

Provo City Planning Commission Administrative Hearing

Report of Action

November 5, 2025

ITEM 1 Joel Pilling requests Project Plan approval for an addition to a commercial warehouse building in the AI (Airport Industrial) Zone, located at 652 S Lakeview Pkwy. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLPPA20250513

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: November 05, 2025.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Nancy Robison

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.

Conditions of Approval

- 1. That a subdivision plat is approved and recorded prior to a Certificate of Occupancy.

APPROVED/RECOMMENDED PARKING

- 27 Total parking stalls required
- 27 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 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.
- 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:

- Jon Lyons asked questions regarding uses on the property.

APPLICANT RESPONSE

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

- Applicant did not present anything in addition to the staff presentation and report.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Existing development was done well and is being maintained, the use is permitted, and parking is sufficient.



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