



Provo City Planning Commission

Report of Action

June 12, 2019

ITEM 3 Justin Earl requests Project Plan approval for Phase I of the Mill Race at Provo Station, located at 509 S 100 W in the PRO-R37 zone. Downtown neighborhood. Aaron Ardmore (801) 852-6404 PLPPA20190157

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 12, 2019:

APPROVED WITH CONDITIONS

On a vote of 5:0(1 Abstain), the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. That the Coordinator Review Committee review is complete and approved prior to building permit issuance.

Motion By: Maria Winden

Second By: Shannon Ellsworth

Votes in Favor of Motion: Maria Winden, Shannon Ellsworth, Jamin Rowan, Deborah Jensen, Robert Knudson (Dave Anderson abstained)

Deborah Jensen was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

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. Key points addressed in the Staff's presentation to the Planning Commission included the following: Staff gave an overview of the project, specifically details of the first phase.

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: There were none.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: Justin Earl gave an update to the Planning Commission on changes made since the concept plan was approved, answered questions about bike parking and shared parking in the project.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: The Planning Commission discussed bike parking, the parking garage, number of parking stalls, and future phases of the project.



Planning Commission Chair



Director of Community Development

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **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 Planning Commission'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