

Provo City Planning Commission

Report of Action

October 12, 2022

ITEM #6* The Development Services Department on behalf of the Parking Manager requests to amend Section 14.37.100 of the Provo City Code relating to parking garage standards. Citywide application. Javin Weaver (801) 852-6413 jweaver@provo.org PLOTA20220288

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 12, 2022:

RECOMMENDED APPROVAL

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

Motion By: Robert Knudsen

Second By: Andrew South

Votes in Favor of Motion: Robert Knudsen, Andrew South, Daniel Gonzales, Raleen Wahlin, and Lisa Jensen

Lisa Jensen was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations 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 explained that the purpose of the text amendment is to make it easier for people to park and access their vehicles in a parking garage.
- Staff explained that an analysis of the City code and existing garages occurred and staff saw that a revision to these standards was warranted.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

- One member from the public asked the question if this would be applied to existing structure

APPLICANT RESPONSE

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

- This would only be applicable to any new parking structure, no retrofitting would be required.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Lisa Jensen praised staff to continuously updating the code to improve it and make it better.



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 West 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

14.37.100

Parking Design Standards.

...

(15) Parking located adjacent to walls or columns (e.g., parking structures) ~~shall~~ must be one (1) foot wider to accommodate door opening clearance and vehicle maneuverability ~~except for columns placed within four (4) feet of the front or back of a stall (excluding when adjacent to a wall).~~ Parking located in a corner adjacent to a parking row must be two (2) feet wider. The stall width ~~shall~~ must be clear width measured from inside column to inside column. The backup area in carports and parking structures ~~shall~~ must be twenty-six (26) feet minimum from supporting column to supporting column. ~~Parking spaces must be free of obstructions. The Development Services director may modify this requirement at their discretion.~~

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