



Provo City Planning Commission Administrative Hearing

Report of Action

March 01, 2023

Item #1	Mitch Morris requests Project Plan approval for a new car wash in the SC3 (Regional Shopping Center) zone, located at 1188 S University Avenue. East Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20220360
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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: March 01, 2023.

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. Property shall comply with standard conditions of Section 14.34.250(4), Provo City Code.
2. The lot consolidation plat shall be recorded prior to Certificate of Occupancy on the building.

APPROVED/RECOMMENDED PARKING

- 15 Total parking stalls required.
- 25 Total parking stalls provided.

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

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

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

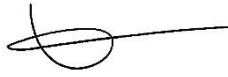
CONCERNS RAISED BY PUBLIC

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: None.

APPLICANT RESPONSE

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

- Mitch Morris stated he was excited to get going on the project and that he agreed to the stated conditions.



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