

Provo City Planning Commission Administrative Hearing

Report of Action

May 18, 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 by the Administrative Hearing Officer on the above described item at its regular meeting on May 18, 2022:

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Brandon Larsen

Conditions of Approval:

1. That operations and repairs of the buses occur between the hours of 7am and 6pm.
- 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

Item 1 at the Administrative Hearing on 4/20/2022. This item was continued.

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.

NEIGHBORHOOD MEETING DATE

- The Neighborhood Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.

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:

- No comments were made from the public at the hearing.

APPLICANT RESPONSE

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

- The applicant resolved the concerns from the neighboring property owner.

HEARING OFFICER DISCUSSION

Key points discussed by the Planning Commission included the following:

- The hearing officer clarified with staff about the condition from the staff report. The applicant stated that they had no concerns with the recommended condition.



Administrative Hearing Officer



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