

Provo City Planning Commission Administrative Hearing

Report of Action

September 16, 2026

Item #1 Miguel Martin requests a Conditional Use Permit for automobile repair in the CG (General Commercial) Zone, located at 810 W Columbia Lane. Rivergrove Neighborhood. Megan Van De Graaff (801) 852-6408 mvandegraaff@provo.gov PLCUP20260205

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: September 16, 2026.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Dustin Wright

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. Parking stalls shall be striped with three-inch yellow or white paint, and curb stops shall be installed.
2. All repair, painting, and body work activities, including storage of tools, vehicle parts, and supplies shall take place within an enclosed structure.
3. Customer vehicles shall not be stored outside overnight. Vehicles that are awaiting maintenance or owner pick-up should be in a designated parking stall.

APPROVED/RECOMMENDED PARKING

- 9 Total parking stalls required
- 9 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.
- The Fire Department requires that no body work or painting be done without an approved paint booth.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was not required for this type of application.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Hearing Officer during the hearing.
- Neighbors or other interested parties were not present or did not address the Hearing Officer during the hearing.

CONCERNS RAISED BY PUBLIC

No comments were received prior to completion of the Staff Report. No issues were raised in written comments received subsequent to the Staff Report or public comment during the public hearing.

APPLICANT RESPONSE

The applicant was not present to address the Hearing Officer.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Megan Van De Graaff explained that the site has been used as an automobile repair shop in the past, and obtaining a conditional use permit will bring this use into compliance with city code.
- The applicant will utilize two service bays within the larger building and a small amount of office space. The use requires nine parking spaces, and nine parking spaces are proposed.
- Besides parking, no other site upgrades are being required or proposed as the use is within an existing building.
- Megan Van De Graaff explained that a recent use within this building (a granite countertop shop) was recently denied a business license. If an application is made for another business at this location, parking requirements should be reviewed by staff. An alert can be placed on the property within the city's tracking system to alert staff to this requirement.



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