ITEM 2  Questar Gas Company requests Project Plan approval to construct a new gas pressure regulator station located at the northeast corner of Cove Point Lane and Columbia Lane, in the RC (Residential Conservation) Zone. Grandview North Neighborhood. 15-0006PPA, Sean Allen, 801-852-6407

Applicant: Mitch Holladay

Staff Coordinator: Sean Allen

Property Owner: Mr. & Mrs. Douglas Mecham

Parcel ID#: 190540104
Current Zone: RC (Residential Conservation)
Acreage: 0.20
Number of Properties: 1
Number of Lots: 0
Total Building Square Feet: 180

Development Agreement Proffered: N/A

Council Action Required: No

Alternative Actions:
2. Continue to a future date, because the project plan review comments have not been addressed. The next available meeting date is May 6, 2015, 5:00 p.m.

3. Deny the requested Project Plan to address concerns brought up at hearing. The Hearing Officer should state new findings.

Current Legal Use: Miscellaneous storage

Relevant History: None

Neighborhood Issues: None reported

Summary of Key Issues:
1. Proposed operation is permitted in the RC zone;
2. Proposal is to install a pressure regulator station with a small equipment shed;
3. The site is to be completely screened from public view with a decorative masonry wall;
4. Street improvements are to be installed as required by code.

Staff Recommendation:
1. Approve the requested Project Plan, with conditions.

OVERVIEW:
The applicant wishes to utilize the existing site to construct a new natural gas pressure regulator station.
FINDINGS OF FACT:
1. The property is located in the RC (Residential Conservation) zone;
2. Gas pressure control stations are permitted in the RC Zone (4824);
3. The property is bordered by Columbia Lane to the west, the RC Zone to the north and northeast, and single-family residential to the southeast;
4. Columbia Lane is a City street.

STAFF ANALYSIS:
Representatives of City Staff met with representatives of Questar Gas Company to identify potential sites for a new natural gas regulator station. The subject property is one of three identified by City Staff as appropriate for such a use in this area. The subject property is less than 9,000 square feet, which limits the development potential within the RC Zone.

The general vicinity is in need for a new gas pressure regulator station, which does not require a large area, making this property ideal in size and location. The proposal is to install the necessary equipment with some piping exposed or above ground, and resurface the land with a thick layer of gravel. This area is to be surrounded by an eight-foot high decorative, pre-cast concrete wall, for safety and aesthetics. The frontage area, between the new wall and the street will be improved to City standards with new curb, gutter, sidewalk, and park-strip, with also the 20-foot deep landscaped yard area, required for the RC Zone.

- Building – 180 sq. feet;
- Required Parking – None, facility is unmanned
- Building Height – Approximately 9 feet;

CONCLUSIONS:
The proposal should soften and improve the public view of this property with the installation of the decorative concrete wall and landscaping. The proposal is permitted in the current zone, and just needs to complete the development plan review process.

STAFF RECOMMENDATION:
City staff recommends the proposal be approved, as presented and with the conditions below.
CONDITIONS OF APPROVAL:

1. That a lower growing variety of the Juniper ground cover be installed within the proposed for the park-strip rather than the proposed ‘Jade River.’
2. The applicant addresses all remaining review comments, and completes the CRC process prior to obtaining a building permit.

APPEAL:

Decisions of the Administrative Hearing Officer may be appealed to the Provo City Board of Adjustment by filing a written appeal with the Community Development Department within fourteen (14) days following the date of the hearing per the requirements of Section 14.05, Provo City Code.

ATTACHMENTS:

- Aerial Location Map
- Zoning Map
- Proposed Site
- Landscape Plan
- Proposed Shed Elevations and wall detail
Current Zoning Map:
Proposed Site Plan:
Landscape Plan:

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<td>JADE River Creeping Juniper / Juniperus horizontalis / JADE River</td>
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TABLE OF SYMBOLS:
- "C" DIBLE WITH WIEED BARRIER FABRIC 0.5 GSR
8' HIGH PRECAST WALL WITH ROCK PATTERN. (COLOR & ROCK PATTERN WILL BE APPROVED BY QUESTAR GAS.)

8' CONCRETE POST AND PANEL FENCE

BUILDING ELEVATIONS