



PROVO CITY CORPORATION  
DEVELOPMENT SERVICES DEPARTMENT  
Administrative Hearing Agenda  
January 07, 2026

## NOTICE OF PUBLIC HEARING

**A Provo City Planning Commission Administrative Hearing on delegated applications will be held on Wednesday, January 07, 2026, at 5:00 p.m. at the Provo Peak Conference Room, 445 West Center Street, Provo.** The items listed below will be discussed, and anyone interested is invited to participate and provide comment. Hearings can be viewed live and on-demand at: YouTube [youtube.com/user/ProvoChannel17](https://youtube.com/user/ProvoChannel17) and on Facebook [facebook.com/provochannel17](https://facebook.com/provochannel17).

- Item 1      Knighton Architecture requests Project Plan approval for an office/warehouse conversion and associated site changes for property in the CG (General Commercial) Zone, located at 790 W Columbia Lane. Rivergrove Neighborhood. Nancy Robison (801) 852-6417 [nrobison@provo.gov](mailto:nrobison@provo.gov) PLPPA20250512

Prior to the hearing application information may be obtained from and comments may be submitted to the Development Services Department, Suite 200 located at 445 West Center Street, Provo, 7:00 a.m. - 6:00 p.m., Monday - Thursday, or visit [provo.gov/pcadminhearing](https://provo.gov/pcadminhearing). Decisions may be appealed to the Provo City Board of Adjustment by filing an appeal application within fourteen (14) days following the decision.

To send comments on Planning Commission Administrative Hearing items, email [dspublichearings@provo.gov](mailto:dspublichearings@provo.gov). Please submit public comment emails before 3:00 PM the day of the hearing. Additional information can be found at [provo.gov/publiccomments](https://provo.gov/publiccomments).

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Development Services Department at (801) 852-6400 before 12:00 p.m. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission  
Planning Secretary, (801) 852-6424



**Administrative Planning Commission  
Hearing  
Staff Report  
Hearing Date: January 7, 2026**

**ITEM 1** Knighton Architecture requests Project Plan approval for an office/warehouse conversion and associated site changes for property in the CG (General Commercial) Zone, located at 790 W Columbia Lane. Rivergrove Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250512

<p><b>Applicant:</b> Jeff Knighton SES 434 LLC</p> <p><b>Staff Coordinator:</b> Nancy Robison</p> <p><b>Property Owner:</b> SES 434 LLC</p> <p><b>Parcel ID#:</b> 19:064:0086</p> <p><b>Acreage:</b> 0.44</p> <p><b>Number of Properties:</b> 1</p> <p><b>Number of Lots:</b> 1</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <ol style="list-style-type: none"><li>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is January 21, 2026 5:00 P.M.</i></li><li>2. <b>Deny</b> the requested project plan. This action would not be consistent with the recommendations of the Staff Report. The Planning Commission Administration should state new findings.</li></ol>	<p><b>Current Legal Use:</b> General Commercial Zone</p> <p><b>Relevant History:</b> The building on the property was built in 1955. It has been used as a service garage.</p> <p><b>Neighborhood Issues:</b> No known issues at the time of this report.</p> <p><b>Summary of Key Issues:</b></p> <ul style="list-style-type: none"><li>• The building footprint on this property is going to stay the same.</li><li>• There will be minor remodeling inside the building as well as improved exterior.</li><li>• The current landscaping and parking lot will be demolished.</li><li>• A new parking lot with 10 parking spaces will be constructed.</li><li>• New landscaping, approximately 3,472 square feet will be installed.</li><li>• New sidewalks leading to the entrances will also be installed.</li></ul> <p><b>Staff Recommendation:</b> Staff <b>recommends approval</b> of the current project plan.</p>
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## **OVERVIEW**

Knighton Architecture is requesting project plan approval for minor remodeling of the existing building as well as a new parking lot and landscaping at 790 W Columbia Ln. The existing building footprint will remain the same. These improvements will greatly improve the area and enhance the overall look of this property.

## **FINDINGS OF FACT**

- The subject property is in the General Commercial (CG) Zone.
- The current building was built in 1955.
- The current square footage of the building is approximately 3,500 square feet.
- The new landscaping will cover approximately 3,400 square feet.
- The new parking lot will have 10 stalls, including an ADA stall.

## **CONCLUSIONS**

Staff have reviewed the proposal against the General Commercial zone standards and found it to meet all relevant sections of Provo City Code. The project aligns with the General Plan for this area. This will be a great enhancement to the area. Staff support the approval of the proposed project.

