Provo City Planning Commission Administrative Hearing

Report of Action

04/24/2018

PLCUP20180045  Bear River Storage LLC requests a Conditional Use Permit for Used Car Sales (SLU# 5511), located at 1952 W 820 N in the Light Manufacturing (M-1) Zone. Grandview South neighborhood. Robert Mills (801) 852-6407  PLCUP20180045

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 4/18/2018.

Approve with Conditions

Administrative Hearing Officer: Brian Maxfield

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. Vehicle Display Area shall not encroach into the required front yard area.
2. Any lighting associated with the vehicle display area shall be shielded and directed so that it does not shine on any surrounding properties or roadways.
3. Any associated signage shall conform to the requirements of Chapter 14.38 of the Provo City Code and shall be consistent with existing signage for the self-storage facility.

STAFF PRESENTATION

Staff outlined the proposal and highlighted the findings of the staff report.

NEIGHBORHOOD AND PUBLIC COMMENT

No additional members of the public were present.

APPLICANT RESPONSE

The applicant agreed to the proposed conditions and signed the staff report.

FINDINGS / BASIS OF ADMINISTRATIVE HEARING OFFICER DETERMINATION

The Administrative Hearing Officer identified the findings noted in the staff report as the basis of this decision.

Administrative Hearing Officer

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 Community Development Department, 330 West 100 South, 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