



Provo City Planning Commission

Report of Action

January 09, 2019

Rick Ashcraft requests a Conditional Use Permit for outside storage for a business located at 543 E 600 S in the Light Manufacturing (M1) zone. Maeser Neighborhood. PLCUP20180383

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 09, 2019:

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. Storage materials must be screened by surrounding fencing as to not be visible from streets or adjacent properties;
2. All outdoor storage shall be screened by an opaque fence that is six (6) feet high;
3. All outdoor storage areas are to be shown on a site plan that is approved with a project plan application.

Motion By: Andrew Howard

Second By: Robert Knudsen

Votes in Favor of Motion: Andrew Howard, Robert Knudsen, Jamin Rowan, Deborah Jensen, Shannon Ellsworth,
Deborah Jensen 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.

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

- Important issues raised by other departments – addressed in Staff Report to Planning Commission

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood 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.

APPLICANT RESPONSE

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

- The applicant has been his business at this location for 18 years.
- They have been working to clean up the site and have replaced or repaired dilapidated fencing.
- The RC zone (at the NW corner) is not their property and would not be part of this CUP. It belongs to another owner and the applicant leases it and believes that the use for outside storage is grandfathered.
- The property sits about eight feet lower than the property to the north due to a retaining wall and there is also a six-foot fence on top of the retaining wall.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Variance that was denied was for this property by the same applicant. Storage sheds when not permitted in the required setbacks.
- Some of the surrounding properties are zoned Residential Conservation.
- The properties that are separate owners are not part of the requested CUP.
- Fire apparatus would need to be able to navigate through the site as requested by the Fire Marshal.



Planning Commission Chair



Director of Community Development

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 Community Development Department, 330 West 100 South, 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