



Provo City Planning Commission
Report of Action
June 26, 2024

***ITEM 4** Development Services request an Ordinance Text Amendment to Section 14.14D.110 (Mixed Use Zones Parking, Loading, and Access) to remove the parking reduction from the Mixed-Use Zones. Citywide application. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20240173

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 26, 2024:

RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Robert Knudsen

Second By: Lisa Jensen

Votes in Favor of Motion: Robert Knudsen, Lisa Jensen, Barbara DeSoto, Daniel Gonzales, Jonathon Hill, Jeff Whitlock, Andrew South, Adam Shin

Daniel Gonzales 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.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

- 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: None.

APPLICANT RESPONSE

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

- Staff responded to questions from the Commission on reasons for the change, examples of the use of the MU Zone, and what other tools are still available for developers to use to reduce parking in a project.
- Staff indicated that parking would be a subject that gets careful attention with the ongoing Title 14 re-write.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Whitlock confirmed that mixed-use projects can still achieve the 75% reduction with the available tools in Chapter 14.37.
- Commissioner Shin verified that there are other zones (DT1, DT2, ITOD) that still give an automatic parking discount.
- The Commission discussed tools to reduce parking and why the MU Zones aren't being used in the areas they were intended to be applied to.
- Commissioner DeSoto expressed a desire to have staff look at parking regulations and find opportunities to reduce parking supply, as appropriate.
- Commissioner Whitlock shared his thoughts that the city should be consistent with parking regulations and believes that more mixed-use with lower parking spaces can help maintenance budgets for the city. These concerns were echoed by other commissioners.



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 Development Services, 445 W Center St, Provo, Utah **within 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

14.14D.110 Parking, Loading, and Access.

- (1) Each lot or parcel in the Mixed-Use zones ~~need only provide seventy five percent (75%) of the~~ **must provide** required off-street parking as set forth in Chapter [14.37](#), Provo City Code.
- (2) Shared use of parking may be allowed if the Planning Commissions deems it suitable. A parking study is required if seeking this option.
- (3) Parking must be located behind the main building. In no case may parking be located between the building and a public street.
- (4) A parking agreement may be entered into with a property owner who owns a parking garage within one (1) block of the development to supplement the required parking. This agreement must be notarized and recorded at Utah County.
- (5) Structured parking is not permitted above the minimum habitable floor area along primary streets.
- (6) At grade parking shall be wrapped by habitable space except at entrance and exit points.

(Enacted 2022-28)