

Provo City Planning Commission Administrative Hearing

Report of Action

January 21, 2026

ITEM 1 Bruce Mackay requests Project Plan approval to create eight residential units within an existing dental office building in the SC3 (Regional Shopping Center) Zone, located at 2476 N University Pkwy. Carterville Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250361

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: January 21, 2026.

APPROVED

Administrative Hearing Officer: Jessica Dahneke

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

- None

APPROVED/RECOMMENDED OCCUPANCY

8 Total Units

Type of occupancy approved: Single Family
Standard Land Use Code 1110

APPROVED/RECOMMENDED PARKING

71 Total parking stalls required

81 Total parking stalls provided

1.75 Required parking stalls per one-bedroom unit

3 Required parking stalls per two-bedroom 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 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

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: This will be a good project and fits the area well, since it is consistent with the types of mixed-use properties in the area.

Jessica Dahneke

Administrative Hearing Officer

Bill Peperane

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