



Provo City Planning Commission

Report of Action

October 09, 2019

Item 2* The Housing Committee of Provo City requests amendments to Section 14.37.050 to allow for reductions in required parking for residential uses subject to Planning Commission approval. City-wide application. Robert Mills (801) 852-6407 PLOTA20190289

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 09, 2019:

Recommend Approval

On a vote of 6:1, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Andrew Howard

Second By: Maria Winden

Votes in Favor of Motion: Shannon Ellsworth, Andrew Howard, Deborah Jensen, Robert Knudsen, Laurie Urquiaga, Maria Winden

Votes in Opposition: Dave 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:

- The proposed amendment would change Section 14.37.050 to allow parking reductions for commercial, industrial, public facilities, and multi-family residential projects based on a Traffic Demand Management (TDM) program and Parking Justification Study.
- The proposed amendment removes the requirement for a conditional use permit. Conditional Use Permits are very difficult to disallow.
- The maximum reduction has been changed to one (1) space for a one bedroom apartment and one and one-half spaces (1.5) for a unit with two (2) or more bedrooms.

CITY DEPARTMENTAL ISSUES

- There are no concerns from City Departments

NEIGHBORHOOD MEETING DATE

- City-wide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- Several neighborhood chairs attended the meeting and expressed concerns regarding the proposed amendment and the overall affect it may have on a perceived parking problem in Provo.
- Two members of the public were present and spoke in favor of the proposal.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

There was discussion from the Planning Commission members on the possibility of increasing the rate of stalls required per bedroom; however, the members ultimately concluded the benefit of the proposed amendment was to allow for specific review based on the individual context of each project and that the Planning Commission could make determinations on a case by case basis rather than creating a blanket requirement that might not be applicable in every circumstance.

There was discussion on whether a density cap should be considered for zones that currently do not have one. The Planning Commission asked staff to bring this forward in a future study session.



Planning Commission Chair



Director of Development Services

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 Development Services 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