
TO: Provo City Council Members
FROM: Bryce Mumford, Policy Analyst
DATE: February 9, 2016

RE: Ad Hoc Housing Committee

Through the recent priorities exercise, it looks like housing remains a higher Council priority. It was initially proposed that an ad-hoc committee would be formed. Per ordinance 2015-39 enacted November 30, 2015, Provo City Code 2.50.110 was updated to state:

“The Municipal Council may divide itself into committees. The name and mission statement of each committee, its designation as either a standing or ad hoc committee, and the selection of a Chair and up to two (2) additional Council members, shall be as a majority of the Municipal Council directs. The Council members on the committee may ask private citizens to assist and provide counsel as needed. Council members on the committee shall report committee findings to the Council, assisted as needed by others.”

As the Ad Hoc Housing Committee moves forward a formal motion will be required. The following is a potential mission statement and a list of potential citizen advisors who could be invited to make up the committee:

Potential Mission Statement:

The purpose of the ad-hoc Provo Municipal Council Housing Committee is:

- 1. To discuss and study the issues relative to housing in Provo City.*
- 2. To make a recommendation on the problem(s) that needs addressing.*
- 3. To recommend outcome policy statements that the Council could consider that articulate the outcomes the city hopes to produce relative to housing, which may eventually result in the preparation of policy amendments to the general plan, ordinances, and budgets.*

The ad-hoc committee will be disbanded after final recommendations are provided to the Council.

Here are some potential citizen advisers that invitations could be invited (I would recommend no more than 7 individuals):

- Michael Merz, Franklin South Neighborhood Chair
- Marian Monnahan, Edgemont Neighborhood Chair
- Bill Hulterstrom, United Way
- Sharlene Wilde, NeighborWorks
- Jeremy Runia, Provo Housing Authority
- Jane Carlisle, Circles Initiative, Community Action Services

- Kena Matthews, Habitat for Humanity
- Dave Gardner, Gardner and Associates
- Chris Parker, Developer of Startup Crossing, user of LIHTCs
- Utah Housing Corp Representative, Claudia O'Grady

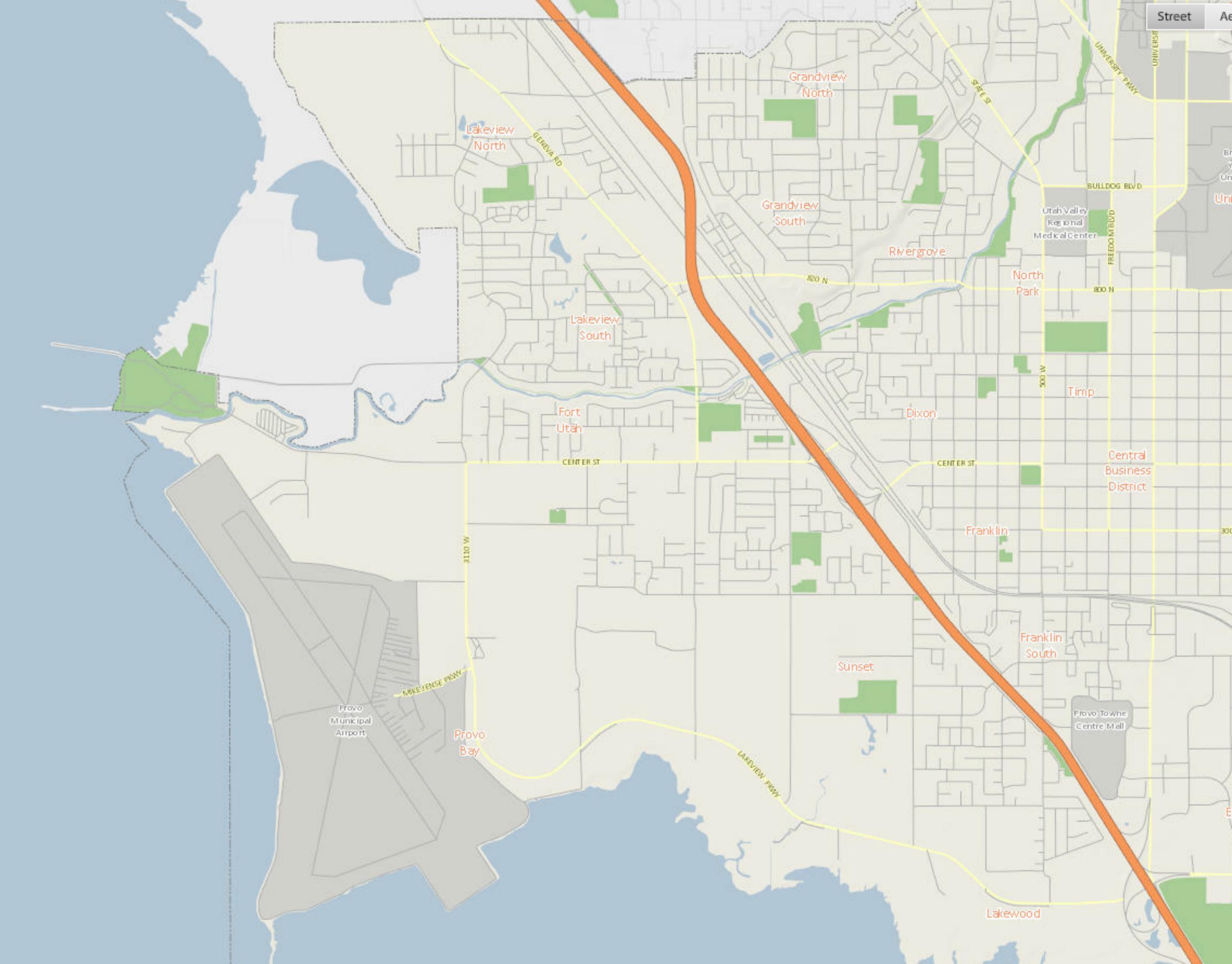
Staff attendance could include:

