

Provo City Planning Commission Administrative Hearing

Report of Action

September 21, 2022

ITEM #1 Jenny Chen requests a Conditional Use Permit for a language school in the PO (Professional Office) zone, located at 3585 N University Avenue. Riverside Neighborhood. Javin Weaver (801) 852-6413 jweaver@provo.org PLCUP20220265

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: September 21, 2022.

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

- A Provo City business license is applied for and issued.

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.

- Staff explained that the conditions for an educational use within the Professional Office Zone (14.16) are set forth in city code and each of the conditions have been satisfied.
- Staff explained the traffic circulation plan in place.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD AND PUBLIC COMMENT

- No neighborhood chair was present.
- Sandra Hadley was concerned about the size of the school and if the road would be widened.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Brandon Larsen commented about how the parking circulation plan and the frequency of class sessions.



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 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 Development Services 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