Provo City Planning Commission Administrative Hearing

Report of Action

September 02, 2026

Item 1 Trent Hatch requests Project Plan approval for a two-unit residential development in the LDR (Low Density Residential) Zone, located at 909 W 1160 N. Rivergrove Neighborhood. Scott Johnson (801) 852-6417 snjohnson@provo.gov PLPPA20260314

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: September 02, 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.

Conditions of Approval

- No conditions required.

APPROVED OCCUPANCY

- 2 Total Units
- Type of occupancy approved: Family

APPROVED PARKING

- 6 Total parking stalls required
- 6 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

- 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:

- No public comments were received.

APPLICANT RESPONSE

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

- The applicant believes this is the best use of this lot as an infill development.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Administrative Hearing Officer considered the landscape materials proposed for this project.
- The Administrative Hearing Officer also considered how parking spaces are allocated to each unit.

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