

# Administrative Hearing Staff Report Hearing Date: February 21, 2024

ITEM 2 Bill Freedman requests Project Plan approval for a new airport hangar in the Airport (A) Zone, located approximately at 3420 Mike Jense Pkwy. Provo Bay Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20230318

Applicant: Bill Freedman

Staff Coordinator: Nancy Robison

**Property Owner: PROVO CITY** 

**CORPORATION** 

Parcel ID#: 21:032:0005

Acreage: 828.51

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 March 6, 2024, 5:00 P.M.
- <u>Deny</u> the requested project plan. This action <u>would not be consistent</u> with the recommendations of the Staff Report.

Current Legal Use: Airport

#### **Relevant History:**

During the early 1940's, an airstrip was constructed in Provo at the site where the airport would eventually be built. In 2005, an air traffic control tower was added to allow for commercial service at Provo Airport. The proposed project is a 3,600 sq foot warehouse to be used as a hanger on Provo City Airport land. The project lies in between two existing hangers.

**Neighborhood Issues**: Staff is not aware of any issues that have been raised.

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

- 1. The proposal will add 3,600 sq foot building for airplane storage.
- 2. The project plan adheres to the Airport (A) zone requirements.
- 3. The project plan aligns with the general plan for the area.

**Staff Recommendation**: Staff recommends approval of the project plan.

#### **OVERVIEW**

Bill Freedman is requesting project plan approval for a new hanger to be built at the Provo City Airport site. The building is one story, and 60 feet by 80 feet, for a total square footage of 3,600. The unit would be built in between two existing hangers. This hanger meets the airport board approval. This project plan aligns with the Airport Master plan.

#### **FINDINGS OF FACT**

- 1. The subject property is in the Airport (A) zone.
- 2. The subject property is 828.51 acres owned by Provo City
- 3. The proposed structure is 60 feet x 80 feet for a total square footage of 3,600.
- 4. Airport hangers are a permitted use in the zone.

#### CONCLUSIONS

Staff have reviewed the proposal against the Airport zone standards and found it to meet all relevant sections of Provo City Code. The project aligns with the Airport Master plan. This will be a great addition to the Provo City Airport as it continues to grow and expand. Staff supports the approval of the proposed project.

#### **ATTACHMENTS**

- 1. Area Map
- 2. Elevations

### Attachment 1 - Area Map

# 3420 Mike Jense Pkwy





## Attachment 2 - Elevations