- Community Development Dept Staff Representative
- RDA Staff Representative

Community Development Fee Study

Fee #	Description	Current Fee	FY15 Count	Costs
2	Ordinance Text Amendments (Titles 14 and 15)	\$560.00	20	\$ 1,192.17
3	Rezoning	\$560.00	14	\$ 1,060.14
5	Annexation (includes municipal disconnection)	\$560.00	5	\$ 1,060.14
6	Street and Alley Vacation	\$560.00	1	\$ 1,060.14
Development Review				
8	Preliminary Subdivisions	\$760.00	4	\$ 2,519.15
9	Final Subdivisions	\$1,200.00	33	\$ 312.28
11	Conditional Use Permits	\$360.00	26	\$ 901.17
12	Project Plan Review - Minor	\$50.00	42	\$ 154.16
13	<i>Project Plan Approval</i>	\$1,200.00	43	\$ 1,346.08
Board of Adjustment				
27	Appeals	\$200.00	2	\$ 901.17
28	Variances	\$200.00	12	\$ 901.17

<u>Current Rev</u>	Current Percent Coverage	Potential Fees	Change	Additional Revenue
\$11,200	47.0%	\$ 1,192.17	\$ 632.17	\$ 12,643.48
\$7,840	52.8%	\$ 1,060.14	\$ 500.14	\$ 7,001.93
\$2,800	52.8%	\$ 1,060.14	\$ 500.14	\$ 2,500.69
\$560	52.8%	\$ 1,060.14	\$ 500.14	\$ 500.14
\$3,040	30.2%	\$ 2,519.15	\$ 1,759.15	\$ 7,036.62
\$39,600	384.3%	\$ 312.28	\$ (887.72)	\$ (29,294.90)
\$9,360	39.9%	\$ 901.17	\$ 541.17	\$ 14,070.31
\$2,100	32.4%	\$ 154.16	\$ 104.16	\$ 4,374.76
\$51,600	89.1%	\$ 1,346.08	\$ 146.08	\$ 6,281.43
\$400	22.2%	\$ 901.17	\$ 701.17	\$ 1,402.33
\$2,400	22.2%	\$ 901.17	\$ 701.17	\$ 8,413.99
\$130,900	78.9%	100%		\$34,931



Grandview North

Lakeview North

Grandview South

Rivergrove

North Park

Lakeview South

Fort Utah

Dixon

Timp

Central Business District

Franklin

Franklin South

Sunset

Provo Towne Centre Mall

Provo Bay

Lakewood

GENEVA RD

SAFE ST

BULLDOG BLVD

FREEDOM BLVD

800 N

800 N

900 W

CENTER ST

CENTER ST

3110 W

MIKE/EISE PRKY

LAKEVIEW PRKY

Provo Municipal Airport

Utah Valley Regional Medical Center

Attachment 1 – Aerial

Broadview Shores



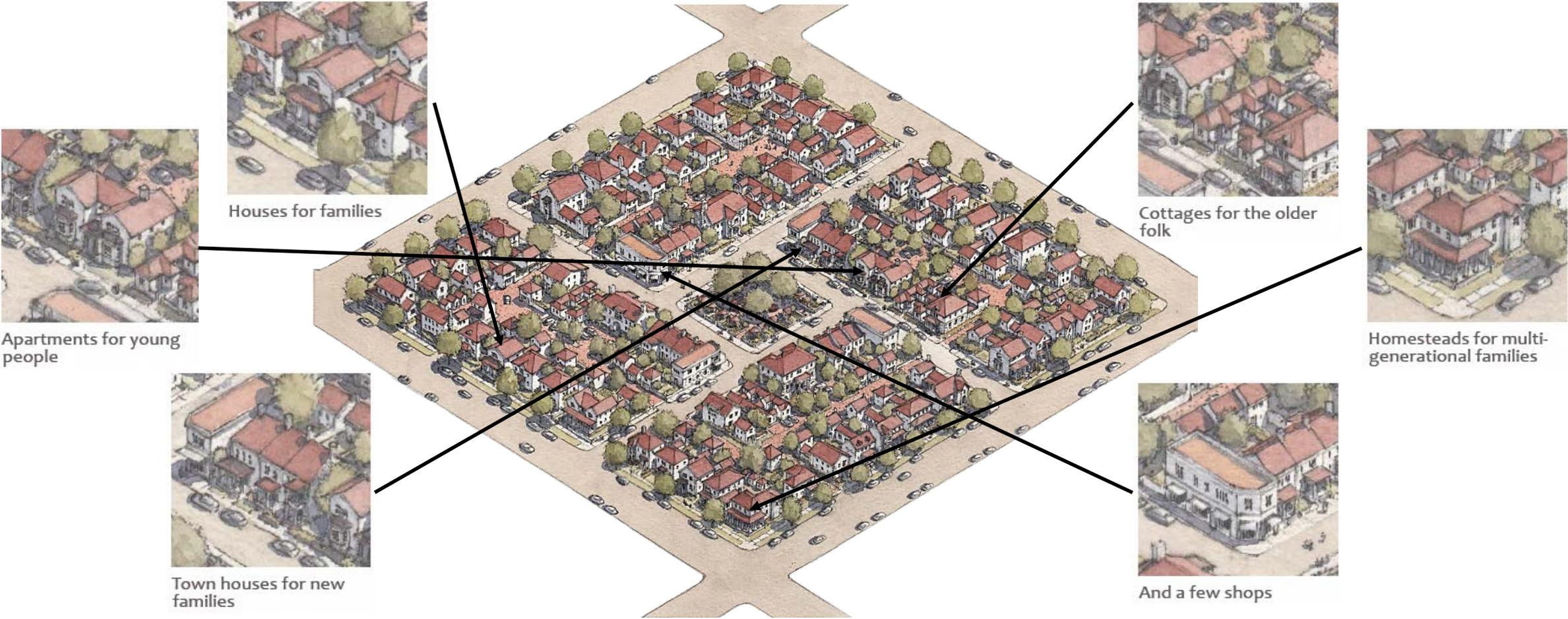
housing types | “missing middle”



