

Provo City Planning Commission Administrative Hearing

Report of Action

April 05, 2023

Item #1 Dudley & Associates requests Project Plan approval for a new 3-story office building in the SC3 (Regional Shopping Center) zone, located approximately at 4925 N Edgewood Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 PLPPA20220393

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: April 05, 2023.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Javin Weaver

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 Design Review Committee approves the architecture of the project.
2. That the parking agreement gets recorded with the City Recorder.

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 Chair determined that a neighborhood meeting would not be required.

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:

- Staff read an email from Clair & Nicole Adams stating opposition to the project because of traffic and safety concerns.

APPLICANT RESPONSE

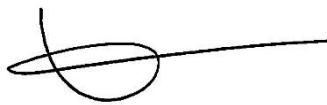
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Tom Bankhead stated that there is no concern with traffic generated from the building. He also gave more detail on proposed commercial uses on the ground floor and office uses on the floors above.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Administrative Hearing Officer verified that there is a parking agreement with staff and that construction will not disrupt the adjacent businesses.



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