

# Provo City Planning Commission Administrative Hearing

## Report of Action

April 21, 2021

Item #2 Luis Roura-Vargas requests a Conditional Use Permit for used car sales, located at 290 S 500 W in the General Commercial (CG) zone. Franklin Neighborhood. Aaron Ardmore (801) 852-6404  
aardmore@provo.org PLCUP20200353

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: April 21, 2021.

### 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

1. That the applicant supplies staff with a site plan showing the required 10-foot landscaped yards and 45-degree parking.
2. That the site plan improvements be installed by June 21<sup>st</sup> 2021 OR 30 days after UDOT completion.

#### 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:

- The applicant indicated that he is still working with staff on the site plan, but that he is in agreement on the proposed conditions.



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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 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