

Provo City Planning Commission Administrative Hearing

Report of Action

June 15, 2022

ITEM #1 Joe Bermudez requests a Conditional Use Permit for a Car Wash, located at 1785 S State St in the Neighborhood Shopping Center (SC-1) Zone. Provost South Neighborhood. Melissa McNalley (801) 852-6164 mmcnalley@provo.org PLCUP20220086

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: June 15, 2022.

APPROVED WITH CONDITIONS

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.

Conditions of Approval

1. That the property complies with all regulations of Section 14.34.250(4), Provo City Code
2. That all applicable permits will be obtained prior to construction of the project.
3. That a current business license is maintained.

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

- A neighborhood meeting was held on May 5th with representatives from the neighborhood expressing support for the project.

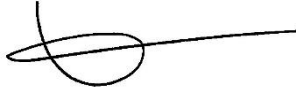
NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were not present or did not address the Planning Commission.

APPLICANT RESPONSE

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

- The applicant agrees to the conditions of the permit. The applicant also pointed out that the site plan was altered to angle the parking and provide more vegetation next to the stacking lanes going into the carwash on the interior of the property.



Administrative Hearing Officer



Development Services Director

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report for further detailed information. The Staff Report is a part of the record of the decision of this item.

Administrative decisions **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 Hearing Officer'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