



Provo City Planning Commission

Report of Action

July 10, 2024

ITEM 1 Miller General Contractors requests Project Plan Approval for a new warehouse project in the PIC (Planned Industrial Commercial) Zone, located at 2601 S Mountain Vista Pkwy. Spring Creek Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20240003

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 10, 2024:

APPROVED WITH CONDITIONS

On a vote of 5:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. Approval from the Design Review Committee is received.

Motion By: Barbara DeSoto

Second By: Melissa Kendall

Votes in Favor of Motion: Barbara DeSoto, Melissa Kendall, Adam Shin, Jonathon Hill, Jeff Whitlock

Jeff Whitlock was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

Design Review Committee hearing will be held on July 11, 2024.

APPROVED/RECOMMENDED OCCUPANCY

- Standard Land Use Code 6730 – Warehouse/manufacturing

APPROVED/RECOMMENDED PARKING

- 129 Total parking stalls required
- 129 Total parking stalls provided (26 for office and 103 for warehouse)

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

- A neighborhood meeting was not held.
- 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

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- No comments were made by the public.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The units will be for purchase or lease.
- The southern building will be built first as part of the first phase of the project.
- The number of accesses was limited to three from public works.
- There is a need for this type of space in the market and this area is great for this area.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- This item has not been to the Design Review Committee yet but will be heard at the hearing the next day.
- The parking provided covers the office and warehouse space for both buildings on the property. The ratios are in the staff report.
- This project fits the area very well and this is a use that is needed and helpful in the community.



Planning Commission Chair



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 to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission'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