

Provo City Planning Commission

Report of Action

August 10, 2022

ITEM #1 Matt W. Brown requests Concept Plan approval for a 6-unit townhome development in a proposed LDR (Low Density Residential) zone, located at 193 West 4800 North. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20210401

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 10, 2022:

APPROVED

On a vote of 4:0, the Planning Commission approved the above noted application.

Motion By: Miles Miller

Second By: Robert Knudsen

Votes in Favor of Motion: Miles Miller, Robert Knudsen, Melissa Kendall, Lisa Jensen

Lisa Jensen 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.

RELATED ACTIONS

The Planning Commission gave a positive recommendation on the associated Zone Map Amendment in PLRZ20210400 (item #2 at the August 10th hearing).

APPROVED/RECOMMENDED OCCUPANCY

*6 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING

*18 Total parking stalls required

*24 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. David Day (Provo City Engineering) also answered commissioner questions regarding the estimated trips of the proposal, the traffic flow from the site, and confirmed that the current design works for the proposed project.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood 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 comment was made at the hearing.

APPLICANT RESPONSE

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

- Matt Brown noted that the owner may keep one or two of the units, that the open space adjacent to the river will remain common area, and that access to the front doors and changes in architecture will be shown at the Project Plan approval stage.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Robert Knudsen inquired about the access to 4800 North from the project.
- Melissa Kendall confirmed that the occupancy would be a family occupancy for the townhomes.
- Lisa Jensen asked staff what would be allowed on the property without a zone change, staff confirmed only a single-family home would be permitted.
- The commission discussed needed improvements to the street-side elevation, access to the front doors of the units, and their overall appreciation of the concept plan.



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 Community and Neighborhood

Services Department, 330 West 100 South, 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