

Provo City Planning Commission

Report of Action

April 22, 2026

***ITEM 1** Natalie & Douglas Langford request an Ordinance Text Amendment to Provo City Code 14.22.020 to add a caretaker dwelling as a permitted accessory use in the CG (General Commercial) Zone. Citywide Application. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLOTA20260119

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 22, 2026:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Joel Temple

Second By: Anne Allen

Votes in Favor of Motion: Anne Allen, Joel Temple, Matt Wheelwright, Jonathon Hill, Melissa Jensen, Jon Lyons
Jonathon Hill was present as Chair.

- Includes facts of the case and analysis outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A.

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. Staff also responded to questions from the Planning Commission regarding allowance of caretaker dwellings in other zones, process of approval and enforcement, and related definitions and standards.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- Citywide application; all Neighborhood District Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was Citywide or affected multiple neighborhoods.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Julie Rose spoke on behalf of online commenters sharing concerns about potential abuse of the caretaker dwelling, limits of the dwelling size, and one person indicating support.

APPLICANT RESPONSE

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

- Applicant was not in attendance.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Planning Commission discussed some potential changes that staff should evaluate with the current caretaker dwelling standards in 14.34.220, including floor area, manufactured homes, and ambiguity of "accessory" standard.

- Commissioners shared thoughts on the amendment and use of caretaker dwellings, indicating support for the idea and noting that this allowance is a more natural setup for small businesses and could help startup businesses in the city.
- Commissioners also discussed additional changes that could be made to this type of use.



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, 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

EXHIBIT A

14.22.020 Permitted Uses.

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(5) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the CG zone provided they are incidental to, and do not substantially alter, the character of the permitted principal use or structure. Such permitted uses and structures include, but are not limited to, the following:

(a) Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the CG zone; and

(b) Storage of materials used for construction of buildings, including the contractor's temporary office provided that such use be located on the building site or immediately adjacent thereto, and provided further, that such use shall be permitted only during the construction period and thirty (30) days thereafter.

(c) A caretaker dwelling, subject to Provo City Code 14.34.220.