ITEM 1  Michael Raymond, agent for The Church of Jesus Christ of Latter-Day Saints, requests Minor Project Plan approval for a parking lot expansion of .193 acres for the existing church’s parking lot, located at approximately 135 South 100 East, in the Residential Conservation (RC) Zone. Maeser Neighborhood 14-0019MPPA

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 February 18, 2015:

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Brian Maxfield

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. All remaining CRC items are resolved and they give final approval.
2. Occupancy will not be granted until bonding is paid, parcels are combined, and plat is recorded.

RELATED ITEMS
14-0034SF – Plat to combine parcels from church to new parking.

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 was not present or did not address the Administrative Hearing Officer during the hearing. Neighbors or other interested parties were not present or did not address the Administrative Hearing Officer.

APPLICANT RESPONSE
Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following:
1. The applicant discussed some the CRC comments and that they are being addressed.

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 of the 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