



Provo City Planning Commission Administrative Hearing

Report of Action

July 17, 2024

Item #2 Gerardo Olivera requests a Conditional Use Permit for auto repair services (SLU 6411) in the PIC (Planned Industrial Commercial) Zone, located at 1955 E Ironton Blvd. Spring Creek Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLCUP20240053

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: July 17, 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. A business license will be obtained from Provo City prior to any work being done
2. All vehicles that are being repaired will be kept within the building or parked in back of the building.

APPROVED

Standard Land Use Code 6411

APPROVED/RECOMMENDED PARKING

16 Total parking stalls required
20 Total parking stalls provided

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

PLANNING COMMISSION DISCUSSION

Hearing officer advised that no damaged vehicles or those being repaired should be parked in front of the building at any time.



Administrative Hearing Officer



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