



## Administrative Hearing Staff Report Hearing Date: July 15, 2020

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**ITEM # 2** Provo City Public Works Dept. requests Project Plan approval for Phase I of the reconstruction of the sewer treatment facilities located at 1685 East Bay Blvd, in the Public Facilities zone. East Bay Neighborhood. PLPPA20200173

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**Applicant:** Provo City Public Works  
Rebecca Andrus

**Staff Coordinator:** Dustin Wright

**Property Owner:** PROVO CITY  
CORPORATION (ET AL)

**Parcel ID#:**22:050:0068

**Number of Properties:** 1

**Number of Lots:** 1

### **ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is August 5, 2020 5:00 P.M.*
2. **Deny** the requested Project Plan. *This action would not be consistent with the recommendations of the Staff Report. The Hearing Officer should state new findings.*

### **Current Legal Use:**

The property is currently used as the city sewer treatment facility in the Public Facility zone.

### **Neighborhood Issues:**

No issues have been reported to staff.

### **Summary of Key Issues:**

- Upgrades are needed for the site. Site preparations are needed at this time to facilitate upgrades to the treatment center in later phases.

### **Staff Recommendation:**

Approve the requested Project Plan Application for phase I of the reconstruction of the sewer treatment facilities located at 1685 East Bay Blvd.

## **OVERVIEW**

Provo City Public Works is seeking approval to begin upgrading the sewer treatment facility. The City has decided to upgrade this existing site to handle future demands instead of expanding more facilities to other sites in the City.

This approval would be for phase I which includes preparing the site for future phases. Older infrastructure will be demolished, and the site will be regraded to accommodate future phases of the overall project. Two new power distribution buildings will be built along with new pumps, electrical work, and underground utilities.

## **FINDINGS OF FACT**

1. The property is zoned Public Facilities (PF).
2. The use of the site will not change from a sewer treatment facility.
3. Building heights will not exceed the limit in the PF zone of 35 feet.
4. Additional parking will not be required for this project.
5. Proposed structures comply with yard requirements in 14.17.080 of the Provo City Code.
6. The proposed and existing structure will not cover more than sixty percent of the site. (14.17.120)
7. The Coordinators Review Committee (CRC) approved the proposed project plan.

## **CONCLUSIONS**

CRC has reviewed the proposed project plan and issued approval. Staff has reviewed the application and finds that the proposed upgrades to the facility comply with provisions of the PF zone. The use of the site is not changing and no additional parking will be required. The proposed height of the new buildings is under the maximum height allowed in the PF zone. Proper setbacks will be maintained for the existing site.

## **RECOMMENDATION**

Approve the requested Project Plan Application for phase I of the reconstruction of the sewer treatment facilities located at 1685 East Bay Blvd.

## **APPLICANT AGREEMENT TO CONDITIONS**

Pursuant to Section 14.04.050 of the Provo City Code, relating to Staff Action on Planning Commission Matters, by signing below, the applicant agrees to the recommended conditions. If the applicant does not agree to the recommended conditions, the applicant may request to have the item heard by the Planning Commission.

(x) \_\_\_\_\_ Date \_\_\_\_\_

## **ATTACHMENTS**

1. Aerial map
2. Site plan
3. Elevations

Attachment 1 – Aerial map



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Attachment 3 - Elevations

