

Provo City Planning Commission

Report of Action

August 12, 2020

Item 2* Jeffrey Rands requests Ordinance Text Amendments to the Low Density Residential (LDR) and Very Low Density Residential (VLDR) zones to reduce the minimum lot depth from 90 feet to 75 feet. Citywide Impact. Brandon Larsen (801) 852-6408 jblarsen@provo.org
PLOTA20200208

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 12, 2020:

RECOMMENDATION OF APPROVAL

On a vote of 7:0, the Planning Commission recommended approval of the above noted application.

Motion By: Lisa Jensen

Second By: Robert Knudsen

Votes in Favor of Motion: Laurie Urquiaga, Ally Jones, Daniel Gonzales, Lisa Jensen, Brian Henrie, Dave Anderson, Robert Knudsen; Deborah Jensen did not vote

Deborah Jensen was present as Chair.

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 Staff's presentation to the Planning Commission included the following: The applicant proposes a text amendment to facilitate his concept plan (reduce the minimum lot depth in the LDR and VLDR zones from 90 feet to 75 feet). The lots proposed in his concept plan do not meet the minimum lot depth requirement of the VLDR Zone. Staff presented alternative language at the meeting that was proposed by the City Attorney's Office.

NEIGHBORHOOD MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

- Staff is not aware of public comment on this item.

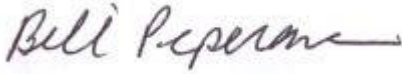
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission recommended approval of this item—specifically the language proposed by the City Attorney's Office, as presented at the meeting and attached herein as Attachments "A" and "B." They noted other requirements in the LDR and VLDR Zone they would like considered for amendment, such as the minimum lot area. The Planning Commission even mentioned the idea of eliminating the lot depth requirement and reducing some setback requirements. They also questioned whether some of the Lot Standards in the LDR and VLDR should be varied from one another.



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

**Attachment “A”: Reduction to Minimum Lot Depth Requirement for the LDR Zone—Language
Recommended by the Planning Commission**

**Attachment “B”: Reduction to Minimum Lot Depth Requirement for the VLDR Zone—Language
Recommended by the Planning Commission**

**Attachment “A”: Reduction to Minimum Lot Depth Requirement for the LDR Zone—Language
Recommended by the Planning Commission**

14.14A.030 Lot Standards.

Lots within the LDR zone shall be developed according to the following standards:

(1) Min. Lot Area:

One-family detached: 5,000 sf

Twin home/duplex: 8,000 sf

One-family attached: 10,000 sf

(2) Housing Density Maximum: 15 dwelling units per gross acre.

(3) Min. Lot Frontage: 35 ft

(4) Min. Lot Width: 40 ft

Corner Lot: 50 ft

(5) Min. Lot Depth: ~~90 ft~~

One-family detached dwelling: 75 ft

All other permitted uses: 90 ft

(6) Max. Lot Coverage: 50%

**Attachment “B”: Reduction to Minimum Lot Depth Requirement for the VLDR Zone—Language
Recommended by the Planning Commission**

14.14F.030 Lot Standards.

Lots within the LDR zone shall be developed according to the following standards:

(1) Min. Lot Area:

One-family detached:	5,000 sf
Twin home/duplex:	8,000 sf
One-family attached:	10,000 sf

(2) Housing Density Maximum: 7 dwelling units per gross acre.

(3) Min. Lot Frontage: 35 ft

(4) Min. Lot Width: 40 ft

Corner Lot: 50 ft

(5) Min. Lot Depth: ~~90 ft~~

One-family detached dwelling: 75 ft

All other permitted uses: 90 ft

(6) Max. Lot Coverage: 50%