

Provo City Planning Commission

Report of Action

August 13, 2025

ITEM 1 Phil Warner requests Project Plan approval for a commercial remodel and residential addition in the DT1 (General Downtown) Zone, located at 71 East Center Street. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20240026

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 13, 2025:

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application.

Motion By: Barbara DeSoto

Second By: Lisa Jensen

Votes in Favor of Motion: Barbara DeSoto, Lisa Jensen, Melissa Kendall, Matt Wheelwright, Jonathon Hill, Joel Temple
Jonathon Hill 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.

APPROVED/RECOMMENDED OCCUPANCY

- 20 Total Units
- Type of occupancy approved: Family

APPROVED/RECOMMENDED PARKING

- 25 Total parking stalls required
- 25 Total parking stalls provided (in adjacent Wells Fargo Parking Garage – RDA approved)

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

- The Neighborhood District Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the 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: None.

APPLICANT RESPONSE

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

- Phil Warner addressed questions from the Planning Commission, indicating that all the units would be for sale without limitations, that short-term rentals are permitted, and that he does not yet have a user for the ground floor commercial space.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission indicated support for the project and parking solution and verified with staff and the applicant that the property could allow short-term rentals.
- The Commission also confirmed with staff that the windows on the east and west facades could potentially be covered by neighboring developments but each residential unit has windows on the north or south façade if that occurs.



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 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