



**Planning Commission
Staff Report
Ordinance Amendment
Hearing Date: January 10, 2018**

ITEM 2* The Provo City Community Development Department requests Ordinance Amendments to Sections 14.34.285 & 14.34.287 which are Residential Design Standards. **City-Wide Impact.** 17-0024OA, Aaron Ardmore, 801-852-6404

<p>Applicant: Provo City Community Development</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>*Council Action Required: Yes</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue the proposed ordinance amendment. <i>This would be <u>a change</u> from the Staff recommendation; the Planning Commission should <u>state new findings</u>.</i></p> <p>2. Recommend Denial of the proposed ordinance amendment. <i>This would be <u>a change</u> from the Staff recommendation; the Planning Commission should <u>state new findings</u>.</i></p>	<p>Relevant History: Provo City Planning Staff observed some inconsistencies in residential design standards and prepared this amendment to clarify design regulations.</p> <p>Neighborhood Issues: City-Wide Impact.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• Current code is referencing the wrong design standards section in some zones.• Current code is ambiguous in its building materials requirements.• Staff desires to have clear standards for residential building materials that will benefit the City and its' neighborhoods. <p>Staff Recommendation: Staff recommends that the Ordinance Amendments to Sections 14.34.285 & 14.34.287 be given a Positive Recommendation to the Municipal Council.</p>
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OVERVIEW

The Provo City Community Development Department requests ordinance amendments to Sections 14.34.285 and 14.34.287, as well as clean up in Sections 14.14B.080, 14.14C.080, and 14.14E.080. The amendments to the 14.14 Sections are to correct the reference to the design standards in Chapter 14.34.

However, the amendments to the Sections in Chapter 14.34 are to clarify and update building material requirements on new residential buildings. Currently, the word “primary” is used, but not defined in regards to building materials. Staff proposes to define primary as 51% and make necessary updates to materials in Section 14.34.285.

In Section 14.34.287, staff proposes to remove all the current language under subsection 10 (building materials) and replace it with a more clear and definitive design standard regulation (see attached).

This item was continued from the December Planning Commission meeting to allow the Commission time to review the language.

STAFF ANALYSIS

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: (responses in bold)

- (a) *Public purpose for the amendment in question. **The public purpose is to clarify what is expected of a residential developer, and to ensure positive residential development in the City.***
- (b) *Confirmation that the public purpose is best served by the amendment in question. **These amendments should help to provide attractive residential products that benefit the character of Provo City.***
- (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives. **This amendment helps to achieve goals of the General Plan in several chapters, including Housing, Urban Design, and Land Use. Most specifically, in chapter 6, it states the City should “promote great urban design and architecture through development standards”.***

- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated. **There are no relevant timing and sequencing provisions related to this request.***
- (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies. **The proposed amendment should not hinder or obstruct attainment of the General Plan's articulated policies.***
- (f) *Adverse impacts on adjacent land owners. **There will be no adverse impacts on adjacent land owners with the approval of this amendment.***
- (g) *Verification of correctness in the original zoning or General Plan for the area in question. **It is correct.***
- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

CONCLUSIONS

Staff believes these proposed amendments will guarantee improved residential development within Provo City and help clarify expectations for those that build here.

STAFF RECOMMENDATION

Staff recommends that the Ordinance Amendments to Sections 14.34.285 & 14.34.287 be given a Positive Recommendation to the Municipal Council.

ATTACHMENTS

1. Proposed Amendment Language

PROPOSED AMENDMENTS

14.14B.080. Project Plan Approval/Design Review/Design Guidelines.

See Sections 15.03.300 and 15.03.310, Chapter 14.04A, and Section 14.34.285287, Provo City Code.

14.14C.080. Project Plan Approval/Design Review/Design Guidelines.

See Sections 15.03.300 and 15.03.310, Chapter 14.04A, and Section 14.34.285287, Provo City Code.

14.14E.080. Project Plan Approval/Design Review/Design Guideline.

See Sections 15.03.300 and 15.03.310, Chapter 14.04A and Section 14.34.285287, Provo City Code.

