



Provo City Planning Commission

Report of Action

April 24, 2019

Item 8 Kevan Huffaker requests a Conditional Use Permit for the outside storage of utility and electrical equipment and material (SLU#6600), located at 506 S 800 West in the Heavy Commercial (CM) Zone. Franklin Neighborhood. Brian Maxfield (801) 852-6429 PLCUP20190044

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 24, 2019:

APPROVED with CONDITIONS

On a vote of 7:0, the Planning Commission APPROVED the above noted application with the listed conditions of approval:

Motion By: Andrew Howard

Second By: Russell Phillips

Votes in Favor of Motion: Andrew Howard; Russell Phillips; Jamin Rowan; Robert Knudsen; David Anderson; Shannon Ellsworth; Deborah Jensen.

Votes Opposed: None

Deborah Jensen was present as Chair.

- 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.

CONDITIONS OF APPROVAL

1. All items stored within the yard shall be stored in a neat and orderly manner. Creation of a junk yard is not permitted.
2. A standard driveway shall be installed between the street and the property line. This driveway will prevent, or at least significantly lessen the tracking of dirt and mud from the storage area onto the street.
3. Improvement shall be made to areas where vehicles will move on the property are to include minimum one-inch sized rock, to allow on-site drainage of storm water and further reduce the tracking of dirt and mud.
4. A minimum four-foot solid fence or chain-link with solid landscaping material shall be installed along the 500 South frontage, and on the western property line where storage is visible. Any material storage exceeding the resulting screening height is to be located at least 20 feet behind the screening. Because this is a commercially zoned property with residential properties to the north across 500 South, the intent of the screening is to lessen, not necessarily eliminate, the visibility of the storage yard toward the residential properties on the north side of 500 West.

RELATED ACTIONS

None

STAFF PRESENTATION

Staff presented a summary of the request to the Planning Commission along with the proposed conditions of approval.

CITY DEPARTMENTAL ISSUES

None

NEIGHBORHOOD MEETING DATE

This item was presented at the March meeting of the Franklin Neighborhood.

NEIGHBORHOOD AND PUBLIC COMMENT

Steven Sweetwood voiced his opposition to the granting of the Conditional Use Permit and reiterated points he had included in comments he submitted to the Planning Commission before the meeting. He felt strongly that this property should be developed residentially rather than for a heavy commercial use. He requested the Planning Commission to continue the item to allow his issues to be more fully addressed.

APPLICANT PRESENTATION AND RESPONSE

The applicant stated he is not opposed to residential development of the property in the future, but right now, he has a need for the storage of light construction materials for his work involving residential development.

PLANNING COMMISSION DISCUSSION

The Planning Commission asked for further clarifications regarding the General Plan for the area and the existing zoning of the site. The Planning Commission discussed the nature of the area and that eventually it may likely change to residential, but heavy commercial zoning and industrial uses still exist in the area, and that the full change of the area is still likely many years away. The subject property is zoned Heavy Commercial (CM) and the request is a Conditional Use in the zone.



Planning Commission Chair



Director of Community Development

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 Development 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