Provo City Planning Commission

Report of Action

July 09, 2025

ITEM 2 Terry Cirac requests Concept Plan approval for a 5-unit apartment building in a proposed CR (Campus Residential) Zone, located at 71 West 880 North. North Park Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20240345

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 09, 2025:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. Municipal Council approves the CR rezone request.

Motion By: Anne Allen Second By: Andrew South

Votes in Favor of Motion: Anne Allen, Andrew South, Jonathon Hill, Barbara DeSoto, Melissa Kendall, Daniel Gonzales *Melissa Kendall 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.

RELATED ACTIONS

Planning Commission, July 9, 2025, Item 3 PLRZ20250033, recommended approval.

APPROVED/RECOMMENDED OCCUPANCY

- *5 Total Units
- *Type of occupancy approved: Family
- *Three 1-bedroom and two 2-bedroom units

APPROVED/RECOMMENDED PARKING

- *10 Total parking stalls required
- *10 Total parking stalls provided
- *1.5 stalls for one-bedroom units and 2.25 stalls for two-bedroom units

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

• A neighborhood meeting was held on 3/5/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

• The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing.

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:

• The district 4 chair informed the Planning Commission that this item came to the district meeting and mentioned that this development seems appropriate for this location and this type of development is needed.

APPLICANT RESPONSE

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

- This development will help provide housing for BYU or future medical students.
- There is going to be management on-site at his neighboring property that will include this development as well.
- There are three people living there now.
- He has improved the site from when he purchased it.
- Additional parking stalls were rented in the past that were not needed for this location.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- This is a great use of this space, and it fits with the surrounding development.
- This is needed for this area.
- The design is interesting but works well with the space.



See <u>Key Land Use Policies of the Provo City General Plan</u>, applicable <u>Titles of the Provo City Code</u>, and the <u>Staff Report to the Planning Commission</u> 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.

<u>Legislative items</u> 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 Development Services Department, 445 W Center Street, 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