Diversity within the block

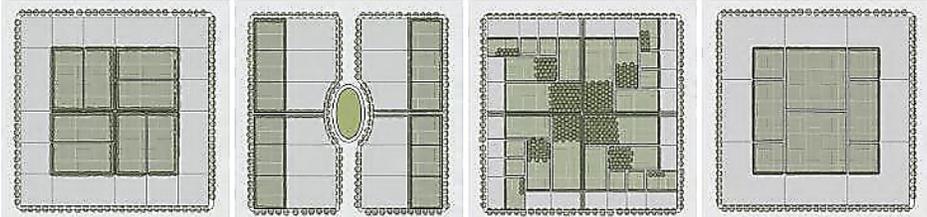


Diversity within the block



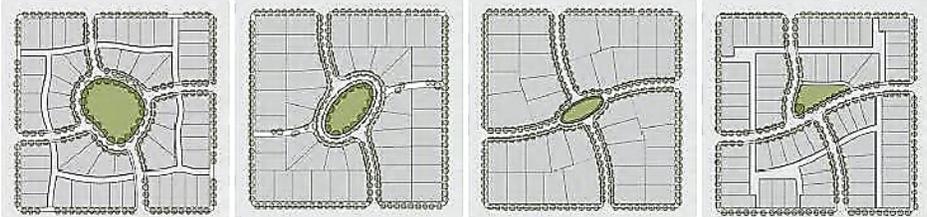
Block Types

RURAL >>>



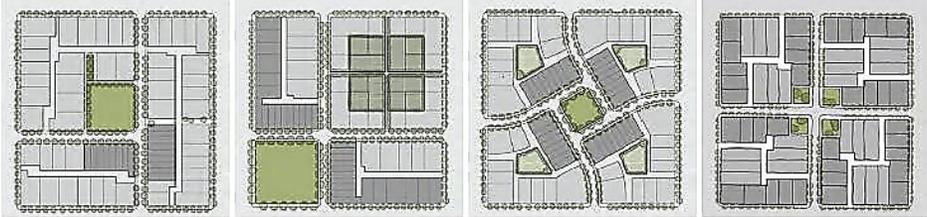
Agrarian

>>> SUB-URBAN



Neighborhood

>>> URBAN



Neighborhood / Center
(mixed-use)

