

Provo City Planning Commission Administrative Hearing

Report of Action

January 07, 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

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: January 07, 2026.

APPROVED

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.

CONDITIONS OF APPROVAL

None

APPROVED/RECOMMENDED PARKING

6 Total parking stalls required

10 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 present /addressed the Planning Commission during the public hearing. She felt this is going to be an improvement to the area, with a new parking lot and landscaping.

CONCERNS RAISED BY PUBLIC

No concerns were raised, just a neighbor saying they also felt this would be an improvement to the area and looked forward to the changes.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: None

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: This project meets all the city code requirements.



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