



Provo City Planning Commission Administrative Hearing

Report of Action

January 24, 2024

Item 1 Casey Copier requests Project Plan Approval for a new administration building located at 5600 North Heritage School Dr. in the Public Facilities (PF) zone. Riverbottoms Neighborhood. Dustin Wright, (801) 852-6414 dwright@provo.org PLPPA20230242

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: January 24, 2024.

APPROVED

Administrative Hearing Officer: Aaron 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.

APPROVED/RECOMMENDED PARKING

- 237 Total parking stalls required.
- 237 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 AND PUBLIC COMMENT

- The District Chair was not present or did not address the Hearing Officer during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

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 neighbor inquired about who the contractor will be and how long construction would take.

APPLICANT RESPONSE

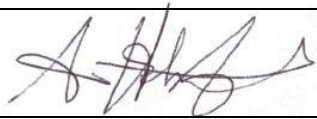
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicant did not have any additional comments, but explained the next steps would be to submit for a building permit.

ADMINISTRATIVE HEARING DISCUSSION

Key points discussed by the Hearing Officer included the following:

- The parking for the campus was discussed and the amount of parking that is being displaced by the reconfiguration is offset by a reduction in classroom/office space from demolition of the other building.



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 Development Service, 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