

# Provo City Planning Commission Administrative Hearing

## Report of Action

May 15, 2024

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**Item 2** Sarah Van Cleve requests a Conditional Use Permit for a Residential Facility for Persons with a Disability (SLU 1292) for an existing building in the CG (General Commercial) Zone, located at 1625 West Center Street. Provo Bay Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLCUP20240073

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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: May 15, 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. Occupancy must be 1 person per unit
2. CUP Expires on Sept 1, 2026. Does not run with the land

#### **APPROVED/RECOMMENDED OCCUPANCY**

27 Total Units

Type of occupancy approved: 1 person per unit.

Standard Land Use Code 1292

#### **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**

No information was received from the Neighborhood District Chair.

#### **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**

Two emails were received with support for the Conditional Use Permit. One individual Mr. Patel spoke at the meeting expressing his support for the Conditional Use Permit.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

This is a good use for the building at this time. Typically, the Conditional Use Permit runs with the land. The Planning Commission will approve with an expiration date of September 1, 2026



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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**