

Provo City Planning Commission Administrative Hearing

Report of Action

February 18, 2026

Item 1 A.L.M. & Associates requests Project Plan approval for a 3-unit townhome development in the LDR (Low Density Residential) Zone, located at 895 W 2000 N. Carterville Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLPPA20250540

The following action was taken on the above described item by an Administrative Hearing Officer, acting on behalf of the Provo City Planning Commission, on: February 18, 2026.

APPROVED

Administrative Hearing Officer: Dustin Wright

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 OCCUPANCY

- 3 Total Units
- Type of occupancy approved: Family

APPROVED/RECOMMENDED PARKING

- 9 Total parking stalls required
- 10 Total parking stalls provided
- 3 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

- A neighborhood meeting was held in 2019 for the zone change to LDR.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

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:

- Devin Asay read an email he had sent just prior to the meeting outlining no issues with the project, but that something needs to be done with street parking in the neighborhood. (Staff directed him to parking enforcement and to the Council for a parking permit program discussion).
- Rachel Breen asked to verify that only three units are being developed, and not six.

APPLICANT RESPONSE

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

- Mark Greenwood, of A.L.M. & Associates, spoke about the process of getting the proposal to this point and thanked staff for helping.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Administrative Hearing Officer verified elements of the project plan with staff and responded to questions from the public.



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