ITEM 1  Ray Bertoldi requests Project Plan Approval for a new community center and swimming pool located within the Boulders Housing Development, located at 750 South 650 West in the R3(PD) Zone. Franklin Neighborhood. 16-0021PPA, Dustin Wright, 801-852-6414

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 September 21, 2016:

APPROVED WITH CONDITION

Administrative Hearing Officer: Austin Corry

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.

Condition of Approval:
1. All remaining CRC comments are addressed and final approval is issued.

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.

NEIGHBORHOOD AND PUBLIC COMMENT
The Neighborhood Chair was not present or did not address the Administrative Hearing Officer during the hearing. Neighbors or other interested parties were not present or did not address the Administrative Hearing Officer. Comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission.

APPLICANT RESPONSE
Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following:
1. No comments.

[Signature]
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 of the 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
### Planning Commission

**Staff Report**

**Project Plan Approval**

**Administrative Hearing Date:**

September 21, 2016

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**ITEM 1**

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<table>
<thead>
<tr>
<th>Applicant: Ray Bertoldi</th>
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<tbody>
<tr>
<td>Staff Coordinator: Dustin Wright</td>
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<tr>
<td>Property Owner: AFFORDABLE HOUSING PARTNERS X LTD</td>
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<tr>
<td>Parcel ID#: 210460157</td>
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<tr>
<td>Current Zone: R3PD</td>
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<td>Proposed Zone: N/A</td>
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<tr>
<td>General Plan Designation: Residential</td>
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<tr>
<td>Acreage: 17.42</td>
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<tr>
<td>Number of Properties: 1</td>
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<td>Number of Lots: 1</td>
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<td>Total Building Square Feet: Approximately 6,500</td>
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Development Agreement Proffered: No

Council Action Required: No

Alternative Actions:

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is October 5, 2016, 5:00 p.m.*

2. **Deny** the requested Project Plan. *This action would not be consistent with the recommendations of the Staff Report. The Hearing Officer should state new findings.*

**Current Legal Use:**

Amenity space for residential properties.

**Relevant History:**

New ownership is seeking to upgrade and reinvest in the developments amenity space.

**Neighborhood Issues:**

The neighborhood chair contacted staff and indicated that a neighborhood meeting would not be necessary after discussions with the developer.

**Summary of Key Issues:**

- Existing parking area to be used and parking requirements to remain in conformance.
- Proposed project to receive Coordinator Review Committee (CRC) approval.

**Staff Recommendation:**

Move to approve the requested Project Plan, with the following condition:

1. All remaining CRC comments are addressed and final approval is issued.
OVERVIEW

The applicant is requesting approval to replace the existing community center and swimming pool with a new one located just to the east of where they are now. The new facility would be located where there is existing parking. Some of this parking will remain.

FINDINGS OF FACT

1. Boulder Springs has 276 dwelling units.
2. There are currently 396 parking stalls.
3. Construction of the new community center will eliminate 35 parking stalls leaving 361 stalls.
4. Each unit is required to have 1 parking stall.
5. The proposed uses of the project are listed in the R3PD zone as permitted accessory uses and structures.
6. Building height does not exceed 35 feet.
7. Setbacks for the zone will be maintained.

STAFF ANALYSIS

Staff finds that the proposed development meets the requirements of the zone. With the elimination of the 35 parking stall, there is still sufficient parking to meet the required amount of stalls per dwelling unit.

STAFF RECOMMENDATION

Move to approve the requested Project Plan, with the following condition:

1. All remaining CRC comments are addressed and final approval is issued.

ATTACHMENTS

1. Aerial
2. Site Plan
3. Landscape Plan
4. Elevations
5. Materials Board
ATTACHMENT 1 – AERIAL

750 South 650 West
ATTACHMENT 2 – SITE PLAN
ATTACHMENT 3 – ELEVATIONS
ATTACHMENT 4 – MATERIALS BOARD