



Provo City Planning Commission

Report of Action

November 13, 2019

*ITEM #8 The Community Development Department requests approval of the 2019 Moderate Income Housing Plan, which is an update to the existing plan. City-wide. Brian Maxfield (801) 852-6429 PLGPA20190194

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 13, 2019:

RECOMMEND APPROVAL*

On a vote of 5:0, the Planning Commission recommended to the Municipal Council that they accept the findings of the document as discussed at the Planning Commission meeting on November 13, 2019 with a copy of the current Moderate Income Housing Plan that is currently adopted in the General Plan, accompanied by the Council's signed resolution.

On a vote of 5:0, the Planning Commission approved a second motion to continue the review of the Moderate Income Housing Plan. Their intent was to allow a fuller discussion regarding recommendations for housing goals.

Motion By: Shannon Ellsworth

Second By: Maria Winden

Votes in Favor of Motion: Shannon Ellsworth, Maria Winden, Robert Knudsen, Laurie Urquiaga, David Anderson

David Anderson was present as Chair.

The motion 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.

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 City has an existing Moderate Income Housing Plan, but due to changes in the State Code, additional items are now required to be included within the plan. The new plan is required to be adopted through resolution and submitted to the State by December 1, 2019.
- The bulk of the plan is statistical information, with the only true discretionary element being the goals presented under "Goals and Strategies to Meet the Affordable Housing Needs."
- There are some formatting fixes and changes still needed, as well as some and updating of information to reflect and meld information from the recent draft of the Housing Needs Assessment 2019 being completed by the Utah Valley HOME Consortium.

CITY DEPARTMENTAL ISSUES

None

NEIGHBORHOOD MEETING DATE

This item is a City-wise item

NEIGHBORHOOD AND PUBLIC COMMENT

No comments were presented at the Planning Commission meeting. Some correction comments were received by staff prior to the item being heard, from Becky Bogdin, Lakewood Neighborhood Chair.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission.

PLANNING COMMISSION DISCUSSION

The principal discussion by the Planning Commission included the following:

- The Commission asked clarifying questions regarding the process and their concern with not having had more time to review the proposed goals within the plan.
- Discussion was held regarding the requirements for the Moderate Income Housing Report verses the requirements for the Moderate Income Housing Plan.
- Concerns were expressed regarding Goal 5.0 as it pertains to Neighborhood Plans, with the belief that the City's affordable housing needs should be considered on a city-wide basis and not be subject to the adoption of neighborhood plans that can restrict the consideration of affordable housing development.



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 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