



Provo City Planning Commission

Report of Action

August 14, 2019

*Item 4 The Provo City Community Development Department requests amendments to Section 14.34.295 Downtown Development Design Standards to clarify architectural requirements in the Downtown Zones. Central Business District, Joaquin, Maeser, Franklin, and Timp Neighborhoods. Josh Yost, 801-852-6408 16-0005OA

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 14, 2019:

CONTINUE

On a vote of 5:1, the Planning Commission continued the above noted application indefinitely.

Motion By: Dave Anderson

Second By: Andrew Howard

Votes in Favor of Motion: Andrew Howard, Robert Knudsen, Shannon Ellsworth, Dave Anderson, Lauren Urquiaga

Votes Opposed to Motion: Deborah Jensen

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 the Staff's presentation to the Planning Commission included the following:

As Community Development has processed applications for new development in the zones to which the design standards apply, staff has identified multiple ways in which the Downtown Development Design Standards (the standards), could be improved to better facilitate quality development. The current design standards, while having served well since their inception, contain some elements that are unclear or have led to multiple conflicting interpretations. Also, some numerical standards have also been shown through experience to be too high or too low. Lastly, staff has found regulatory areas that needed to be addressed more thoroughly, added in whole to the standards. The proposed amendment completely replaces the entirety of Section 14.34.295.

The revisions add significant clarity and new regulation in the areas of Ground Floor Treatment, Massing, Architectural Detail, Parking, Access and Site Design, and broader area wide design elements including open space and pedestrian linkages. Also added are special standards for the Startup District and Center Street areas.

CITY DEPARTMENTAL ISSUES

- Public Works expressed three concerns.
 - Instead of an audible and/or visual alert at parking garage exits, require garage exits to meet city clear view triangle requirements.
 - Balconies projecting into the public right of way could be problematic.
 - A desire for 10' minimum setbacks.

NEIGHBORHOOD MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

- No Neighborhood Chairs were present during the hearing.
- This item was City-wide or affected multiple neighborhoods.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: No comments were received.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

Planning Commission discussed the suitability of the proposed amendments for creating comfortable places in the downtown. Concerns were expressed over the interface between public and private realms and appropriate setbacks and the design of such transitional places.

The Commission questioned staff if any projects were in process that would be impacted by these amendments or were expected to make application soon. Staff replied that there were not. Staff and the Commission concurred that additional changes could be made to improve the amendments, including adding diagrams and photographs.



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