



## Planning Commission Hearing Staff Report Hearing Date: April 24, 2019

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**ITEM #1** Michael Carrasco requests Condominium Conversion of an existing apartment building (Stonecrest at Timpanogos), located at 455 N 400 W in a Residential Conservation (RC) Zone. Timp neighborhood. Aaron Ardmore (801) 852-6404 PLCONC20180095

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<p><b>Applicant:</b> Michael Carrasco</p> <p><b>Staff Coordinator:</b> Aaron Ardmore</p> <p><b>Property Owner:</b> STONECREST AT TIMPANOGOS LLC</p> <p><b>Parcel ID#:</b> 04:109:0031</p> <p><b>Acreage:</b> 0.58</p> <p><b>Number of Properties:</b> 1</p> <p><b>Number of Lots:</b> 24</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 8, 2019 at 5:00 P.M.</i></p> <p>2. <b><u>Recommend Denial to the Mayor</u></b> for the requested condominium conversion. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i></p>	<p><b>Current Legal Use:</b> The building is currently a 24-unit apartment building.</p> <p><b>Relevant History:</b> There are two buildings at Stonecrest at Timpanogos on 400 West. The East building was converted to condominiums in 2009.</p> <p><b>Neighborhood Issues:</b> Staff has not heard of any neighborhood issues at the time of this report.</p> <p><b>Summary of Key Issues:</b></p> <ul style="list-style-type: none"><li>• The property owner converted the adjacent apartment building to condos in 2009.</li><li>• The proposal is to convert the remaining 24 apartments into condominiums.</li><li>• The applicant has satisfied notification and inspection requirements to this point.</li></ul> <p><b>Staff Recommendation:</b> That the Planning Commission should recommend to the Mayor approval of the proposed condominium conversion of an existing apartment building.</p>
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## **OVERVIEW**

Michael Carrasco, an agent for Stonecrest at Timpanogos LLC, requests condominium conversion of a 24-unit apartment building located at 455 N 400 West. Stonecrest at Timpanogos LLC owns two buildings on 400 West. The east building was converted to condominiums in 2009. The west building that is now proposed to be converted has been inspected by Provo City Building and the owner was provided a list of corrections in order to be in compliance with safety standards.

## **FINDINGS OF FACT**

1. The subject property is in the Residential Conservation (RC) zone.
2. The property consists of 24 apartments.
3. Tenants have been notified of the proposed condominium conversion.
4. The building has been inspected for minimal safety standards, per Section 15.06.120, Provo City Code.

## **APPLICABLE ZONING CODES**

Chapter 15.06, Provo City Code.

## **CONCLUSIONS**

It is staffs' opinion that all Chapter 15.06 checklist items to this point have been satisfied and that the condominium conversion should move forward. The conversion action will not change the occupancy, parking, or other standards for the building but will simply allow separate ownership for dwelling units. The inspection checklist must be satisfied prior to recording the plat with the Utah County Recorder.

