



Provo City Planning Commission
Administrative Hearing
Report of Action

June 5, 2024

ITEM 1 Arman Avanesyan requests a Conditional Use Permit for a wedding reception space (SLU Code 6299) in the CG (General Commercial) Zone, located at 480 North 900 East. Foothills Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org, PLCUP20240119

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 June 5, 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

- That the parking is striped to meet design standards and counts required by Chapter 14.37, Provo City Code, prior to any events being held at the property;
- That if the parking lot is to be improved, a MPPA is required;
- The hours of operation are from 9 AM - 1 AM;
- Without an approved grease trap, no on-site cooking is allowed, only food warming; and
- All items of the staff report.

APPROVED/RECOMMENDED OCCUPANCY

Standard Land Use Code 6299

APPROVED/RECOMMENDED PARKING

95 Total parking stalls required.

95 Total parking stalls to be provided. The parking lot must be restriped, and a condition was added to ensure that no events are held by Tatevi Events until the parking lot is adequately restriped.

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.

- An additional change was made to the parking plan after the staff report was submitted. This change added a few more parking spaces, and re-oriented parking stalls in the northern section of the parking lot. This parking plan was presented during the Admin Hearing and is attached to the ROA.
- The property owner (Craig Peay) also let staff know right before the meeting started that a small section in the northeast of the parking lot will have to be re-surfaced with new asphalt.

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 and the property owner (Craig Peay) were in attendance. The property owner asked about parking stall dimensions. The applicant requested that the hours of operation be extended to 1 AM instead of 11:59 PM, in anticipation for future events that may be held till 1 AM. The hours of operation condition was changed to reflect 1 AM.

PLANNING COMMISSION DISCUSSION

- Please explain the re-surfacing of the northeast corner. The property owner explained that the northeast corner asphalt is crumbling, so it will need to be re-surfaced. It's about 15 ft from the northeast property line, by the existing trash receptacle. The property owner also mentioned another section on the northwest corner that will need to be resurfaced. The Administrative Hearing Officer decided that this would not trigger an MPPA at this time, although there is a condition to require an MPPA if substantial improvements are going to be made to the parking lot.



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 – Resubmitted Parking Plan

