



Provo City Planning Commission Administrative Hearing

Report of Action

August 16, 2023

Item #1 AJ Shaffer requests Project Plan approval for a new soda drive-thru commercial building in the GW (Downtown Gateway) zone, located at 825 West Center Street. Franklin neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20230028

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: August 16, 2023.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Aarone Ardmore

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. Plat must be recorded prior to obtaining any building permit.
2. The city requires a long-term access agreement from Lot 1 that needs to be recorded with the county so that future property owners know of existing access.

APPROVED/RECOMMENDED OCCUPANCY

Standard Land Use Code 5810

APPROVED/RECOMMENDED PARKING

- 6 Total parking stalls required.
- 6 Total parking stalls provided.

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

The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

A neighborhood meeting was held on 03/30/2023.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.

CONCERNS RAISED BY PUBLIC

Concerns were raised by the neighborhood about it being built from a shipping container. The plans do not indicate this. There were also concerns about traffic on Center Street. The main access point will be off 800 W.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Administration included the following:

It would be good for this area of Provo. The ingress and egress points are farther away from the intersection than what is currently there. Also there will be nice landscaping done on the corner where there currently isn't any.



Administrative Hearing Officer



Development Services Director

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 Development Services Department, 445 W Center Street, 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