSUES

None

NEIGHBORHOOD MEETING DATE

This is a City-wide item

NEIGHBORHOOD AND PUBLIC COMMENT

Paul Evans, chair of the Pleasant View Neighborhood, stated he appreciated the changes made, but that his largest concern is still regarding the new requirement for a rental dwelling license. He suggested the city take a handful of properties to try out the Rental Dwelling Licensing requirements before this ordinance amendment is adopted. The city should have a list of what would be required with a license. The city should also consider flexibility in the off-street parking requirements to not require more off-street parking spaces that are needed for a particular property.

CONCERNS RAISED BY PUBLIC

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

PLANNING COMMISSION DISCUSSION

Members of the Planning Commission stated they thought the trial run for RDL licensing would be a good idea. Discussion followed regarding the need for accessory apartments to meet minimum health and safety standards. The Planning Commission also discussed the question of if there is always a need to automatically include on-site parking spaces without understanding if there is an actual need based on the occupancy of the dwelling. And, could the parking requirement be controlled through the licensing? Several Commissioners expressed hesitation in requiring four off-street parking spaces if they are not needed and they were concerned with unnecessary paving of yard space. Comments were also made that much of the parking problem occurs because parking requirements haven't been enforced as well as they should be, such as long-term on-street parking and things like boats and trailers parked in the street.



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.