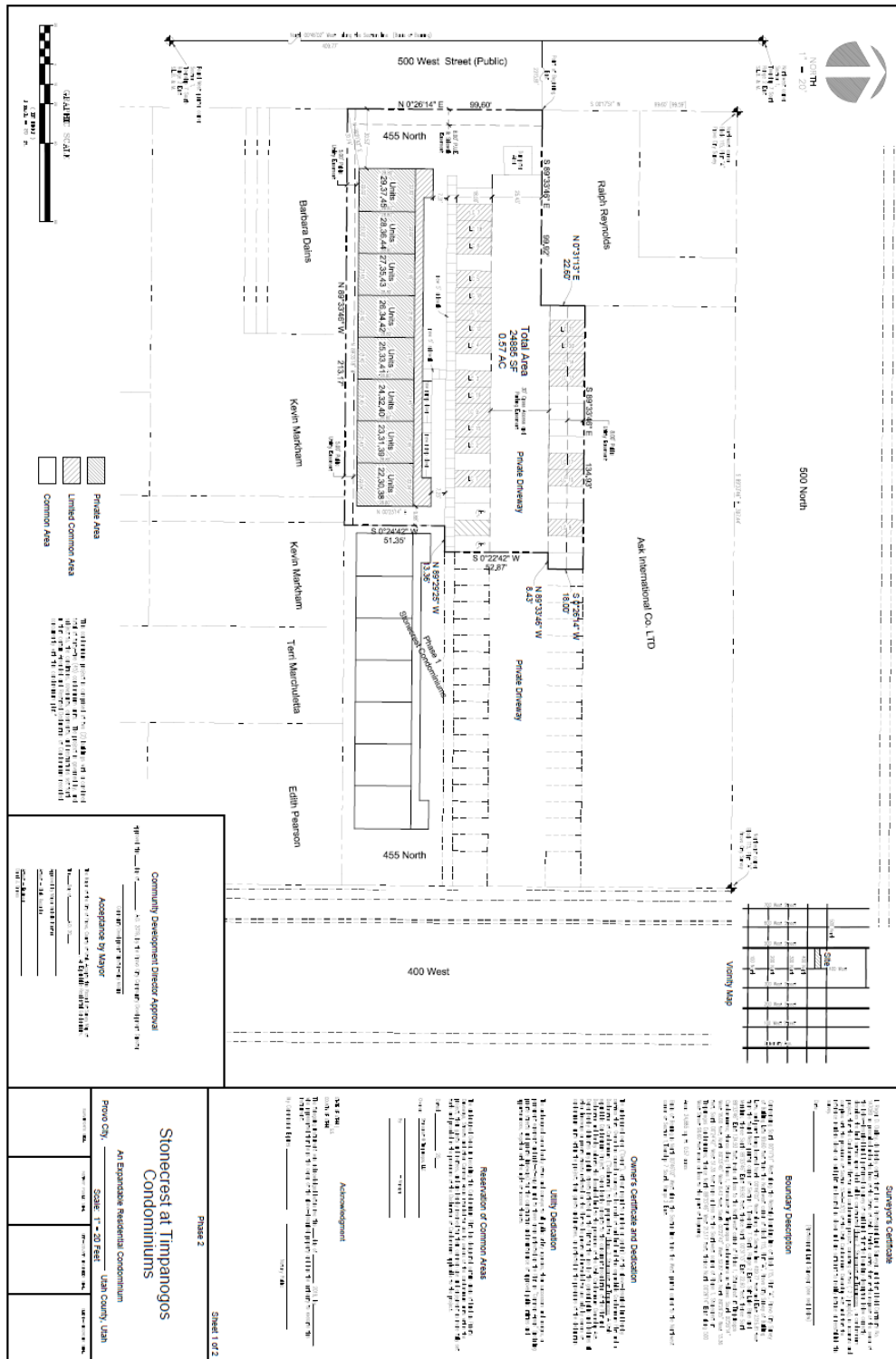
## **STAFF RECOMMENDATION**

That the Planning Commission should recommend to the Mayor approval of the proposed condominium conversion of an existing apartment building.

**ATTACHMENTS**

1. Proposed Plat
2. Inspection Report

ATTACHMENT 1 – PROPOSED PLAT



ATTACHMENT 2 – INSPECTION REPORT



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DEVELOPMENT  
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330 W 100 S  
PO BOX 1849  
PROVO, UT 84603

March 5, 2019

Michael Corasco  
1800 N. State St.  
Provo, UT 84604  
Email: michael@crestwoodapts.com

RE: Stonecrest at Timpanogos Condominium Conversion 455 N 400 W

Mr. Corasco:

An inspection was conducted today at the above referenced property as a follow up to an earlier walk through with a Stonecrest maintenance representative on November 13 2018. The following items still need to be repaired:

1. Enclose exposed Romex wire to exterior light on laundry room.
2. Install weather resistant covers on electrical box on laundry.
3. Cover open box on east side of laundry.
4. Enclose Armorflex wiring on south side of building not rated for weather exposure.
5. There are new vinyl windows installed on south side of building without caulking around them.
6. Repair and adequately support the ¾ PVC conduit on the third floor walkway soffit. The conduit must be supported at 36" intervals and the east end has exposed Romex wiring that needs to be concealed.

When the corrections are complete, please call or email me to schedule an inspection to verify completion. Our business hours are Monday - Thursday 7:00 A.M. to 6:00 P.M.

Sincerely,

A handwritten signature in black ink that reads "Doug Fallon".



**DOUG FALLON**  
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