

# Provo City Planning Commission Administrative Hearing Report of Action

ITEM 1 Riverside Lawn and Landscaping, Inc. requests a Conditional Use Permit for a Major Home Occupation, located at 1213 S 1100 W in a Residential Agricultural (RA) zone. Lakewood neighborhood. Aaron Ardmore (801) 852-6404 PLCUP20190208

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

## APPROVED WITH CONDITIONS

Administrative Hearing Officer: Javin Weaver

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

### Conditions of Approval

1. That no loading/unloading shall take place on 1100 West between 8am and 5pm.
2. That the business is restricted to two outside employees.

### STAFF PRESENTATION

Staff gave an overview of the report and offered alternative conditions dealing with compliance with Section 14.41.040, Provo City Code

### NEIGHBORHOOD AND PUBLIC COMMENT

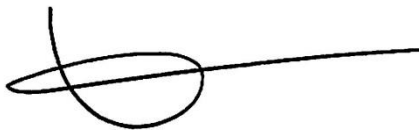
Becky Bogdin, neighborhood chair, relayed concerns about loading in the street, backing trucks into the lot, and loud noises in early morning hours; but overall, most did not have a problem with the business.

### APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following: The applicant discussed his options to have employees on the lot and detailed changes in the business to alleviate the concerns mentioned.

### FINDINGS / BASIS OF ADMINISTRATIVE HEARING OFFICER DETERMINATION

The Administrative Hearing Officer identified the following findings as the basis of this decision or recommendation:



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.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS