ITEM 1 Ross Welch, on behalf of Patterson Homes, requests Final Plat Approval of the Fisher Farms Subdivision Plat ‘B’, a 14 lot subdivision consisting of 3.828 acres generally located at 2200 W 100 N in the R1.8 Zone. Fort Utah Neighborhood 14-0027SF

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 November 5, 2014:

APPROVED

Administrative Hearing Officer: Sean Allen

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. Applicant shall complete the CRC review process and receive final approval from all departments.

RELATED ACTIONS
Planning Commission approval of preliminary subdivision (casefile #07-0011SP) occurred on April 8, 2009.

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 AND PUBLIC COMMENT
The Neighborhood Chair, neighbors, or other interested parties were not present.

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
ITEM 1  Ross Welch, on behalf of Patterson Homes, requests Final Plat Approval of the Fisher Farms Subdivision Plat ‘B’, a 14 lot subdivision consisting of 3.828 acres generally located at 2200 W 100 N in the R1.8 Zone. **Fort Utah Neighborhood 14-0027SF**

<table>
<thead>
<tr>
<th>Applicant: Ross Welch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Coordinator: Austin Corry</td>
</tr>
<tr>
<td>Property Owner: Patterson Homes</td>
</tr>
<tr>
<td>Current Zone: R1.8</td>
</tr>
<tr>
<td>Acreage: 3.828</td>
</tr>
<tr>
<td>Number of Lots: 14</td>
</tr>
<tr>
<td>Council Action Required: No</td>
</tr>
<tr>
<td>Related Casefile(s): 07-0012R, 07-0011SP</td>
</tr>
</tbody>
</table>

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is December 3, 2014, 5:00 p.m.*

2. **Deny** the requested Plat. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Current Legal Use:**
- Vacant Land

**Relevant History:**
- Preliminary subdivision was approved 2/13/2008
- Plat ‘A’ was recorded on 12/26/2012

**Neighborhood Issues:**
- No issues have been reported to Staff regarding this application.

**Summary of Key Issues:**
- Previous plat approval expired prior to applicant recording the Plat.
- No changes to the size or dimensions of the lots from the preliminary approval have been made.
- Applicant is working through the department review process.
- The General Plan and zoning support this type of development.

**Staff Recommendation:**

1. **Approve** the requested Plat, with conditions. *Staff has provided recommended conditions of approval in the event that the Administrative Hearing Officer approves the plat.*
FINDINGS OF FACT

1. Preliminary subdivision approval was given for Fisher Farms, consisting of four phases, by the Planning Commission on 13 February 2008.
2. The proposed lots have not been changed in size or dimension from those approved in the preliminary subdivision.
3. The proposed lots are located within and comply with the lot standards of the R1.8 zone.
4. The Plat and subdivision construction documents have been reviewed by the Coordinator Review Committee and some minor issues still remain.

CONCLUSIONS

Staff finds that the proposed subdivision meets the requirements of Provo City Code and follows closely with the preliminary subdivision approval given by the Planning Commission previously. Staff recommends the Hearing Officer approve the proposed plat with conditions.

CONDITIONS OF APPROVAL

1. That any technical requirements of the CRC are complied with prior to recording the Plat.

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

1. Aerial Map
2. Zoning Map
3. Proposed Plat
ATTACHMENT 3 – PROPOSED PLAT