

Provo City Planning Commission

Report of Action

July 09, 2025

ITEM 4 Nicole Anderson requests Concept Plan approval for a new office building on an existing manufacturing site in a proposed M1 (Light Manufacturing) Zone, located at 1400 S State St. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLCP20250229

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 09, 2025:

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application.

Motion By: Anne Allen

Second By: Andrew South

Votes in Favor of Motion: Anne Allen, Andrew South, Melissa Kendall, Barbara DeSoto, Daniel Gonzales, Jonathon Hill

Melissa Kendall 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.

RELATED ACTIONS

Planning Commission recommended approval of the related zone map amendment (PLRZ20250222, July 9, 2025 meeting, Item 5).

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. Staff also responded to Planning Commission questions regarding the uses on the property, and the history of the zone changes on the property.

CITY DEPARTMENTAL ISSUES

- Issues raised by other departments – addressed in Staff Report to Planning Commission, to be addressed with the future Project Plan application.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting is scheduled for 08/12/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission 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:

- Tana commented on the nature and uses of the area.

APPLICANT RESPONSE

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

- Nicole Anderson gave a brief history of ProSteel and an overview of the proposal.
- Greg Clemenson responded to questions regarding the manufacturing facility on the property.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Gonzales inquired about the ability/need of the manufacturing use to expand on the site.
- The Commission discussed their appreciation for the longevity of the business at this property and were encouraged that this proposal would improve the frontage and look along the street. They aren't intensifying the manufacturing use on the property; the office expansion is seen as a positive improvement and requires the zone change to allow it to happen.



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 the Development Services Department, 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