

Provo City Planning Commission Administrative Hearing

Report of Action

July 16, 2025

ITEM 2 Cesar Santos requests Project Plan approval for a new auto sales yard in the M1 (Light Manufacturing) Zone, located at 680 E 900 S. Spring Creek Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250162

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: July 16, 2025.

APPROVED WITH CONDITIONS

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. This hearing was to approve the Project Plan PLPPA20250162 and a Conditional Use Permit to allow Auto Sales at this location

CONDITIONS OF APPROVAL

1. No inoperable vehicles are stored outside
2. The applicant must complete and record the final subdivision with the county before any permits will be issued.

APPROVED/RECOMMENDED OCCUPANCY

Standard Land Use Code 5511

APPROVED/RECOMMENDED PARKING

10 Total parking stalls required

12 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 for both the Project Plan and a Conditional Use Permit, to only include Auto Sales.

NEIGHBORHOOD MEETING DATE

The Neighborhood District Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERN 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 Hoover a citizen in the neighborhood, was not concerned about this project specifically, but she wanted to make sure that the planning commission was aware of the need to improve the infrastructure, around the cemetery

and the importance of the green space. She also brought up the problem of homeless people in the area around the railroad tracks.

One Public Comment was received after this hearing and has been attached as Exhibit A.

APPLICANT RESPONSE

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

The applicant felt that it would be an improvement in the area with the new landscaping.

ADMINISTRATIVE HEARING OFFICER

Key points discussed by the Administrative Hearing Officer included the following:

That the conditions would be followed to not have inoperable vehicles and recording the plat with the county before any permits are issued.



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 West 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

EXHIBIT A

THE BELOW COMMENT WAS RECEIVED AFTER THE HEARING

Jennifer Babcock | July 18, 2025

Cesar Santos hearing

Hi,

I was unable to attend the hearing about the Cesar Santos auto sales yard but I would love to have my input considered. I live near the lot, which is situated right on the edge of a residential neighborhood. It's on a quiet street with a speed limit of 25 mph.

I feel that a used car lot would not be in keeping with the neighborhood. Besides bringing a lot of traffic to our quiet neighborhood, there are SO MANY used car lots on the neighboring State Street. State Street is much better suited for a business like that, and I don't see the point of adding something which would bring chaos to our small 25 mph road which many children and families use for walking. If Cesar Santos wants to open a used car sales lot, I recommend that he relocate on State Street or some other street that is more commercial, not in a residential neighborhood.

Sincerely,

Jennifer Babcock