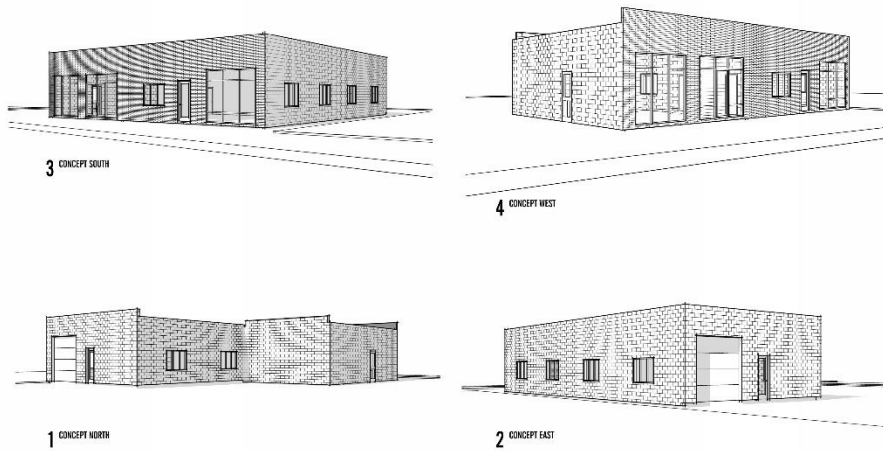
## **ATTACHMENTS**

1. Site Plan
2. Elevations
3. Parking Plan
4. Landscape Plan
5. Current Site Photos

**ATTACHMENT 1 – SITE PLAN**

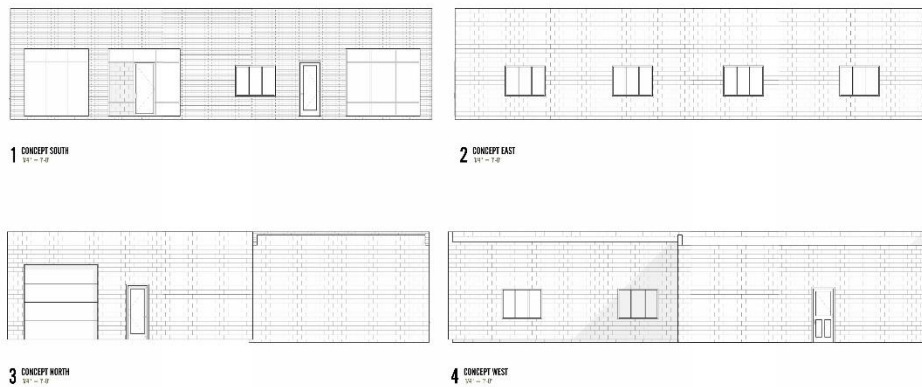


## ATTACHMENT 2 – ELEVATIONS



### 3.0 COLUMBIA LANE REMODEL

CONCEPT PERSPECTIVES | 08.15.2025



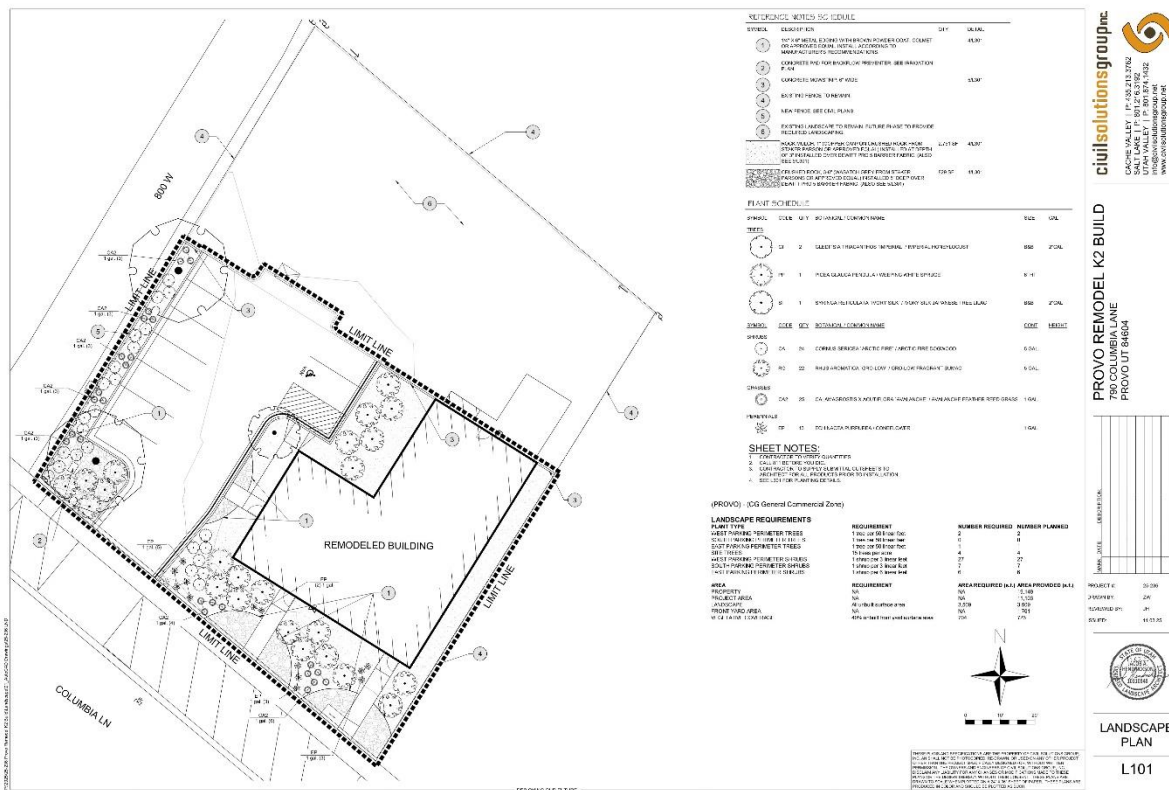
### 1.2 COLUMBIA LANE REMODEL

CONCEPT ELEVATIONS | 08.15.2025



Architectural site plan of an existing building with a new use. The plan shows a large rectangular building with a complex internal layout, including a central corridor and several rooms. The building is surrounded by a parking lot with numerous parking spaces. The plan includes dimensions, room numbers, and a north arrow. The text "EXISTING BUILDING 3500 SF NEW USE: OFFICE & WAREHOUSE/STORAGE" is prominently displayed in the center of the building footprint.





**ATTACHMNET 5 – PROPERTY PHOTO**

