

OVERVIEW

Westland Construction is requesting project plan approval for a new hangar to be built within the Provo Airport site. The use within the building is primarily warehouse space for airplane storage, with a small kitchenette, storage closet, and restroom built into the side of the hangar. The building itself is 100' by 85', or 4437.5 sq ft. This hangar would be built in between two existing hangars. Provo Airport leadership has already approved this project. This project aligns with the Airport Master plan.

This is a unique project, where the proposed hangar will be completely surrounded by other airplane hangars. There are limited parking and landscaping standards, due to where the hangar will be located. A very similar hangar was recently proposed and approved in February within the same general area.

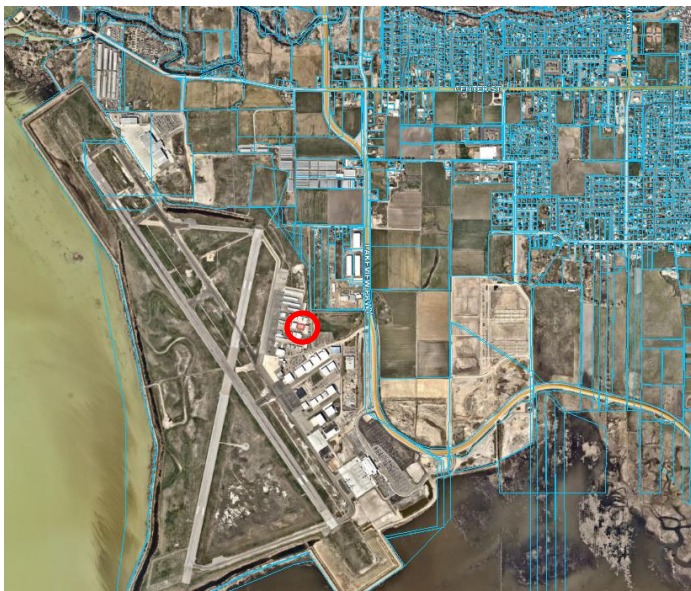


Figure 2: Regional Context



Figure 1: Airport Hangar Complex

FINDINGS OF FACT

- The subject property is in the Airport (A) zone.
- The subject property is 828.51 acres owned by Provo City
- Airport hangars are a permitted use in the zone.
- All yard requirements have been met.
- The Airport Director and Board have already reviewed and approved this application. It meets the review standards found in 13.10.

STAFF ANALYSIS

14.17D Development Standards

Requirement	Provided	Compliant?
Buildings can be up to 65 ft in height.	The warehouse will be 40'2" tall	Yes
Maximum number of stories: 3	The warehouse area will be 1 story. The office area has the potential to be 2 stories within the	Yes

	warehouse. The applicant is working with a design team to ensure that the building plans will reflect that final decision.	
Parking: Warehousing requires 1 parking space per 600 sq ft of floor area. $4,437/600=7.3$ or 8 required parking stalls.	There is space for at least 3 parking stalls within the warehouse. The remaining 5 required parking stalls will be in the adjacent parking lots towards the end of the row of hangars. Parking cannot be located right outside the hangar, as the hangar is bounded by other hangars and important taxiways for aircraft.	Yes

The applicant will not be adding any signs, landscaping, trash storage, or fencing with this hangar. There are no abutting residential zones, so transitional development standards are not needed. The applicant is working with the Airport Division to ensure that the hangar will meet the minimum standards and requirements for aeronautical business.

14.17D.110(11) states the following: Any development within one (1) mile of the airport shall submit a Notice of Proposed Construction or Alteration Form FAA 7460-1 to the FAA.

- The Airport Director has stated that the Airport Division will ensure that this FAA form is submitted. Please see exhibit 5 for more information.

CONCLUSIONS

Staff have reviewed the proposal against the Airport zone standards and have found that it meets all relevant sections of Provo City Code. The project aligns with the Airport Master plan. As Provo Airport continues to grow and expand, this hangar will be a great addition to the airport hangar complex. Staff supports the approval of the proposed project.

