

Provo City Planning Commission Administrative Hearing

Report of Action

October 5, 2022

Item #2 Dudley and Associates requests Conditional Use Permits for a reception center located at approximately 5602 N University Ave in the General Commercial (CG) zone. Riverbottoms Neighborhood. Javin Weaver (801) 852-6413 jweaver@provo.org PLCUP20220285

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: October 5, 2022.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Brandon Larsen

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

- A Provo City business license is applied for and issued.
- Occupancy is limited to no more than 312 people.
- The occupancy limit is posted inside the structure.
- A declaration of zoning lot is submitted to Provo City and recorded at Utah County.
- Perpetually abide by all standards of Section 14.34.250(3), 6.15.060 and 9.06.030 of the Provo City Code.
- 78 of the parking spaces are for the events space and 62 parking spaces are for the restaurant and retail space as identified on the site plan.

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 explained that the conditions for a reception center within the General Commercial Zone (14.22) are codified in city code and each of the conditions have been satisfied.
- Staff explained that part of the parking will be located in Orem City.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD AND PUBLIC COMMENT

- No neighborhood chair or members of the public were present.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Brandon Larsen commented about how the parking will function between the two building uses on site.



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 more 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 Development 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