



Provo City Design Review Committee  
**Report of Action**  
December 15, 2016

ITEM 4 Premier Realty Investments LLC requests Project Plan Approval for a 63-unit townhome development located at approximately 1060 South 1100 East in the Low Density Residential Zone. *Spring Creek Neighborhood*. 16-0020PPA, Brian Maxfield, 801-852-6429

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The following action was taken on the above described item by the Design Review Committee during its regular meeting on December 15, 2016:

## APPROVED

Motion by: Roger Knell

Second by: Scott Bingham

Votes in Favor of Motion: Roger Knell; Scott Bingham; Phillip Kiser

Votes Opposed to Motion: None

*Phil Kiser was present as chair.*

**The following is a summary of strong suggestions, not requirements, made by the committee, for improving the project:**

- Overall comment is that the project is O.K., but with certain refinements and enhancements, the project could provide a “wow” factor.
- Create a theme and be true to that theme. Make design consistent between buildings and different elevations.
- Color scheme should be more consistent. There are competing cold/warm colors – shingles are too dark. Balconies and doors should be colored.
- Research garage doors for opportunities to add different patterns, especially between each building – perhaps alternate carriage style doors and even color of doors between buildings.
- Relook at window placement on end elevation. Show a more uniform alignment rather than what appears to be a random location.
- A meaningful program needs to be created by the Architect/Landscape Architect for the central open space area. This should include play areas for kids, BBQ stations or areas, and areas w/picnic tables and other types of activities that will invite residents and their guests into this space. As is, it is totally underutilized.
- Staff can approve changes, and determine if the project needs to come back. Applicant responded they would be willing to come back to show changes. Committee responded they would be happy to review the item again, but the applicant is not required to return to the committee.

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**Phil Kiser**

Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Commission, a revised plan will need to be reviewed and approved by the Commission. Unauthorized changes to the approved plan are subject to a \$500.00 fee as outlined in Provo City Code Section 14.43.010.

If the applicant does not agree with the above condition(s) and wishes to appeal the decision, the applicant must file a notice to the Community Development Department. The appeal will then be placed on the next available Planning Commission agenda.

**BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**