ITEM 3  David Grow requests a Conditional Use Permit for a 253-foot radio broadcast tower, generally located at 1950 South 600 West, in the A1.5 (Agricultural) Zone.  Lakewood Neighborhood.  15-0007CUP, Aaron Ardmore, 801-852-6404

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 May 6, 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. Comply with Section 14.34.420, Provo City Code.
2. Comply with all technical requirements from the Coordinators Review Committee prior to applying for a building permit.

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 addressed the Administrative Hearing Officer during the public hearing. He stated that they held a neighborhood meeting on May 5th, in which there were four people in attendance and no concerns. His only concern was that the tower would be so close to the flood plain.
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. Applicant responded that the electrical would be built up high enough to avoid any issues with the high water table in the area.

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