

Provo City Planning Commission Administrative Hearing

Report of Action

February 21, 2024

Item 1 TPGC Ventures LLC requests Project Plan approval for new storage units in the M2 (Heavy Manufacturing) Zone, located at 1775 S East Bay Blvd. East Bay neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20230184

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: February 21, 2024.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Aaron Ardmore

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. The plat must be recorded before any building permits are issued.
2. The 7.5' clearance on the east side is conditional. NO roof top equipment to be set on the east side of roof closest to the power lines. And when any construction or maintenance is needed near those lines, owner will call Provo Power to have us cover those lines.

APPROVED/RECOMMENDED OCCUPANCY

Standard Land Use Code 6375

APPROVED/RECOMMENDED PARKING

14 Total parking stalls required
32 Total parking stalls provided

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

The Neighborhood District Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

CONCERNS RAISED BY PUBLIC

No concerns were raised by the public

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

This would be a good use for the area.



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 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 Development Services Department, 445 West Center Street, 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