

Provo City Planning Commission

Report of Action

February 9, 2022

ITEM 1 Jennifer Hall requests Project Plan approval for self storage units, located at approximately 1765 S Colorado Ave in the M1 (Light Industrial) zone. East Bay Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLPPA20190339

The following action was taken by the Planning Commission on the above-described item at its regular meeting of February 9, 2022:

APPROVED

On a vote of 8:0, the Planning Commission approved the above noted application.

Motion By: Dave Anderson

Second By: Peter Fife

Votes in Favor of Motion: Laurie Urquiaga, Dave Anderson, Daniel Gonzales, Lisa Jensen, Robert Knudsen, Brian Henrie, Peter Fife, and Miles Miller

Laurie Urquiaga 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.

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 Coordinators Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

A neighborhood meeting is not required for this item.

NEIGHBORHOOD AND PUBLIC COMMENT

None was received.

APPLICANT RESPONSE

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

- The applicant addressed some questions about siting planning, phasing, and security issues.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The proposed uses seem appropriate for the zone.
 - One commissioner lamented that another storage facility would be located in the area.
 - The landscaping, open space, and trees will be much nicer than the gravel pit (that has existed on the subject property) for future residents of the Remington development and the students at Treeside Charter School.
 - Commissioner Anderson moved that the Planning Commission approve the proposed project plan with the following conditions:
 - Completion of the annexation process with the City and Lieutenant Governor's Office
 - Approval of the final subdivision application (PLFSUB20210304)
 - Completion of CRC comments (landscape plan, stormwater, and road vacation corrections).
- The motion was seconded by Commissioner Fife, and passed, 8-0.



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