

Provo City Planning Commission Administrative Hearing

Report of Action

December 17, 2025

Item 1 Thomas Taylor requests a Conditional Use Permit to establish a Group Quarters residential use in the PO (Professional Office) Zone, located at 256 E Center Street. Maeser Neighborhood. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLCUP20250126

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: December 17, 2025.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Aaron Ardmore

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.

Conditions of Approval

1. Rental contracts must run for at least 60 days.
2. Bedrooms must be limited to one tenant each.

APPROVED/RECOMMENDED OCCUPANCY

18 Total Units

Type of occupancy approved: Group Quarters

Standard Land Use Code 1200

APPROVED/RECOMMENDED PARKING

18 Total parking stalls required

18 Total parking stalls provided

1 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

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

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood District Chair was present and addressed the Planning Commission during the public hearing. Neighbors or other interested parties were present or addressed the Planning Commission.

- Sariah Hillam (Central District Executive Board Member, Maeser Neighborhood) said that the Neighborhood was very concerned about more transient housing in the area, but the plans shown by the applicant address all of those concerns. They support diverse housing options and see the gap in the market for entrepreneur housing in partnership with the sandbox program.
- Todd Scoresman had questions about the project becoming transient housing or a low-cost motel.

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:

- Hilary Davis, Derek Wolsleger, Craig Wiseman, and one other resident reached out for a definition of group quarters and supported the project when they learned that it would not be transitional housing.

APPLICANT RESPONSE

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

- The target rental group would be young entrepreneurs and students.
- Rental costs would approximately match other private-room apartments in the area.

ADMINISTRATIVE HEARING OFFICER

Key points discussed by the Administrative Hearing Officer included the following:

- To prevent the property from becoming transitional housing, rental contracts should be for a minimum of 60 days and bedrooms should be limited to one tenant each.



Administrative Hearing Officer



Development Services 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 West 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