

Provo City Planning Commission Administrative Hearing

Report of Action

June 16, 2021

Item 1 Jeff Knighton requests Project Plan approval for the remodel including an additional third floor for the Winston Building, located at 285 W Center Street in the General Downtown (DT1) zone. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20210137

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: June 16, 2021.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Bill Peperone

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. Conditions from the Landmarks Commission for PLLDR20210138 are to be met.
2. Approval from CRC is obtained.
3. Windows on the addition are to be square or vertical in proportion to comply with 14.34.295(5).
4. An improvement agreement will need to be signed to ensure that the Downtown Streetscape Standards will be completed by the owner at a later date when other improvements on the block are ready.

RELATED ACTIONS

PLLDR20210138 – Certificate of Appropriateness from Landmarks Commission.

APPROVED/RECOMMENDED OCCUPANCY

- Standard Land Use Code 6100

APPROVED/RECOMMENDED PARKING

- 6 Total parking stalls required.
- 6 Total parking stalls provided as a joint use with the dance hall in the adjacent building on the same parcel.

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

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

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:

- The hearing was opened, but there were no comments made by the public.

APPLICANT RESPONSE

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

- The applicant agreed with the information that was presented by staff and agreed to the conditions outlined in the staff report.

ADMINISTRATIVE HEARING DISCUSSION

Key points discussed by the Planning Commission included the following:

- The hearing officer determined that the shared parking is appropriate for the proposed use.
- The applicant will need to sign the "applicant agreement to conditions" section in the staff report.



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 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