>>> URBAN



Center

Fee Item	Provo City	Orem	Odgen	South Salt Lake	Murray	West Valley	Lehi	Salt Lake	Springville	Payson
General Plan Amendment	\$ 560.00	\$ 1,000.00	\$ 625.00	\$ 600.00	\$ 500.00	\$ 250.00	\$ 400.00	\$910 + \$121 per acre in excess of one acre + Public Notice Fee	Text Only = \$650; Text & Map = \$700	Text = \$200; Map = \$500
Local Street Plan Amendment	\$ 150.00					Dedication + \$250				
Ordinance Text Amendment 14 or 15	\$ 560.00	Subdivision, Zoning, Sign Text Amendment = \$1,100 (each); New PD Zone Text = \$2,200 + \$25 sign fee			Zoning Text Amendment = \$500; Land Use Ordinance = \$25	\$ 250.00	\$ 400.00	\$971 + Public Notice Fee	\$ 740.00	\$300; if application is denied \$200 will be refunded
Rezoning	\$ 560.00	\$1,200 + \$25 sign fee; Land Use Map Change = \$1,000 + \$25 sign fee	Zone Map Amendment Standard Fee = \$500; if development agreement is required = \$800; if a plan amendment is required = \$1,175	\$ 500.00	\$ 500.00	General Plan/Zoning District Amendment = \$700 plus \$50 for each acre over 10; Zoning Amendment = \$350	\$ 400.00	\$971 + Public Notice Fee	\$ 640.00	\$500; if denied \$300 will be refunded; overlay zone request = \$300
Agricultural Protection Area	\$ 500.00									
Annexation	\$ 560.00	\$1,525 + \$900 PC and CC newspaper notice	\$ 200			\$200 base fee per annexation + \$20 per acre up to 50 acres and \$5 per acre thereafter for each applying property owner based on the number of acres they represent in the annexation	\$ 400.00	\$1,213 + Public Notice Fee	Filing Fee = \$65 + Planning Commission Review Fee = \$650 + City Council Review Fee = \$350; Policy Declaration Amendment = \$790; Policy Declaration + Map Amendment = \$840	\$500; \$450 refund if petition is not accepted; annexation Specific Plan Amendment = \$50
Street & Alley Vacation	\$ 560.00	\$1,200 + \$150 newspaper notice	\$ 175.00	\$500 + survey & plat costs by outside firm		\$ 150.00		\$ 243.00		\$ 200.00
Condominiums	\$260 + \$25 per unit or lot	\$300 + \$55/unit, \$25 sign fee, \$30/unit inspection	New Condo \$600 + \$150 per lot; Condo Subdivision Vacation = \$100 + \$10 per lot/unit; Condo Conversion \$100 + \$55 per lot; If in Sensitive Area Overlay Zone additional \$40 + \$10 per lot	Apartment to condo conversion \$600 + \$10 per unit	\$ 300.00		\$350 + \$50 per lot/unit	Preliminary = \$485 + \$37 per unit + Public Notice Fee; Final = \$364 + \$24 per unit	New Construction Preliminary = \$955; New Construction Final = \$878; Conversion Preliminary = \$955; Conversion Final = \$878; Condominium Plat Amendment = \$538	
Subdivision	\$260 + \$25 per unit or lot	Preliminary Plat - \$800 + \$20 per Lot/Unit; Final Plat \$600 + \$20 per Lot/Unit + recording fees	Small subdivision = \$100 + \$10 per lot/unit; If in sensitive area overlay zone add \$400 + \$10 per lot; Regular = \$600 + \$150 per lot/unit; if in sensitive area overlay zone add \$1000 + cost of 3rd party review	Concept Review = 50; Preliminary Review = \$600 + \$20 per lot; Final Plat = \$500 + \$10 per lot; Recording fees at city's cost;	\$450 for 2 lots; More than 2 lots = \$500 + \$50 per lot	Subdivision & Plat Amendment = \$ + \$100 per lot if new lots are created; Preliminary Plat Processing Fee = \$200 + \$100 per lot; Final Plat Processing Fee = \$250 + \$150 per lot; Minor Subdivision (9 lots or less) = \$250 + \$100 per lot; Commercial Subdivision = \$250 + \$250 per lot	Residential: Concept Plan = \$20 per lot or unit for single family, \$100 + \$5 per unit for multi family (fee applied as a credit to subdivision or site plan submittal); Nonresidential: \$100 + \$10 per acre (fee applied as a credit to preliminary subdivision or site plan submittal); Preliminary Subdivision Plat = Residential Single family detached lots \$250 + \$60 per lot, Multi-Family/Attached units \$250 + \$50 per unit; Nonresidential \$350 + \$100 per lot; Final Residential = Single Family detached units \$350 + \$75 per lot, Multi Family/Attached units \$350 + \$65 per unit; Final Nonresidential = \$350 + \$100 per lot	Preliminary Plat = \$364 + \$121 per lot + Public Notice Fee; Final Plat = \$728 + \$121 per lot; Amendments = \$364 + \$121 per lot + Public Notice Fee; Vacations = \$364 + \$121 per lot + Public Notice Fee	Minor Concept/Preliminary Plan = \$378 (includes 2 reviews by DRC); General City Concept Plan = \$290; General City Preliminary Plan = \$685 first 5 lots + \$7.50 each additional lot; Westfields Concept Plan = \$300; Westfields Preliminary Plan = \$750 first 5 lots + \$11.50 each additional lot; Final Plan (both general and westfields) = \$1053 first 5 lots + \$11 each additional lot; Subdivision Plan Amendment = \$585	Preliminary Plan Review Initial Review = \$350 + \$40 per lot/unit; Amended Preliminary Plans = \$150 + \$10 per lot/unit; Final Plat Review = \$350 + \$35 per lot/unit; Final Plat Amendments = \$150 + \$10 per lot/unit; Municipal Disconnection = \$500
Performance Development	\$260 + \$25 per unit or lot	Final Plat PRD \$600 + \$30 per Lot/Unit + recording fees	\$ 600.00	Concept Review = 50; Preliminary Review = \$600 + \$20 per lot; Final Plat = \$500 + \$10 per lot; Recording fees at city's cost	\$ 300.00	Preliminary = \$200 + 50 per lot/unit; Final = \$250 + \$100 per lot/unit	Preliminary Subdivision Application Fees	\$728 + \$121 per acre in excess of 1 acre + Public Notice Fee		

