



Provo City Planning Commission

# Report of Action

June 12, 2019

Item 5 Brady Deucher requests Project Plan approval for 64 condominium units on approximately 2.15 acres located at 1320 S State Street in a proposed Project Redevelopment Option Zone. Spring Creek neighborhood. Robert Mills (801) 852-6407 PLPPA20190104

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

## CONTINUE

On a vote of 6:0, the Planning Commission continued the item to the June 26, 2019 Planning Commission Hearing.

Motion By: Shannon Ellsworth

Second By: Jaiman Rowan

Votes in Favor of Motion: Dave Anderson, Shannon Ellsworth, Deborah Jensen, Robert Knudsen, Jaiman Rowan, and Maria Winden

*Deborah Jensen was present as Chair.*

### **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:

- The proposed project will consist of 64 two-bedroom condo units offered for sale.
- The applicant has submitted concurrent applications for a zone change for the property to a PRO Zone and a text amendment to allow for changes to the existing language.

### **NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on April 4, 2019.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Spring Creek neighborhood chair expressed support of the proposed project.

### **APPLICANT RESPONSE**

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

- They have been able to construct this product in other cities with great success.
- The project will be managed by an outside management company which contracts with the HOA.
- The requirements for owner-occupancy will be recorded on the plat and on the deed.

- The project will have very strong Covenants, Conditions and Restrictions (CC&Rs) to limit occupancy and to keep the project FHA compliant in perpetuity.

### **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Discussion among planning commission members focused on the parking reduction request and the affordability of the project in perpetuity. The members felt that additional time was needed to review the building elevations, materials and landscape plan.



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Planning Commission Chair



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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**