



Provo City Planning Commission Administrative Hearing

Report of Action

February 11, 2019

ITEM 1 JoD Jones requests a Conditional Use Permit for a Major Home Occupation for a swim school, located at 1145 N Geneva Road in the R1.8 zone. Lakeview North Neighborhood. Robert Mills (801) 852-6407 PLCUP20190003

The following action was taken by the Administrative Hearing Officer, acting in behalf of the Provo City Planning Commission, on the above described item on February 6, 2019:

APPROVE WITH CONDITIONS

Administrative Hearing Officer: Bill Peperone

Includes findings of facts of the case, analysis, and conclusions as outlined in the Staff Report, with any changes noted. Administrative Hearing Officer determination is consistent with the Staff analysis and recommendation.

Conditions of Approval:

1. All CRC comments be adequately resolved prior to business license approval.
2. The provisions of Section 14.41.060 of the Provo City Code, relating to Major Home Occupations are incorporated herein as conditions of approval; including operating hours, the number of customers allowed per hour, the number of outside employees allowed, and promotional meetings..
3. Because the site fronts Geneva Road, the applicant shall recommend that customers enter and exit the site using right turn movements.

No related items were presented.

STAFF PRESENTATION

The Staff Report provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation during the Administrative Hearing included the following:

- The use is permitted with an approved Conditional Use Permit.
- The parking is adequate for the proposed use.
- The recommended conditions of approval help to mitigate any potential impacts.
- The use provides a needed service that is not readily available in the neighborhood.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on January 23, 2019 at Provo High School. Several neighborhood residents spoke in support of the proposed use.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present.

CONCERNS RAISED BY PUBLIC

No members of the public were present other than the applicant.

APPLICANT RESPONSE

The applicant fully supported staff's recommendation and the proposed conditions of approval.

Bill Peperone

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.).