

Provo City Planning Commission Administrative Hearing

# Report of Action

May 15, 2024

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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

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The following action was taken on the above described item by an Administrative Hearing Officer, acting on behalf of the Provo City Planning Commission on May 15, 2024:

## APPROVED

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

### **APPROVED/RECOMMENDED OCCUPANCY**

Standard Land Use Code 4315

### **APPROVED/RECOMMENDED PARKING**

16 Total parking stalls required.

16 Total parking stalls provided, 3 within the hangar and the rest provided at the end of the row of hangars.

### **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**

The applicant stated that one issue that they have run into is parking. At least three vehicles can park inside the hangar, but the airport has provided parking for the hangar complex outside of the north gate. They will have a carpool system, in the event that there are more than three cars.

### **PLANNING COMMISSION DISCUSSION**

- Is the asphalt millings parking lot along Mike Jense Parkway for the hangar complex? No, that is for other purposes. There is a parking lot to the northeast of the subject property that is set aside for the hangar complex. A gate for foot traffic is being added by the airport to ensure that employees or otherwise can walk from the provided parking lot into the hangar complex.



Administrative Hearing Officer



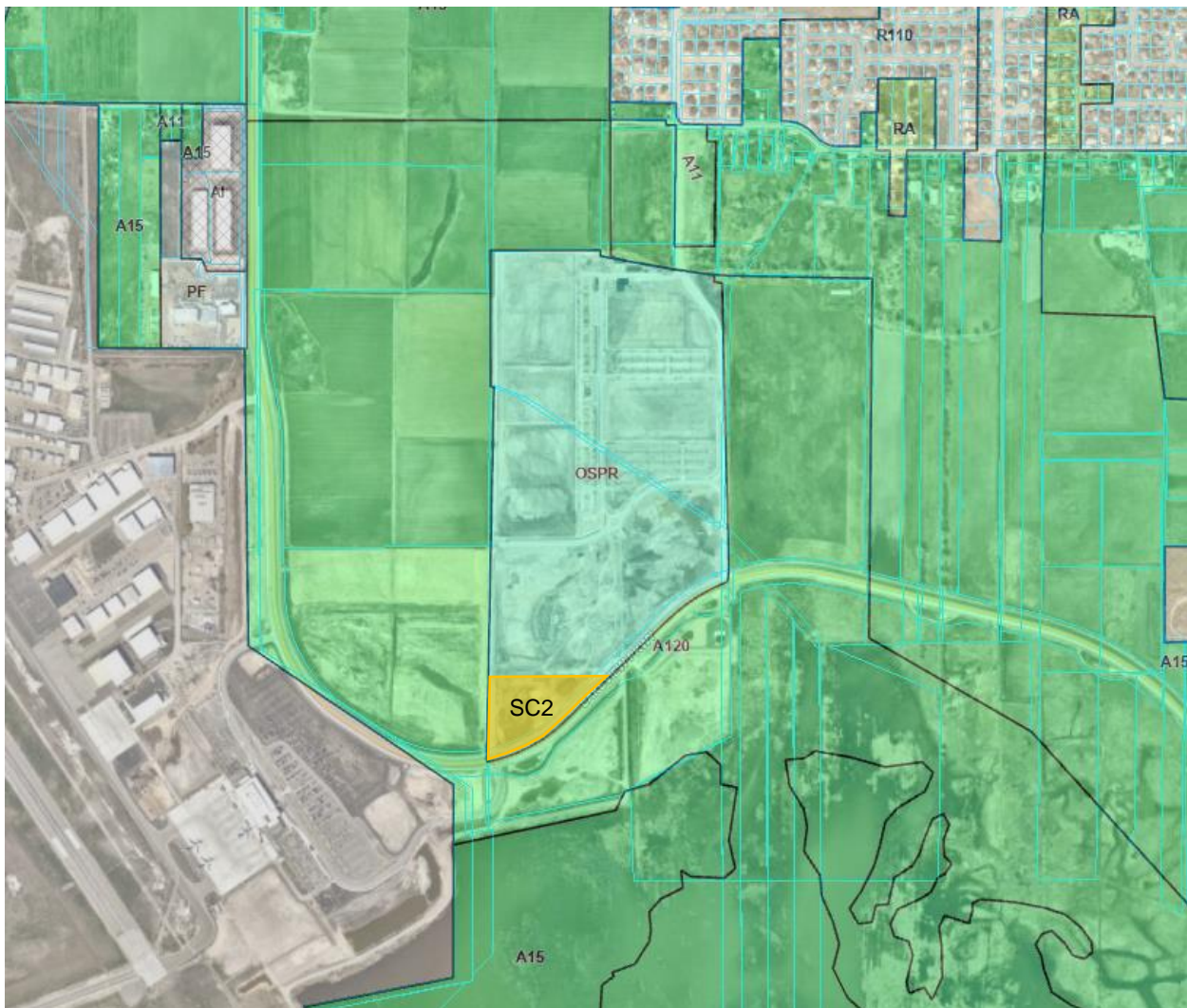
Director of Development Services

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**

### Exhibit A



## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY, LOCATED WEST 2882.39 FEET AND SOUTH 178.55 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY THE FOLLOWING (2) COURSES; THENCE S46°00'16"W 405.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 960.00 FOOT RADIUS CURVE TO THE RIGHT 488.87 FEET, THROUGH THE CENTRAL ANGLE OF 29°10'39" (CHORD BEARS: S60°35'35"W 483.61 FEET); TO THE EAST RIGHT-OF-WAY LINE OF 2770 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF 2770 WEST STREET THE FOLLOWING (2) COURSES; THENCE NORTHERLY ALONG THE ARC OF A 473.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 69.64 FEET, THROUGH THE CENTRAL ANGLE OF 08°26'11" (CHORD BEARS: N03°40'04"W 69.58 FEET) THENCE N00°33'01"E 450.03 FEET; THENCE N90°00'00"E 713.48 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY AND THE POINT OF BEGINNING.

AREA: 221,256 SQUARE FEET OR 5.079 ACRES