	\$260 + \$25 per unit or lot						Area Plan = \$3000 + \$10 per acre; Area Plan Amendment: Minor (affecting 3 pages or less) = \$400, Intermediate (affecting 4 pages or more) = \$1000, Major (addition of new property) = \$1500 + \$10 per new acre			
Specific Development Plan										
Conditional Use Permit	\$ 360.00	\$1,100 + \$25 sign fee	\$175; if a formal Site Plan Review is required = \$400	Category I = \$150; Category II = \$300	\$ 300.00	New \$500 Fast Track plus \$30; Amendment = \$200 + \$50 per acre; Residential = \$200 + \$50 per unit; Minor CUP Amendment = \$200 + \$50 per acre	\$300; Modification of existing Conditional Use = \$150	\$728 + Public Notice Fee	\$ 575.00	\$300; Amend or Revoke CUP = \$200
Project Plan Minor	\$ 50.00		Minor additions or remodels of duplex or single family dwelling = \$100	Administrative Site Plan Review (commercial const. only) = \$200	Concept Review = \$75; Site Plan Review = \$200					
Project Plan Major Residential	\$260 + \$25 per unit or lot	\$1,500 + \$25 in PD 1, 4, 5, 15, 16, 21 or adjacent residential zone; Administrative Site Plan \$500	New Development, Major Addition, or PC Review = \$250; Mixed Use Zone = \$800; each submittal past 2nd review = \$150 residential	Concept Review = 50; Preliminary Review = \$600 + \$20 per lot; Final Plat = \$500 + \$10 per lot; Recording fees at city's cost;	Concept Review = \$75; Site Plan Review = \$200	0-5 Acres = \$1000 per acre; 5.1-10 Acres = \$6,000 + \$300 per acre; 10.1 - 50 Acres = \$8000 + \$50 per acre; 50.1 + acres = \$10,000 + \$50 per acre; Existing building = \$300; Site Plan Review (Residential Building Permit) = \$20	Concept Plan Residential = \$20 per lot or unit for single family, \$100 + \$5 per unit for multi family (fee applied as a credit to subdivision or site plan submittal); Concept Plan Nonresidential = \$100 + \$10 per acre (fee applied as a credit to preliminary subdivision or site plan submittal); Residential = \$350 + \$75 per lot for single family, \$500 + \$10 per unit multi-family; Nonresidential = \$350 per acre or \$50 per 1,000 sq. ft. of building (whichever is greater)	Building & Site Design Review = \$728 + \$121 per acre in excess of one acre + Public Notice Fee	General = \$913 (includes 2 reviews by DRC); Amendment (under current code) = \$410; Amendment (under previous code, before June 1, 2003) = 483; Deep-lot Development = \$115	Concept Plan Review Initial Review = \$10; Concept Plan Reviews after Initial \$150; Preliminary Layout Fee = \$250 + \$10 per lot over 1,000 sq. ft. for commercial projects; Commercial, industrial, manufacturing or research & Development site plan approval = \$250 for new buildings, \$100 existing buildings, amendments = \$175;
Project Plan Major Nonresidential - 0-3,000 sq. ft.	\$ 300.00		New Development, Major Addition, or PC Review = \$250; Mixed Use Zone = \$800; each submittal past 2nd review = \$175 commercial	Concept Review = 50; Preliminary Review = \$600 + \$20 per lot; Final Plat = \$500 + \$10 per lot; Recording fees at city's cost;	Concept Review = \$75; Site Plan Review = \$200		Residential: Concept Plan = \$20 per lot or unit for single family, \$100 + \$5 per unit for multi family (fee applied as a credit to subdivision or site plan submittal); Nonresidential: \$100 + \$10 per acre (fee applied as a credit to preliminary subdivision or site plan submittal)			
Project Plan Major Nonresidential - 3,001 - 74,999 sq. ft.	\$10 per 100 sq. ft.			Concept Review = 50; Preliminary Review = \$600 + \$20 per lot; Final Plat = \$500 + \$10 per lot; Recording fees at city's cost;	Concept Review = \$75; Site Plan Review = \$200					
Project Plan Major Nonresidential - 75,000 sq. ft. and over	\$ 7,500.00			Concept Review = 50; Preliminary Review = \$600 + \$20 per lot; Final Plat = \$500 + \$10 per lot; Recording fees at city's cost;	Concept Review = \$75; Site Plan Review = \$200					
Project Plan Unauthorized Change	\$500 plus staff costs over \$500	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Project Redevelopment Option Residential	\$1,000 + \$30 per dwelling unit	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Project Redevelopment Option Commercial	\$1,000 + \$10 per 100 sq. ft.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Schematic Project Redevelopment Option	\$ 500.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Expedited Meeting Agenda	\$ 500.00									
Street Tree Fee	\$255 per required tree									
GIS Maps	Actual Costs			Zoning map = \$10	Zoning Map = \$10	Street Map = \$10; Zoning Map B&W = \$10; Zoning Map Color = \$20				
Temporary Use Permit	\$ 100.00	\$ 100.00						\$ 100.00	\$ 243.00	\$ 35.00
Zoning Disclosure	\$ 10.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Zoning Verification	\$ 25.00			\$ 50.00		\$ 35.00				\$ 50.00
Appeals to Board of Adjustment	\$ 200.00	\$ 600.00			\$ 100.00	\$ 350.00	\$ 200.00	\$243 + Public Notice Fee	\$ 265.00	\$ 100.00
Variance to Board of Adjustment	\$ 200.00	\$ 600.00	\$ 100.00	\$ 200.00	\$ 250.00	\$ 350.00	\$ 200.00	\$364 + Public Notice Fee	\$ 265.00	\$ 100.00

Permitted Use Application	\$	50.00				\$300 fast track plus \$300	\$50 for existing buildings only			
Permitted Use Renewal	\$	20.00								
Public Hearing Noticing Fee - CUP & VB	\$	30.00								
Public Hearing Noticing Fee - All others	\$	60.00	\$100 each for PC & CC, if needed		Planning Commission & Design Review Hearing Fee = \$300; Historic & Landmark Hearing Fee = \$400					
Bond Release Processing Fee	\$	100.00								\$ 50.00
Time Extension	\$	100.00								
Demolition Permit	\$	25.00								
Relocation of Building	\$	100.00								
Unauthorized Changes to an Approved Plan	\$	500.00								







