

**Provo City Planning Commission**  
**Administrative Hearing**  
**Report of Action**  
**April 17, 2024**

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**Item 1** Jerry Olivera requests a Conditional Use Permit for auto repair services (SLU 6411) in the PIC (Planned Industrial Commercial) Zone, located at 2103 S Tracy Hall Parkway. Spring Creek Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLCUP20240053

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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 17, 2024.

**APPROVED WITH CONDITIONS**

Administrative Hearing Officer: Dustin Wright

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**

- Obtain a business license from Provo City
- Be aware of Provo City Noise Ordinance – A copy of the code was emailed to the applicant.
- Hours of operation between 8:00 am – 6:00 pm Monday-Friday
- Keep the work contained inside the building.

**APPROVED/RECOMMENDED OCCUPANCY**

Standard Land Use Code 6411

**APPROVED/RECOMMENDED PARKING**

16 Total parking stalls required.  
28 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 comments or concerns were raised by the public.

**APPLICANT RESPONSE**

Applicant stated they would speak with the Fire Marshall and Building Official to be advised of the best placement of the spray booth for the cars.

**PLANNING COMMISSION DISCUSSION**

- What kinds of noise will your business create? All the work will be done within the building during normal business hours so there shouldn't be excess noise for the neighborhood.
- Where would cars be stored? Most cars would be stored inside the warehouse. Occasionally there might be a totaled vehicle that would only stay on the property for four business days before being removed.



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Administrative Hearing Officer



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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