



Provo City Planning Commission

# Report of Action

September 12, 2019

Item 5\* The Housing Committee of Provo City requests amendments to Section 14.37.050 to allow for reductions in required parking for residential uses subject to Planning commission approval. City-wide application. Robert Mills (801) 852-6407  
PLOTA20190289

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The following action was taken by the Planning Commission on the above described item at its regular meeting of September 11, 2019:

## Continue

On a vote of 6:0, the Planning Commission continued the item tentatively to the first Planning Commission meeting in October 2019.

Motion By: Shannon Ellsworth

Second By: Laurie Urquiaga

Votes in Favor of Motion: Shannon Ellsworth, Debora Jensen, Robert Knudsen, Russell Phillips, Laurie Urquiaga, and Maria Winden

*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:

- The proposed amendment is a request from the Housing Committee to provide a tool for residential projects.
- The proposed reduction would be based on review of a Traffic Demand Management plan.
- The proposed amendment helps by eliminating the conditional use permit applicability of a parking reduction and instead provides the Planning Commission the ability to evaluate proposals based on their individual merits.
- The proposed reduction language is not intended as an entitlement, but rather as another option for consideration.
- It is expected that nearly all projects would request some sort of parking reduction, so it's likely additional review by Planning Commission staff will be necessary.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Pleasant View and Edgemont neighborhood chairs each expressed concerns regarding the proposed amendment. The Pleasant View neighborhood chair had requested additional data from staff that has not been made available yet due to the research required.
- Several members of the public spoke in opposition to the proposed amendment citing a perceived parking problem with existing availability of parking spaces and this amendment would seem to exacerbate that.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Several Planning Commission members expressed support; however, they felt continuing the item for further evaluation by staff would be beneficial to the decision of the Planning Commission and ultimately the Municipal Council.



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Planning Commission Chair



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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 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**