

Provo City Planning Commission

Report of Action

September 24, 2025

ITEM 2 The Airport Services Department requests Project Plan approval for a new two-story addition to the Provo Airport Terminal in the Airport (A) Zone, located at 1331 S Sky Way. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLPPA20250459

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 24, 2025:

APPROVED

On a vote of 8:0, the Planning Commission approved the above noted application.

Motion By: Lisa Jensen

Second By: Jon Lyons

Votes in Favor of Motion: Lisa Jensen, Jon Lyons, Jonathon Hill, Barbara DeSoto, Melissa Kendall, Joel Temple, Daniel Gonzales, Matt Wheelwright

Jonathon Hill 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.

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

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

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District 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: None.

APPLICANT RESPONSE

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

- Planning staff (Aaron Ardmore, Bill Pepeone) and Airport staff (Jared Penrod) addressed questions from the Planning Commission regarding phasing of the airport expansion, justification for the expansion, details of phase two, and parking plans for the terminal.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Matt Wheelwright inquired about environmental reports for the terminal construction, which staff confirmed studies were completed and determined that no wetlands were being impacted.
- Jon Lyons asked for the justification of expanding the airport and what benefits it brings to the city, staff responded

noting the need for additional space and the economic benefits to the city. Staff noted that future phases will bring in more gates and flights.

- Commissioners discussed the current parking lots and plans for future expansion of the parking and public transportation for the airport with staff, noting a desire for increased parking and public transport.
- Jon Lyons confirmed with staff that no city funds are going towards this project.
- Commissioners appreciated that this project would make the airport more efficient in its operations and have no concerns with the expansion.



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