

Provo City Planning Commission Administrative Hearing

Report of Action

October 05, 2022

Item #1 Sidney Allsop requests Project Plan approval for a 12-unit townhome development in the Medium Density Residential (MDR) zone, located at 690 E 500 S. Maeser Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPSUB20210295

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: October 05, 2022.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Brandon Larsen

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. That the Final Plat is recorded prior to building permits.

APPROVED/RECOMMENDED OCCUPANCY

- 12 Total Units
- Type of occupancy approved: Family
- Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING

- 28 Total parking stalls required
- 28 Total parking stalls provided

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 AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were not present at 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: None.

APPLICANT RESPONSE

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

- None.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The hearing officer reviewed the staff report, found that it meets the zone, and believes it will be a good development for the area.



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 Community and Neighborhood Services Department, 330 West 100 South, 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