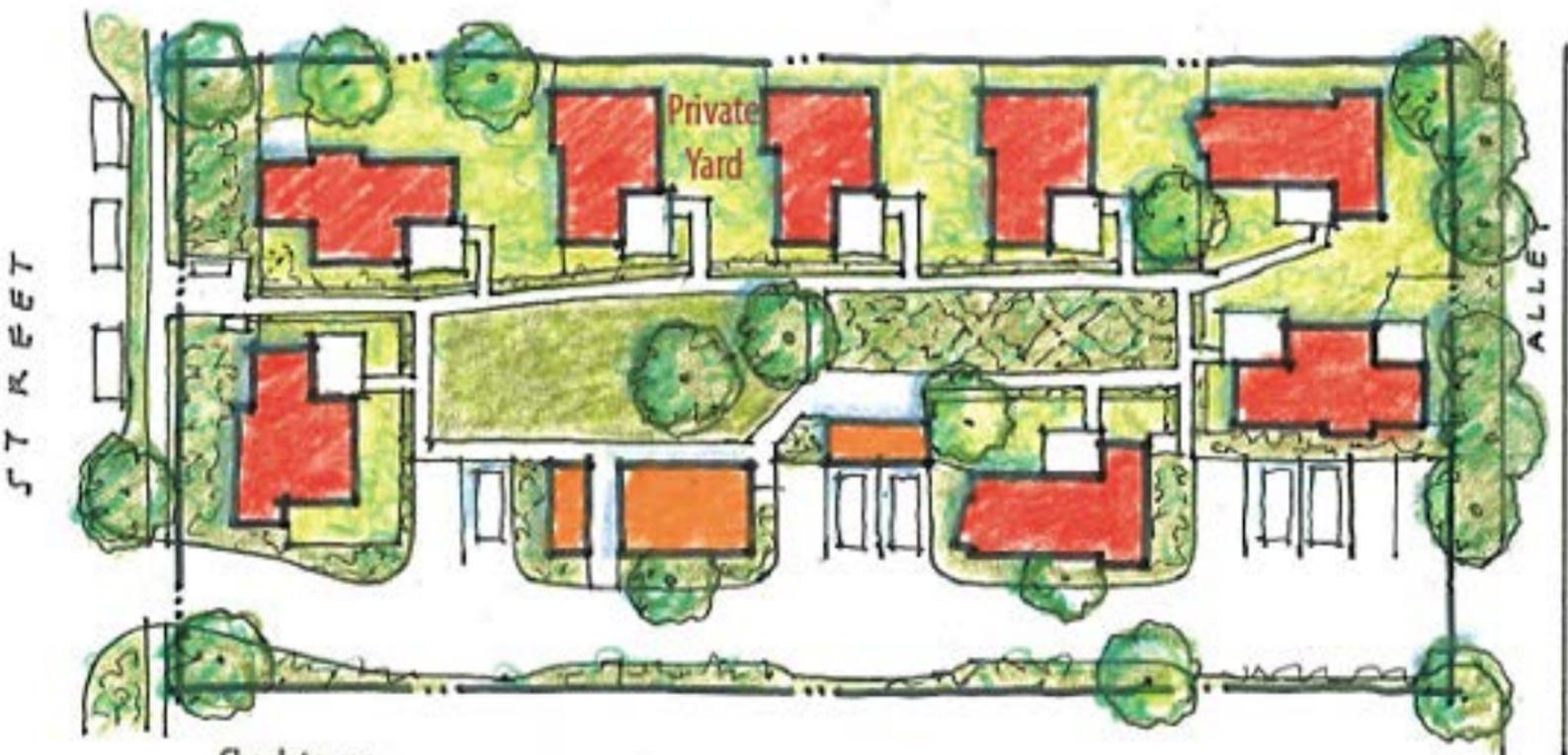
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Single Cluster 1



Check to see

Neighborhood Elements

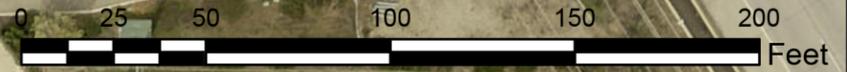




1500 S

1500 S

I-15 HWY
I-15 HWY





First Floor

Living	11' x 12'-5"
Kitchen	13'-10" x 10'-8"
Dining Alcove	6' x 6'-8"
Bedroom 1	11'-6" x 9'-9"
Bathroom	full
Bedroom 2	11' x 12'
Bath 2	full
Covered Porch	8' x 14'

Total Heated Area 1122 sq ft

Garage 386 sq ft

Footprint 44' x 57'



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change

First Floor

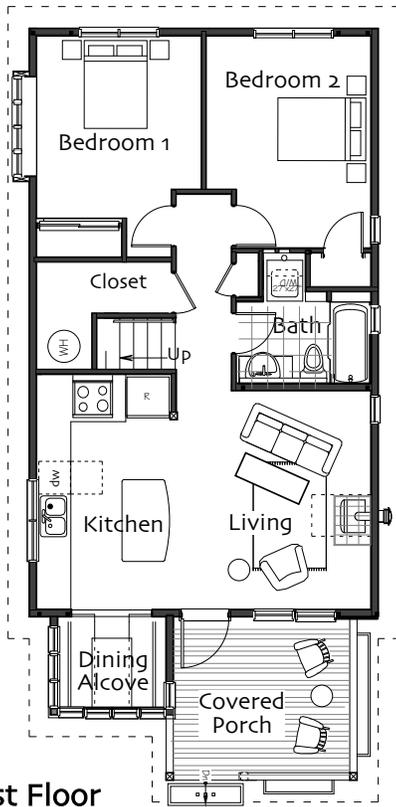
Kitchen/Living 14' x 21'
Dining Alcove 7' x 5'-6"
Bedroom 1 10'-4" x 11'
Bedroom 2 10'-4" x 13'
Bathroom full

Second Floor >5'

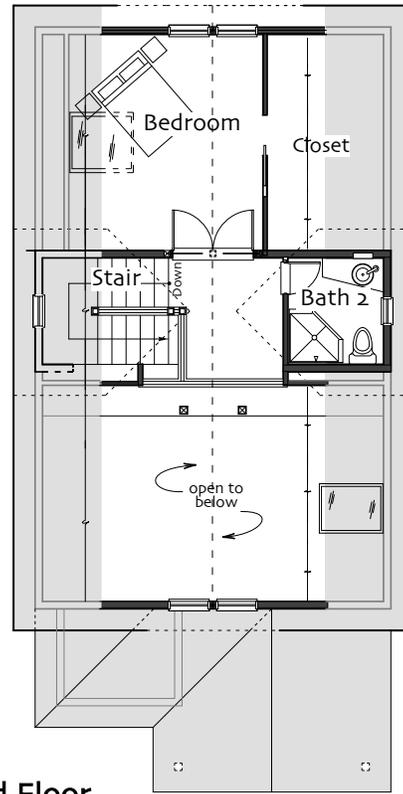
Bedroom 13'-3" x 10'
Bath three-quarter

Total Heated Area 1218 sq ft

Footprint 22' x 46'