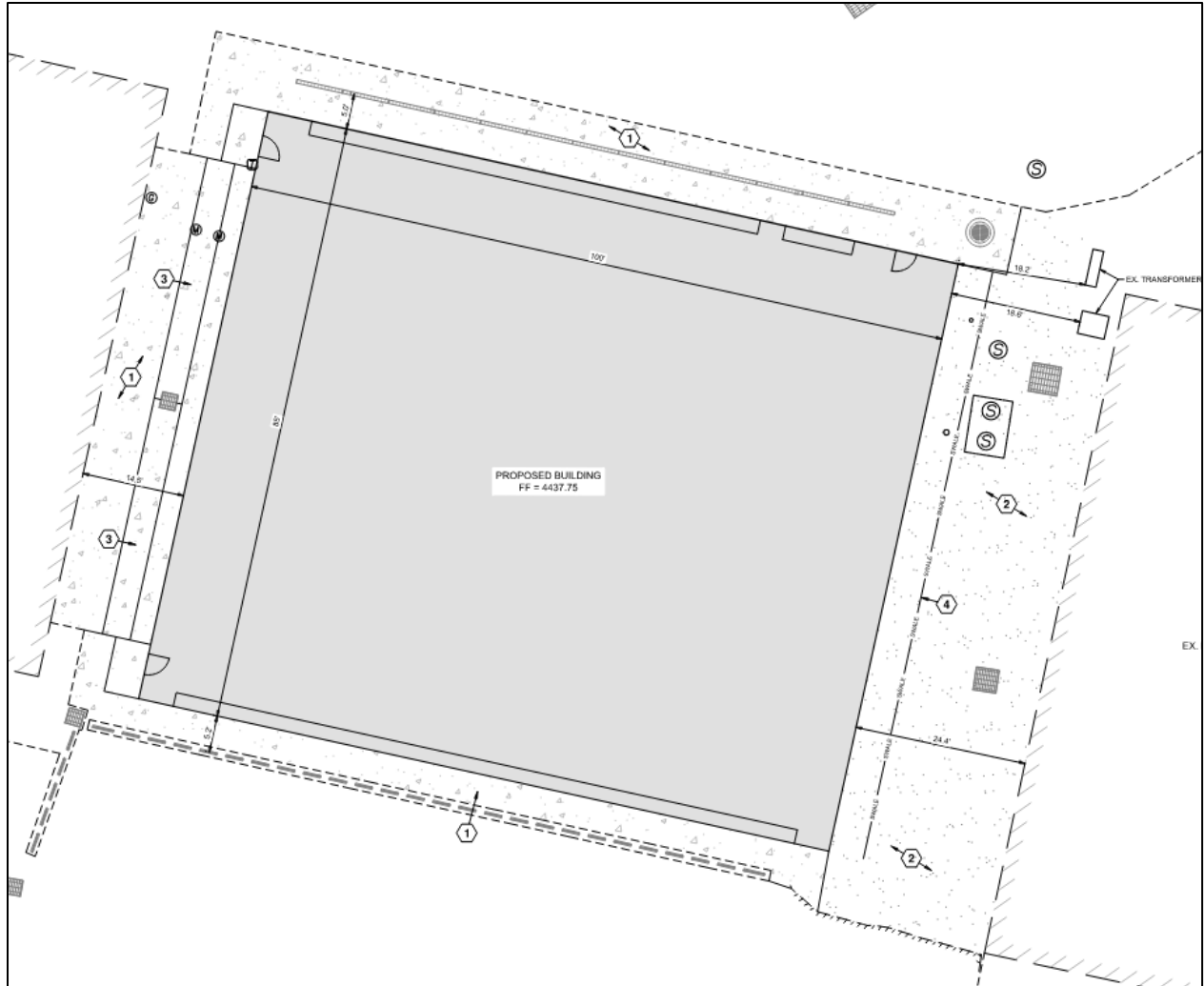
ATTACHMENTS

1. Area map
2. Site plan
3. Floor Plan
4. Elevations
5. Email confirming Airport Director's approval and the FAA form

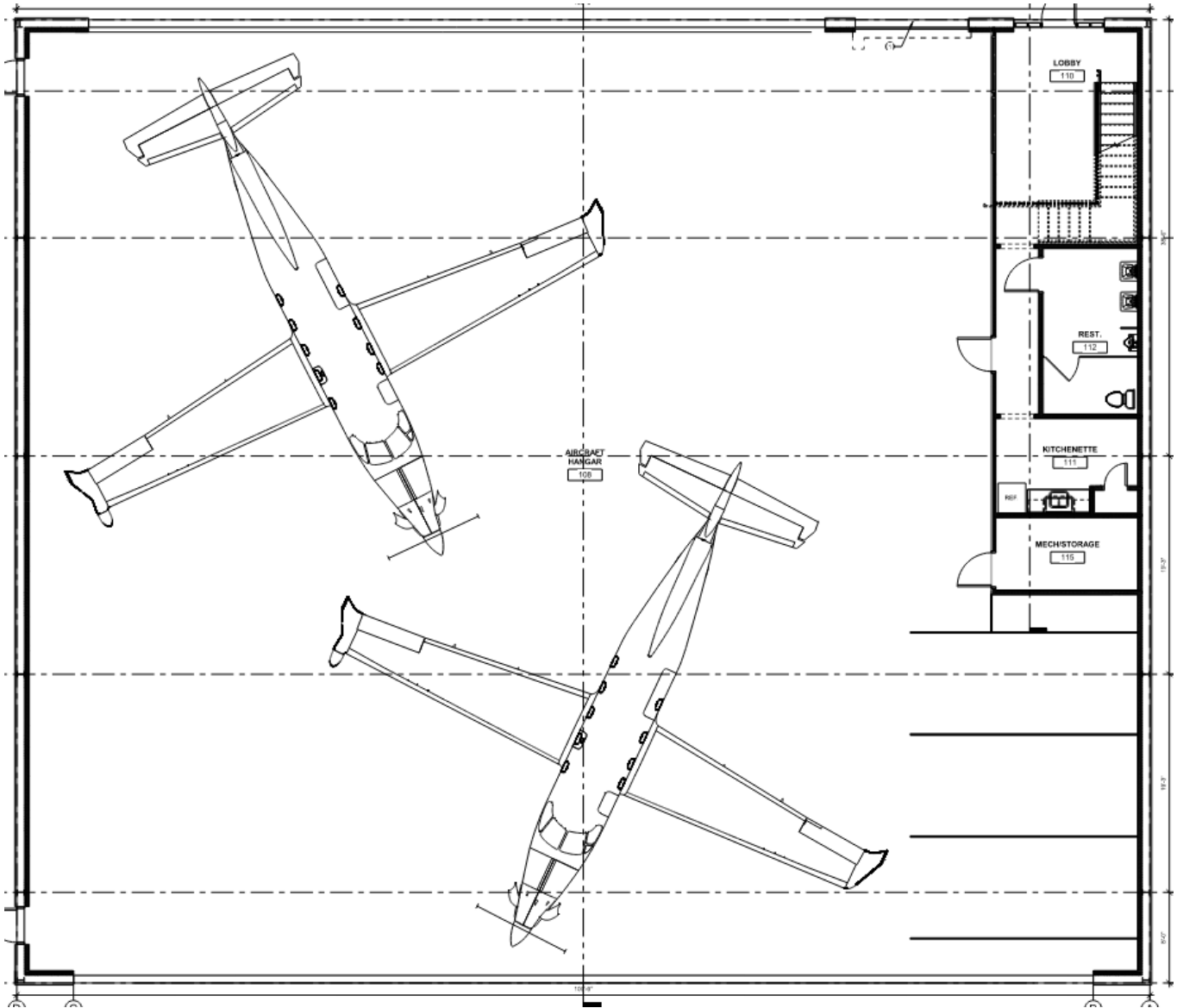
ATTACHMENT 1 – AREA MAP



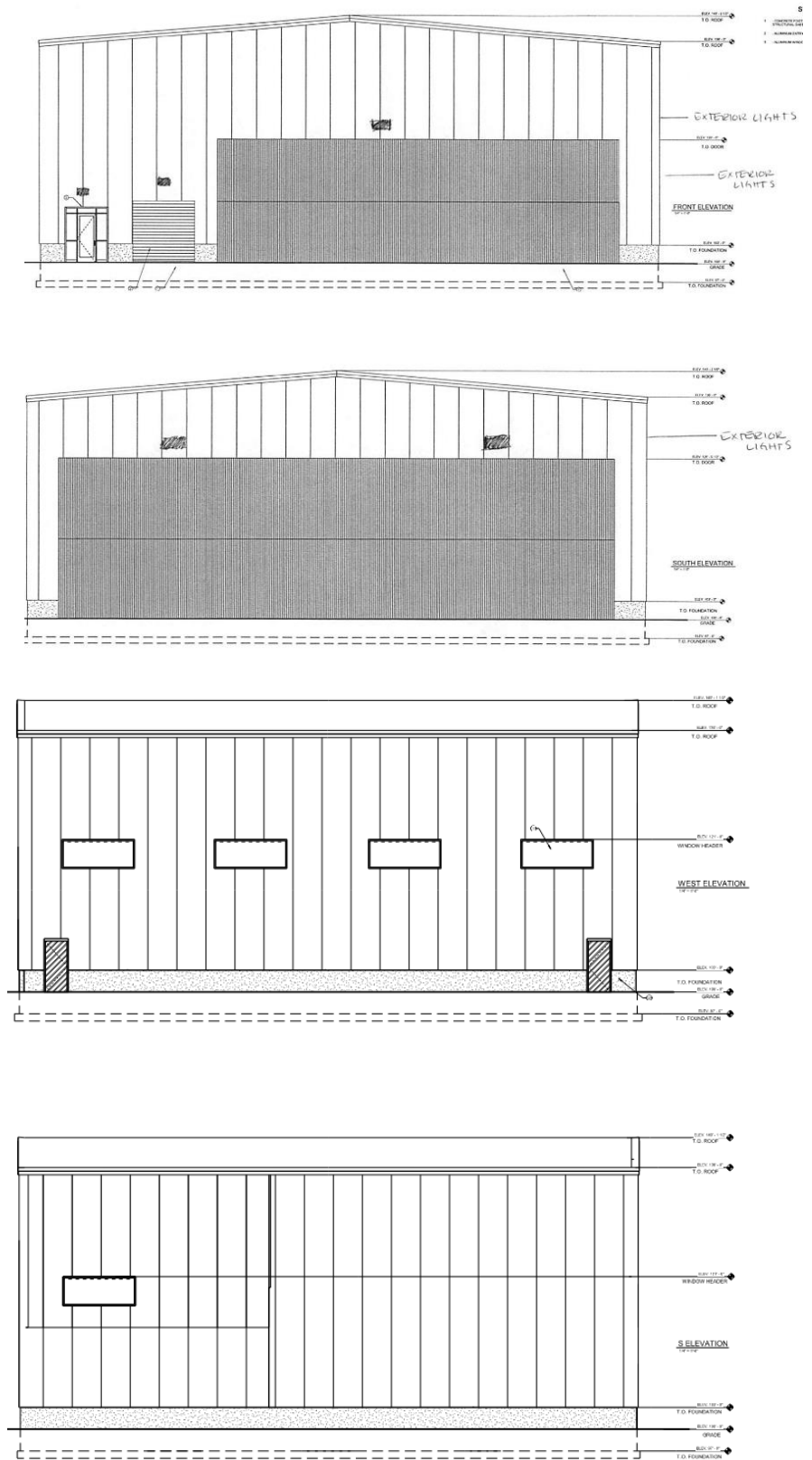
ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – FLOOR PLAN



ATTACHMENT 4 – ELEVATIONS



ATTACHMENT 5 – EMAIL CONFIRMING AIRPORT DIRECTOR’S APPROVAL & FAA FORM

Mary Barnes

From: Brian Torgersen
Sent: Tuesday, April 16, 2024 12:11 PM
To: Mary Barnes
Subject: Re: PLPPA20240093 - Westland Construction Hangar

Mary,
Sorry I did t get back sooner. This project has been approved by the airport and airport board.
Thank you.
Brian Torgersen, PE, CM
Director
Provo Airport
1331 S. Sky Way Provo, UT 84601
Tel. (801) 852-6720

Mary Barnes

From: Brian Torgersen
Sent: Tuesday, April 16, 2024 2:05 PM
To: Mary Barnes
Subject: Re: PLPPA20240093 - Westland Construction Hangar

Mary,
I will reach out and have them submit the Form-7460. This shouldn't hold up the permit, though. This is a formality and will be approved quickly in this specific case.
Brian Torgersen, PE, CM
Director
Provo Airport
1331 S. Sky Way Provo, UT 84601
Tel. (801) 852-6720