

Provo City Planning Commission

Report of Action

March 24, 2021

Item 1 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 24, 2021:

APPROVED

On a vote of 5:1, the Planning Commission approved the above noted application.

Motion By: Laurie Urquiaga

Second By: Lisa Jensen

Votes in Favor of Motion: Laurie Urquiaga, Lisa Jensen, Dave Anderson, Robert Knudsen, Brian Henrie

Votes Against the Motion: Daniel Gonzales

Dave Anderson was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

This item was continued from the March 10, 2021 Planning Commission hearing.

APPROVED/RECOMMENDED OCCUPANCY

*Standard Land Use Code 5711

APPROVED/RECOMMENDED PARKING

*60 Total parking stalls required.

*60 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. A memo was provided to the Planning Commission outlining the updates that have been made since the item was continued at the March 10, 2021 hearing. Staff explained that the land use code was discussed the Assistant City Attorney and that it was determined that the proposed use would fit under SLU Code 5711 for the architectural woodworking business to make and sell the products. The updated site plan now shows the dust collection relocated to the

front of the building, away from residential homes and placed in an enclosed structure to reduce concerns for noise. The location of the dust collection system displaced some of the parking from the original site plan. This parking was added in the rear of the property to keep sufficient parking to meet the parking requirements of the code.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held prior to the original Planning Commission hearing.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- No neighbors or other interested parties addressed the Planning Commission.

APPLICANT RESPONSE

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

- No additional comments

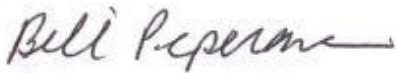
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner expressed gratitude to the applicant for moving the location of the dust collection and for enclosing it to reduce concerns over the noise.
- The added landscape to the site will be a great improvement to the site. Having the trees will help reduce the heat from the parking lot in the summers.



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