ITEM 3 Justin Kuhni requests Final Plat approval for a three lot subdivision comprising 0.95 acres in the R1.8 (One-Family Residential) Zone located generally at 852 South 1150 East. Provost Neighborhood. 15-0008SF, Austin Corry 801-852-6413

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 April 15, 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 technical requirements of the Coordinators Review Committee are resolved by the applicant to the satisfaction of the committee members
2. The applicant should consider installing a fence around the subdivision perimeter to help mitigate potential impacts on neighboring properties.

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. Neighbors or other interested parties were present or addressed the Administrative Hearing Officer. Key issues raised during the public hearing included the following:
1. The neighboring property owner has expressed a desire to see fencing be put in at the time of home construction to ensure privacy between the two properties.

APPLICANT RESPONSE
Applicant was 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 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