

Provo City Planning Commission

Report of Action

March 10, 2021

ITEM 2 Alan Poulson requests Project Plan approval for renovation of the commercial building located at 655 E 300 S in the General Commercial (CG) zone. Maeser Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20200423

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 10, 2021:

CONTINUED

On a vote of 8:0, the Planning Commission continued the above noted application to March 24, 2021.

Motion By: Laurie Urquiaga

Second By: Dave Anderson

Votes in Favor of Motion: Laurie Urquiaga, Dave Anderson, Lisa Jensen, Daniel Gonzales, Brian Henrie, Robert Knudsen, Deborah Jensen, Russ Philips.

Dave Anderson was present as Chair.

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.

NEIGHBORHOOD MEETING

- A neighborhood meeting was held.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- The meeting was opened for public comment and there were no comments made so the public comment was closed.

APPLICANT RESPONSE

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

- The business that would operate from the site is an architectural woodworking business that has a sales floor, office space, and assembly of their product.
- A neighborhood meeting was held, and they hand delivered notice to neighbors within 1,000 feet.
- They do cabinet work and architectural woodwork.
- There is a similar dust collection system that SLCC has adjacent to residential zoning.
- The hours of operation would be 7a.m.-5p.m. Monday-Friday.
- There was a neighborhood meeting and there was a positive response for their business to go to this location. The dust collection system was discussed with the neighbors.
- The system can't be located inside the building because the intake would reduce the fresh air in the building.
- There is typically less than one delivery a week which is much less than the grocery store.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The noise levels of the dust collector were discussed, and staff was asked to work with the applicant to find the decibel levels from the manufacturer and see if they would comply with the City noise ordinance.
- The use of the proposed business was discussed to see if it fit in the zone. The SLU code was 5700 and 5711 and staff was asked to examine this to see if this proposed business would be permissible.
- The Planning Commission wanted to better understand what the applicant would do to reduce the noise levels and how effective those measures would be in reducing the sound.
- The Planning Commission explored the idea of locating the dust collection unit to the southeast of the existing building so that it would not be located near the residential homes on 200 South.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission'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