

Provo City Planning Commission Administrative Hearing

Report of Action

April 20, 2022

Item 1 Michael Cutler Construction requests a Conditional Use Permit and Project Plan approval for a 60' x 80' metal parking cover for school buses, located at 680 N Independence Avenue in the Public Facilities (PF) zone. Rivergrove Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20210077

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 April 20, 2022:

CONTINUED

Administrative Hearing Officer: Javin Weaver

- 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. The applicant was not present to respond to questions and so the Hearing Officer continued this item to allow time for issues to be addressed and for the applicant to be available for a future hearing.

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. Staff presented the item and noted that there was a concern raised by a neighboring property owner that needed to be addressed.

NEIGHBORHOOD AND PUBLIC COMMENT

- No public comments were received.

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:

- It was brought to the attention of staff before the hearing that there was an issue on an adjacent property due to the construction taking place on this site.

APPLICANT RESPONSE

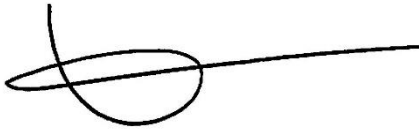
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicant was not present to respond to questions.

HEARING OFFICER DISCUSSION

Key points discussed by the hearing officer included the following:

- The applicant needs to be in attendance to address questions so that the hearing officer can render a decision.



Administrative Hearing Officer

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