

Provo City Planning Commission

# Report of Action

July 10, 2024

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Item 4      Development Services request Ordinance Text Amendments to the DT1 (General Downtown), DT2 (Downtown Core), and ITOD (Interim Transit Oriented Development) Zones in order to add housing density maximums. Citywide application. Aaron Ardmore (801) 8526404 aardmore@provo.org  
PLOTA20240162

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The following action was taken by the Planning Commission on the above-described item at its regular meeting of July 10, 2024:

## CONTINUED

On a vote of 5:0, the Planning Commission expressed support for encouraging for-sale housing in Provo, with the recommendation that a Technical Advisory Committee be formed to bring forward achievable alternatives to accomplish more for-sale housing in Provo.

### Conditions of Approval:

Motion By: Melissa Kendall

Second By: Jonathan Hill

Votes in Favor of Motion:

Jeff Whitlock was present as Chair. Melissa Kendall, Jonathan Hill, Barbie DeSoto, Adam Shin, Jeff Whitlock

- The staff provided the Planning Commission with a memorandum that included seven options that may encourage more for-sale housing in Provo. The memorandum also included advantages and disadvantages for those options. Because of the complexity of this topic and potential for unintended consequences, staff suggested that a technical advisory committee be formed to include representatives from banking/finance, developers and homebuilders, state and local government representatives and citizens to bring forward thoughtful, realistic recommendations to encourage more for-sale housing.

### **RELATED ACTIONS**

Formation of a Housing Technical Advisory Committee subject to City Council approval.

### **APPROVED/RECOMMENDED OCCUPANCY**

Not applicable

### **APPROVED/RECOMMENDED PARKING**

Not applicable

### **DEVELOPMENT AGREEMENT**

Not applicable

### **TEXT AMENDMENT**

The eventual outcome may be a text amendment. Option 5 of the memorandum is the only specific amendment currently proposed.

## **STAFF PRESENTATION**

The memorandum to the Planning Commission provides options for the City Council to consider.

## **CITY DEPARTMENTAL ISSUES**

- None identified at this point.
- Option 7, which is to encourage for-sale housing through the reduction of impact fees could have a significant impact on various departments.

## **NEIGHBORHOOD MEETING DATE**

- City-wide application: all Neighborhood District Chairs received notification.

## **NEIGHBORHOOD AND PUBLIC COMMENT**

- No Neighborhood District Chair was present.
- Matt Clewitt a representative of the Utah Central Association of Realtors, reiterated comments made in a letter sent to the Planning Commission. Matt emphasized the importance of creating incentives rather than mandates that may discourage development. Matt's letter is attached to this ROA.
- Leslie Jones, a realtor from Mapleton, supported options that were not hard mandates but rather ones that a developer, building would opt into, like Options 1, 2 and 6.
- Eileen Miller spoke on behalf of the Utah Valley Homebuilders Association in opposition to mandates.

## **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Barbie DeSoto voiced the greatest hesitation with Option 5 and was more supportive of options that give developers and builders a choice. She wondered if the city's RDA could play a role in finding solutions.
- Jonathan Hill noted how much of the housing problem the city is facing is out of the city's control. He expressed the observation that historically home-ownership has been the middle-class's means to build wealth. He suggested the involvement of our local state legislators in this discussion and expressed support for an advisory committee.
- Jeff Whitlock suggested that an advisory committee should further refine the stated goal of increasing ownership to ensure it is achievable and that achieving the goal does not lead to undesirable consequences.
- All Planning Commission members expressed the need for more for-sale housing options in the city but that there was concern that if the city gets this wrong it could stifle new projects.

## **FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

The Planning Commission identified the following findings as the basis of this decision or recommendation:

On a vote of 5:0, the Planning Commission continued the above noted application, with the recommendation that a Technical Advisory Committee be formed to bring forward achievable alternatives to encourage more for-sale housing in Provo.



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Planning Commission Chair



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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, 445 W Center Street, 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