14.34.285. Joaquin Neighborhood and RC Zone Residential Design Standards and Guidelines.

(10) Building Materials.

(a) Brick, ~~stucco~~stone, and ~~painted~~ wood shall be used as primary (51%) building materials.

~~(i) Painted wood lap siding and other forms of wood siding should be used predominately.~~

~~(i)~~(i) Stucco may be considered when it is detailed with wood trim around windows and doors. A shadow line around windows should be created by recessing windows.

~~(ii)~~(ii) A range of secondary and trim materials may be used as long as they are not dominant.

14.34.287. Residential Design Standards.

(2) Applicability. The design standards set forth in this Section shall apply to all new residential buildings and uses located in the ~~Low Density Residential, Medium Density Residential, High Density Residential, Campus High Density Residential and Campus Mixed Use~~ zones that reference this section. In approving a project plan, the approving authority may impose reasonable conditions consistent with the purpose and intent of this Section. The requirements for this Section shall apply in addition to other applicable requirements of this Title. This Section shall be interpreted to supersede other requirements of the Provo City Code which may impose more restrictive requirements.

(10) Building Materials.

~~(a) The primary exterior finish material of all structures shall not consist of vinyl, aluminum or metal siding (including sheet or corrugated metal), plywood, particle board, or other products not intended as an architectural finish product.~~

~~(i) Stucco may be considered when it is detailed with wood trim around windows and doors. A shadow line around windows should be created.~~

~~(ii) A range of secondary materials including trim may be used as long as they remain secondary.~~

~~(iii) Wood, slate, tiles and high quality composition shingles and shakes shall be used for roofing materials.~~

a) Intent. The intent of the facade materials standards of this section is to:

- (1) Provide minimum material standards to ensure use of well-tested, high quality, and durable surfaces, while permitting a wider range of materials for details;
- (2) Encourage a high level of detail from smaller scaled, less monolithic materials in order to relate facades to pedestrians, especially at the ground level.

(b) Major Materials. A minimum of eighty percent of each facade, not including window and door areas, shall be composed of major materials, as specified in this section.

(1) Allowed Major Materials. The following are allowed major materials.

- (A) Stone.
- (B) Brick.
- (C) Wood.
- (D) Architectural metal panel systems.

(2) Prohibited Major Materials. The following materials are prohibited as major materials, unless otherwise approved under the standards of this Section:

- (A) Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements.
- (B) Synthetic stucco or elastomeric finishes on stucco.
- (C) Unfinished or untreated wood.
- (D) Glass block.
- (E) Vinyl or aluminum siding.

(F) Plastic, including high-density polyethylene, polyvinyl chloride (PVC), and polycarbonate, panels.

(G) Fiberglass and acrylic panels.

(3) Limited Use Major Materials. The following materials are prohibited as a major material except consistent with the following:

(A) Economy Bricks. Brick types larger than three inches in height are allowed as major materials on rear, alley, and rail corridor facades. In such instances, corner bricks shall be used to give the appearance of a full brick façade.

(c) Minor Materials. Allowed minor materials are limited to trim, details, and other accent areas that combine to twenty percent or less of the total surface of each facade.

(1) Major Materials. All allowed major materials may serve as minor materials.

(2) Allowed Minor Materials. The following are allowed minor materials:

(A) Fiber Cement board.

(B) Metal for beams, lintels, trim, exposed structure, and other ornamentation.

(C) Split-faced, burnished, glazed, or honed concrete masonry units or block cast stone concrete elements.

(D) Vinyl for window trim.

(E) Glass curtain wall.

(F) Cement-Based Stucco.

(G) Terra cotta or ceramic tiles or panels.

(d) Other Materials with Approval. Materials that are not listed in this section for its proposed application as allowed major materials, limited use materials, or allowed minor materials, may not be installed on any facade unless approved by the reviewing authority pursuant to this subsection (d). The reviewing authority may approve facade materials that are not listed in this section for its proposed application if the applicant demonstrates the material in its proposed application meets the intent of the facade material standards described in subsection (a) of this section. Samples and examples of successful high quality local installation shall be provided by the applicant.