



Provo City Planning Commission

# Report of Action

May 22, 2019

Item #2 Randy Hinckley requests Project Plan approval for a restaurant located at 2122 W Center Street in the General Commercial (CG) Zone. Fort Utah neighborhood. PLPPA20180070

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The following action was taken by the Planning Commission on the above described item at its regular meeting of May 22, 2019:

## APPROVED

On a vote of 5:0, the Planning Commission approved the above noted application.

Motion By: Andrew Howard

Second By: Russ Philips

Votes in Favor of Motion: Andrew Howard, Russ Philips, Shannon Ellsworth, Dave Anderson, Robert Knudsen

*Dave Anderson was acting 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.

### **APPROVED/RECOMMENDED OCCUPANCY**

Standard Land Use Code 5490 - Miscellaneous food establishment

### **APPROVED/RECOMMENDED PARKING**

Total number of parking stalls = 13

### **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**

- Received CRC approval.

### **NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held.
- 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.
- Neighbors or other interested parties were present or addressed the Planning Commission.

### 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:

- The adjoining neighbor expressed concerns with parking and potential damage to existing fence from vehicles as they park.
- There was a restriction from the Family Dollar that prevented a shared drive access on the west side of the property, but there will be one on the east.
- Concerns with the elevation of the adjacent Mexican Restaurant over to Family Dollar.

### APPLICANT RESPONSE

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

- A lot of effort has gone into this project.
- It will bring much needed commercial use to the west side of Provo.
- The restaurant will use locally grown foods and help support west Provo farmers.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Shared access to sites like this makes a lot of sense and should be something the City is looking at encouraging more of it, especially on collector and arterial streets.
- The future land use of the west side of Provo.
- Potential for the Mexican Restaurant patrons to park at this location due to the lack of available space on that parcel.
- There is high demand for this type of business in west Provo and this project will be a great asset.



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Planning Commission Chair



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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**