

Provo City Planning Commission Administrative Hearing Report of Action

Item 1 Ben Davis requests Project Plan approval for a 22-unit townhome development, located at 264 N 100 W in the General Downtown (DT1) Zone. Downtown neighborhood. PLPPA20180433

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 16, 2019:

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. Approval from CRC;
2. Plat is recorded to combine parcels;
3. Visually distinguished ADA path from public right-of-way to the structures on the block interior.
4. Six foot fence adjacent to neighboring properties and not made from chain link.

STAFF PRESENTATION

Staff presented the information from the staff report.

NEIGHBORHOOD AND PUBLIC COMMENT

The architectural quality was noted as being an important element in the neighborhood. Parking was discussed and if there would be enough parking for the visitors. Neighbors asked about the storm water and how it will be maintained on-site. There is a desire to have a fence between this project and the adjacent property.

APPLICANT RESPONSE

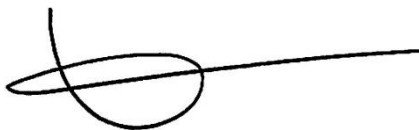
Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following:

The applicant explained that they have been working with the Public Works department to ensure that the storm water would be handled correctly and not affect neighboring properties. There will be 19 units that are 2-bed and three units will be 3-bed.

FINDINGS / BASIS OF ADMINISTRATIVE HEARING OFFICER DETERMINATION

The Administrative Hearing Officer identified the following findings as the basis of this decision or recommendation:

The proposed project conforms with the requirements in the code.



Administrative Hearing Officer

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 Development 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