Provo City Planning Commission

# Report of Action

September 27, 2023

Item 2 Jake Black requests Project Plan approval for a new industrial warehouse in the PIC (Planned Industrial Commercial) Zone located at 2725 S Mountain Vista Pkwy. Spring Creek Neighborhood. Nancy Robison nrobison@provo.org PLPPA20230148

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 27, 2023

## APPROVED WITH CONDITIONS

On a vote of 9-0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. Nine (9) total parking stalls required by approved parking reduction.
2. That all remaining CRC comments be addressed prior to building permit being issued.

Motion By: Melissa Kendall
Second By: Robert Knudsen
Votes in Favor of Motion: Robert Knudsen, Barbara DeSoto, Andrew South, Jeff Whitlock, Daniel Gonzales, Raleen Wahlin, Jonathon Hill, Lisa Jensen, Melissa Kendall
*Daniel Gonzales 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.

**APPROVED/RECOMMENDED PARKING**

*9 Total parking stalls required (with Parking Reduction)
*9 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**

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

**NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on July13, 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**

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: A question on whether or not this is a clean operation.

**APPLICANT RESPONSE**

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant noted that his development would be an improvement to the area. That all of his operational activities and storage will be within the building. That the placement of the building was necessary to accommodate vehicles driving directly through the building to drop off and pick up their materials.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following: If the reduction in parking would affect future businesses if the land were to be sold.

Planning Commission Chair

Director of Development Services

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 Development Services, 445 W Center Street 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