First Floor



Second Floor



First Floor

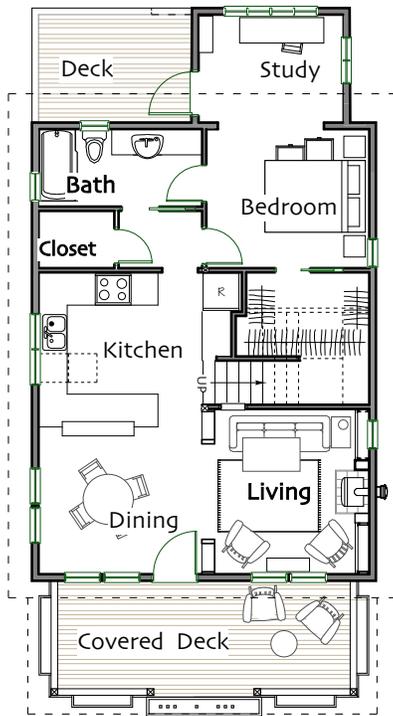
Living Room	12' x 11'-6"
Kitchen	11'-6" x 11'
Dining Room	11'-6" x 10'
Bedroom 1	11'-4 1/2" x 9'-9 1/2"
Study	8'-2" x 10'
Bathroom	full
Covered Porch	21'-6" x 8'

Second Floor >5'

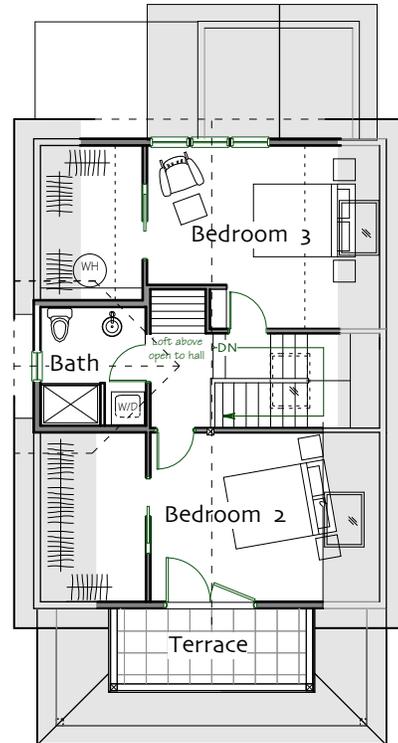
Bedroom 2	13' x 11'-6"
Bedroom 3	14' x 12'-6"
Bathroom	three quarter

Total Heated Area: 1431 sq ft

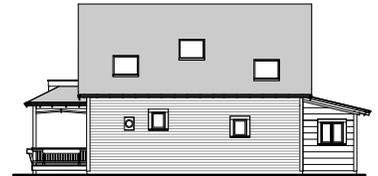
Footprint: 24' x 48'



First Floor



Second Floor



First Floor

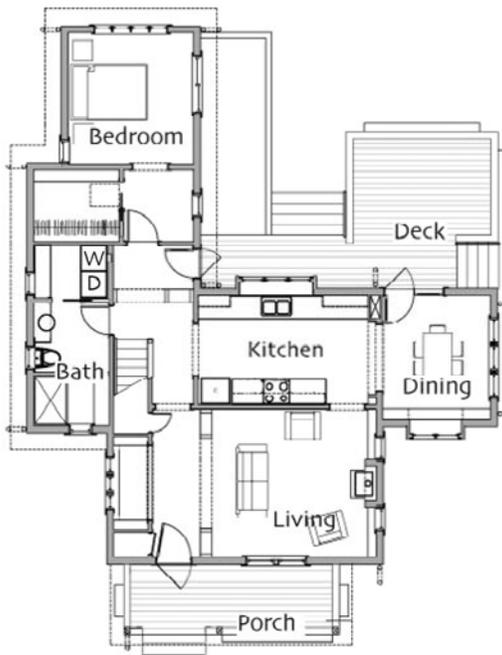
Living 13' x 23'
Kitchen 9'-8" x 15'-8"
Dining 11' x 9'-6"
Bedroom 11'-6" x 11'
Bathroom full
Covered Porch 114 sf
Deck 244 sf

Second Floor >5'

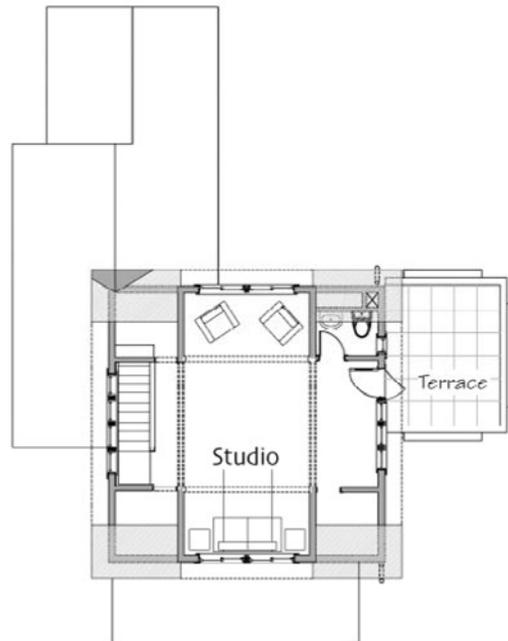
Studio 20' x 20'
Bath half
Terrace 125 sf

Total Heated Area 1599 sq ft

Footprint 41' x 55'



First Floor



Second Floor



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Westside Transportation System



