



Provo City Planning Commission Administrative Hearing Report of Action

Item 2 Casey Call requests Project Plan Approval for Vanderhall Phase 2, a 150,000 sf expansion of Phase 1, located at 3500 S Mountain Vista Parkway in the Planned Industrial Commercial (PIC) Zone. Spring Creek neighborhood. Javin Weaver (801) 852-6413 PLPPA20190050

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 6, 2019:

Approved with Conditions

Administrative Hearing Officer: Robert Mills

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 all items in the CRC report are met and satisfied prior to obtaining certificate of occupancy.

RELATED ACTIONS

N/A

STAFF PRESENTATION

The Staff Report to the Planning Commission Administrative Hearing provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- The use is permitted in the PIC zone.
- The parking is adequate for the proposed use.
- The use is similar to similar to other businesses in the area.
- The design and materials of the building are similar as to previous phases of the project

NEIGHBORHOOD AND PUBLIC COMMENT

No public or neighborhood chairs were present at the hearing.

APPLICANT RESPONSE

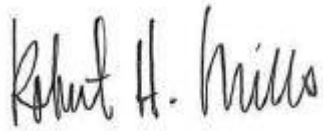
Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following:

- The applicant agreed to the conditions as listed in the staff report.

FINDINGS / BASIS OF ADMINISTRATIVE HEARING OFFICER DETERMINATION

The Administrative Hearing Officer identified the following findings as the basis of this decision or recommendation:

- The use is similar to other uses in the surrounding area.
- The use is permitted in the PIC zone.
- The building is similar in design as previous phases of the project.



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 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 Development 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