



Provo City Planning Commission

Report of Action

June 12, 2019

Item 2 - Rick Ashcraft requests Project Plan Approval for a new building for expansion of an existing business located at 554 South 600 East in the Light Manufacturing (M-1) Zone. Maeser Neighborhood. 17-0024PPA

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 12, 2019:

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application.

Motion By: Shannon Ellsworth

Second By: Maria Winden

Votes in Favor of Motion: Shannon Ellsworth, Maria Winden, Robert Knudsen, Dave Anderson, Debora Jensen, Jamin Rowan

Debora Jensen was present as Chair.

- This item was continued from the January 9, 2019 Planning Commission hearing.
- 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.
- New findings stated as basis of action taken by the Planning Commission; Planning Commission determined that the fencing and grade made it unnecessary to require a landscaped front yard behind the existing fence as generally required by the City Code as outlined in 14.34.300(11) and 15.20.020(2).

RELATED ACTIONS

Conditional Use Permit was approved on January 9, 2019 for outdoor storage on PLCUP20180383

APPROVED/RECOMMENDED OCCUPANCY/USE

SLU #3900 Miscellaneous Manufacturing

APPROVED/RECOMMENDED PARKING

Total number of parking stalls = 10

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.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Vice Chair was present /addressed the Planning Commission during the public 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:

- Clarification was requested about the Planning Commission having the ability to modify the requirements of the code for landscaping.
- City trees have been removed from the public right-of-way without permission from the City.
- The Board of Adjustment is the group that has the authority to grant a variance, not the Planning Commission.
- The fencing that has gone up is not that great compared to the fencing that the applicant sells.

APPLICANT RESPONSE

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

- Has been working with the City Forester to place trees in the public right-of-way to replace dying trees.
- The entry to the site will be paved drive access to meet city standards.
- Sidewalks will be installed to city standards.
- This project will help clean up the area that has been problematic with trespassers and crime in the past.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Inquired about funding to complete the sidewalk for the remainder of the block so that there are not missing areas anymore.
- The site has large areas that sit below street level and has retaining walls and fencing to screen that lot.
- Access point will have paving as part of this project.
- The grade change and fencing was identified by the Planning Commission as a reasonable alternative to the required landscaped buffer for the CUP for outdoor storage.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

The grading and fencing on the property limits the view of a potential landscaped yard and moved to waive that requirement as allowed in 14.34.300(11) and 15.20.020(2) of the Provo City Code.



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