

Administrative Hearing Staff Report

Hearing Date: May 15, 2024

ITEM 1 Westland Construction requests Project Plan approval for a new airplane hangar in the Airport (A) Zone, located at 3420 W Mike Jense Pkwy, HNGR 20-18. Provo Bay Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLPPA20240093

Applicant: Westland Construction

Staff Coordinator: Mary Barnes

Property Owner: Provo City Corporation

Parcel ID#: 23:032:0005

Acreage: 828.51 acres

Number of Lots: 1

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 4,437.5 sq ft warehouse to be used as a hangar on Provo City Airport land. The project lies in between two existing hangars.

Neighborhood Issues: Staff is not aware of any

issues that have been raised.

Summary of Key Issues:

The applicant wants to add a 4,437.5 sq ft building for airplane storage, as well as a small kitchenette and restroom.

The project plan adheres to the Airport (A) zone requirements.

The project plan aligns with the general plan land use map for the area.

Staff Recommendation:

Staff recommend approval of the project plan.

ALTERNATIVE ACTIONS

- 1. Continue to a future date to obtain additional information or to further consider information presented. The next available meeting date is June 5th, 6:00 P.M.
- 2. Recommend Denial of the requested ordinance text amendment. This action would not be consistent with the recommendations of the Staff Report.

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.

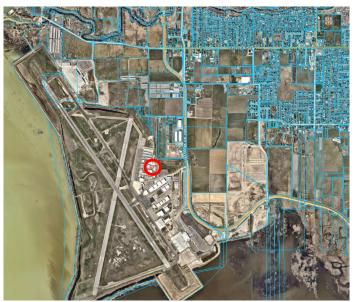


Figure 2: Regional Context

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

	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.

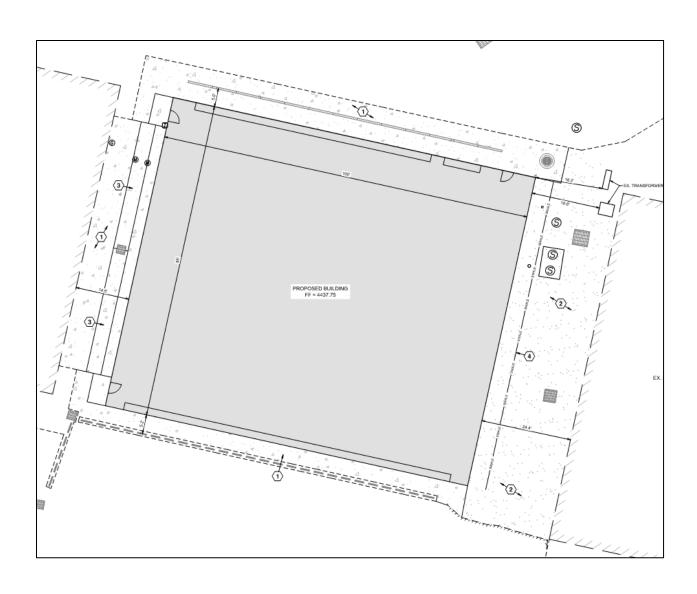
ATTACHMENTS

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

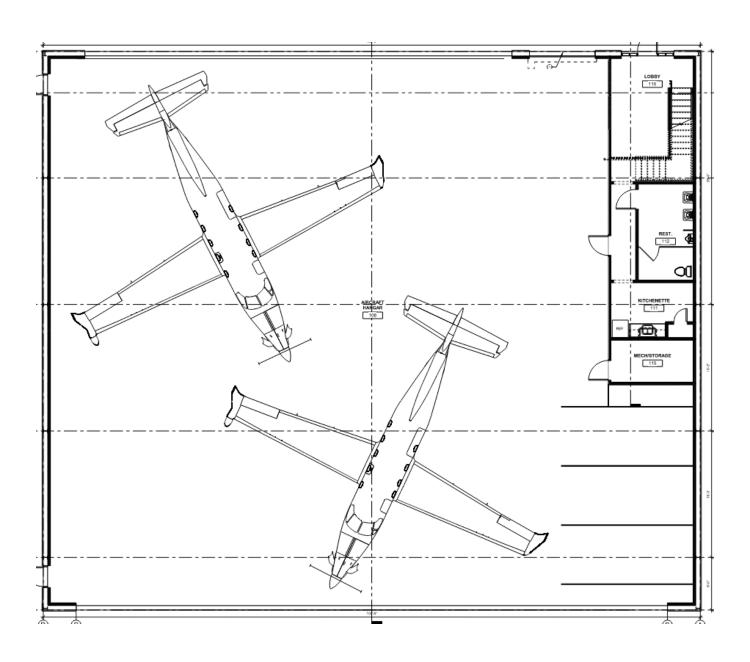
ATTACHMENT 1 – AREA MAP



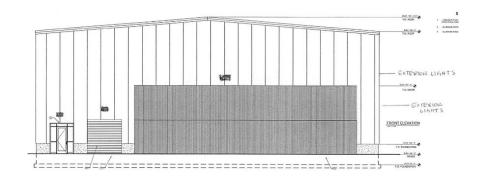
ATTACHMENT 2 – SITE PLAN

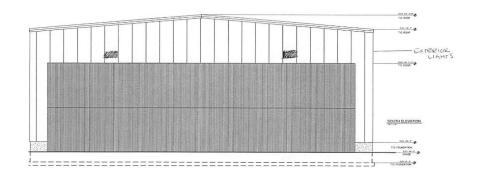


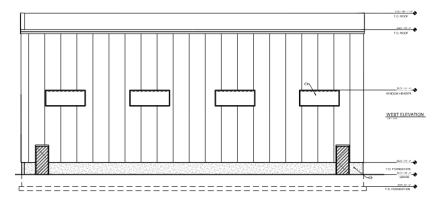
ATTACHMENT 3 – FLOOR PLAN

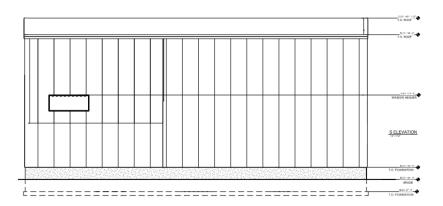


ATTACHMENT 4 - ELEVATIONS









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

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