

Provo City Planning Commission Administrative Hearing

Report of Action

September 6, 2023

Item 1 Guilford Rand requests Project Plan approval for an addition of three apartments to an existing apartment building in the CMU (Campus Mixed Use) zone, located at 737 North 600 East. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20220208

The following action was taken on the above described item by an Administrative Hearing Officer, acting in behalf of the Provo City Planning Commission, on: September 06, 2023.

APPROVED

Administrative Hearing Officer: Brandon Larsen

Includes facts of the case, analysis, and conclusions outlined in the Staff Report, with any changes noted. Administrative Hearing Officer determination is consistent with the Staff analysis and determination.

APPROVED/RECOMMENDED OCCUPANCY

- 25 Total Units
- Type of occupancy approved: Baching.
- Standard Land Use Code: 1211

APPROVED/RECOMMENDED PARKING

- 88 Total parking stalls required total: 80 stalls, 5 visitor, 3 ADA stalls
- 90 Total parking stalls provided
- 3.52 Required parking stalls per unit

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

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not speak during the hearing.
- No neighbors or other interested parties were present or spoke during the meeting.

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 neighbors or other interested parties were present or spoke during the hearing.

APPLICANT RESPONSE

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

- This has been reviewed and approved by the CRC.
- Public Works has approved the utilities.

PLANNING COMMISSION DISCUSSION

Key points discussed included the following:

- There are not any conditions from the staff recommendation.
- The staff report was reviewed, and this is an administrative approval.
- There are not any comments from the public or remaining items from the CRC review.



Administrative Hearing Officer



Development Services Assistant Director

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report for further detailed information. The Staff Report is a part of the record of the decision of this item.

Administrative decisions may be appealed by submitting an application/notice of appeal, with the required application and noticing fees, to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Hearing Officer'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