



Provo City Planning Commission Administrative Hearing

Report of Action

June 03, 2026

ITEM 1 Diego Sanchez requests a Conditional Use Permit for used car sales in the CG (General Commercial) Zone, located at 736 W Columbia Lane. Rivergrove Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLCUP20260126

The following action was taken on the above described item by an Administrative Hearing Officer, acting on behalf of the Provo City Planning Commission, on: June 03, 2026.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Jessica Dahneke

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. No painting allowed except in a certified paint booth.

APPROVED/RECOMMENDED OCCUPANCY

- Standard Land Use Code 5511

APPROVED/RECOMMENDED PARKING

- 3 Total parking stalls required
- 5 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.

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: The meeting was not attended by any person from the public.

APPLICANT RESPONSE

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

- The applicant was not in attendance.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Administrative Hearing Officer went over the findings of the staff report and approved with the condition noted.



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