Provo City Council
Work Meeting
March 15, 2016



Westside Transportation System

Functions of Street Network

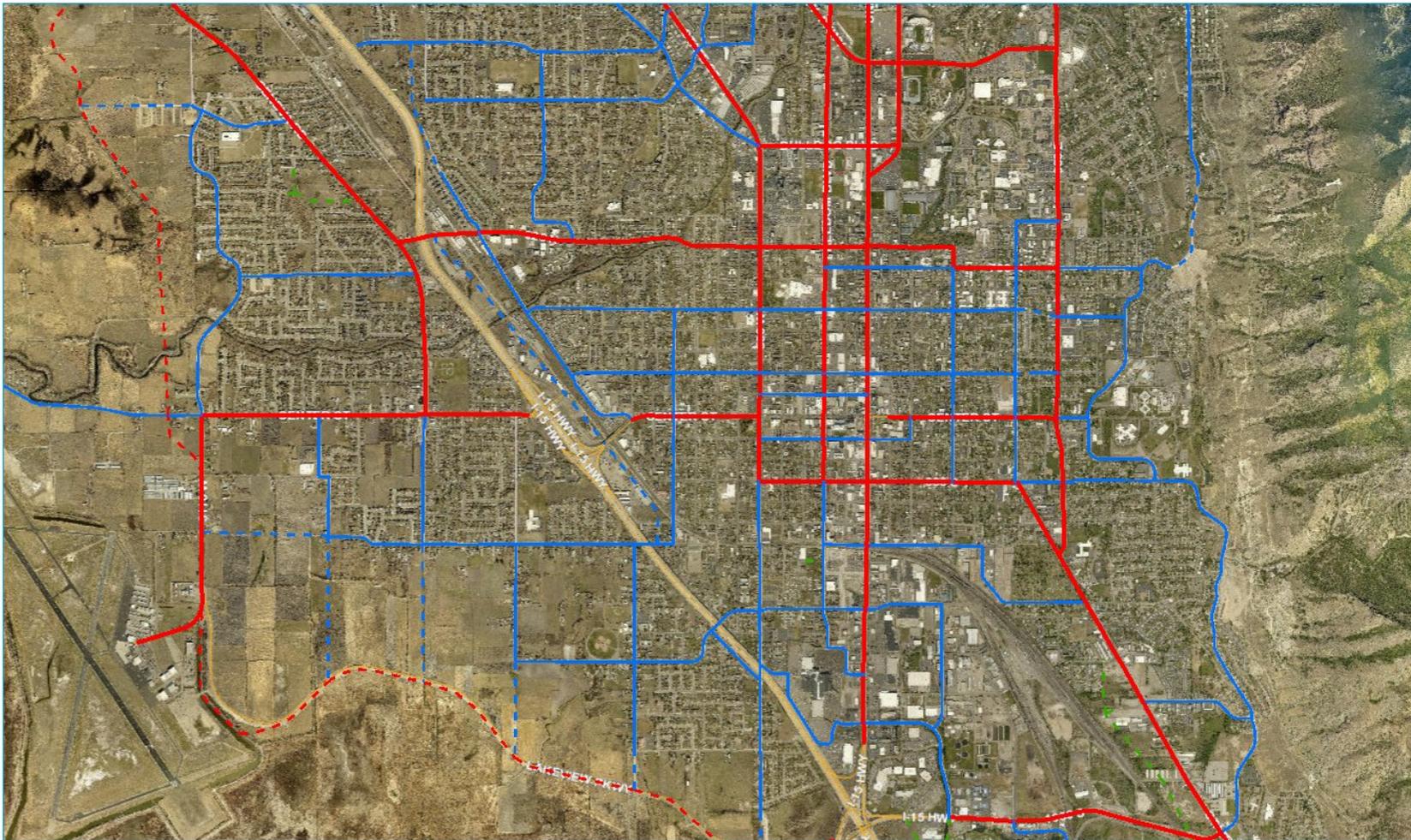
- Provides travel path for:
 - Vehicles
 - Pedestrians
 - Bikes
- Provides connectivity to travel destinations
- Provides utility corridors for public and private utilities

Design Features

- Efficiency
- Safety
- Quality of Life

Westside Transportation System

Provo City Master Street Plan



Provo City

- Existing Arterial
- Proposed Arterial
- Existing Collector
- Proposed Collector
- Proposed Local



0 1,450 2,900 5,800 Feet

Author: Provo City Date: 3/10/2016

This map is for graphical representation only and not for construction or setting feature locations.

Westside Transportation System

Capital Improvement Projects Identified in 2010 TMP - Not Completed

Project	Limits	Description	Estimated Cost
Westside Connector - Phase 2	500 West to Provo Airport	Widen to 5 Lane Arterial Street	\$8,500,000
Lakeview Parkway	Provo Airport to 2000 North	Construct new 5 Lane Arterial Street	\$19,500,000
1600 West	Center Street to 600 South	Widen to 3 Lane Collector Street	\$3,500,000
500 West	300 South to Lakeview Parkway	Widen to 3 Lane Collector Street	\$8,600,000
2000 North	I-15 to Lakeview Parkway	Widen and construct 3 Lane Arterial Street	\$2,700,000
Independence Avenue	1100 North to 1700 North	Construct 3 Lane Collector Street	\$1,800,000
Total			\$44,600,000

Westside Transportation System

Capital Improvement Projects Not Identified in 2010 TMP

Project	Limits	Description	Estimated Cost
1600 West	600 South to Lakeview Parkway	Widen and construct new 3 Lane Collector Street	\$4,800,000
2050 West	600 South to Lakeview Parkway	Construct new 3 Lane Collector Street Street	\$3,100,000
2600 West	Center Street to Lakeview Parkway	Construct new 3 Lane Collector Street Street	\$6,500,000
620 North	Geneva Road to Lakeview Parkway	Widen and construct new 3 Lane Collector Street	\$1,800,000
Total			\$16,200,000

Southwest Area Inventory

Current Development	Acres	Units
Broadview Shores	346.2	1,157
Lakeview Fields	18.6	30
Osprey Point	12.2	114
Fisher Farms	3.8	14
In-Process	6.2	26
Undeveloped (Lakeview)	150	600
Undeveloped (Southwest)	980	3,920
Total Units		5,861

