

Provo City Planning Commission

Report of Action

April 24, 2019

*Item 5 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 other related code sections pertaining to the S and A overlay zones. 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 April 24, 2019:

CONTINUE TO THE MAY 22, 2019

On a vote of 7:0, the Planning Commission moved to continue the above noted application to allow further review and input.

Motion By: Deborah Jensen

Second By: Andrew Howard

Votes in Favor of Motion: Deborah Jensen; Andrew Howard; Russell Phillips; Jamin Rowan; Robert Knudsen; David Anderson; Shannon Ellsworth.

Votes Opposed: None

Deborah Jensen was present as Chair.

RELATED ACTIONS

None

STAFF PRESENTATION

Staff summarized the proposed consolidation of the S and A overlay zones, emphasizing that the two main changes involve an allowance for detached accessory dwelling units, and the requirement of licenses and inspections for accessory units. Staff also stated that because of the many questions regarding the implementation and enforcement of the changes to the ordinance, a continuance of the item would be appropriate as it would allow further understanding, input, and refinement of the proposed amendments.

CITY DEPARTMENTAL ISSUES

Requirements related to implementation and enforcement of the proposed ordinance.

NEIGHBORHOOD MEETING DATE

City-wide application.

NEIGHBORHOOD AND PUBLIC COMMENT

Paul Evans, chair of the Pleasant View Neighborhood, submitted comments to staff and voiced several concerns to the Planning Commission that need to be further examined and addressed, especially relating to the enforcement of the ordinance. Beth Alligood, chair of the Lakeview North Neighborhood, discussed parking issues and the changes that occur to the dynamics of neighborhoods when accessory units and the resulting parking needs are allowed in certain sections of the City. She also expressed her desire that variable lot sizes could be allowed that would allow a broader

mix of unit sizes and types, especially in the Southwest Area, that might also address some of the City's affordable housing needs.

PLANNING COMMISSION DISCUSSION

Several of the Planning Commissioners expressed their belief the ordinance actually requires too much parking for accessory dwelling units, which when the parking is located on-site, detracts from the look and feel of the single-family nature of many of the neighborhoods allowing the accessory units. They also believe there needs to be a change in perception where on-street parking is considered negatively. Discussion also included design standards for detached units, with the general premise being that the architecture of detached accessory units should relate to the architecture of the main dwelling.



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.

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 Community Development 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