



****REVISED****

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, **September 13, 2017**, at 5:30 p.m. in the Municipal Council Chambers of the Provo City Center, located at 351 West Center Street. The items listed below will be discussed, and anyone interested is invited to attend and provide comment. Preceding the public hearing, dinner will be provided to Planning Commission members at 4:30 p.m. in the Community Development Conference Room, located at 330 West 100 South. The Planning Commission dinner is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 5:30 p.m. in the Municipal Council Chambers. Planning Commission hearings can be viewed live on Channel 17 or linked from the Provo City website at <http://provo.org/city-services/channel-17>.

NOTICE OF PUBLIC HEARING BEFORE PROVO MUNICIPAL COUNCIL

On Tuesday, **September 19, 2017**, at 5:30 p.m. in the Municipal Council Chambers of the Provo City Center, the Provo Municipal Council will consider the items noted below with a star (*). Items noted on the agendas with a star require legislative action by the Municipal Council. Council agendas can be viewed at the Provo City Council web site on the Thursday prior to the Council meeting at <http://publicdocuments.provo.org/sirepub/meet.aspx>. For more information, call (801) 852-6120. Unmarked items are administrative and require the approval only the Planning Commission. Decisions on the unmarked items may be appealed to the Board of Adjustment by making application with the Community Development Department by 6:00 p.m. **within 14 days of the Planning Commission decision.**

Study Items

- ITEM 1 Planning Commission Training
- ITEM 2 Review of Downtown Design Guidelines (Section 14.34.295)

Public Hearings

- ITEM 1* ****CONTINUED**** Gardner and Associates request a Zone Change from Residential Conservation (RC) to Low Density Residential (LDR) for 0.642 acres of property located at 925 East 1140 South. *Spring Creek Neighborhood*. 17-0012R, Brian Maxfield, 801-852-6429
- ITEM 2 ****CONTINUED**** Gardner and Associates request Project Plan Approval for a nine-unit townhome development located at 925 East 1140 South in a proposed Low Density Residential Zone. *Spring Creek Neighborhood*. 17-0018PPA, Brian Maxfield, 801-852-6429
- ITEM 3 Chris McKay requests Project Plan Approval for an industrial building located at 3850 South Mountain Vista Parkway in the Planned Industrial Commercial (PIC) Zone. *Spring Creek Neighborhood*. 17-0021PPA, Austin Corry, 801-852-6413
- ITEM 4 KBR Construction requests Project Plan Approval for a new Tac Air hangar at the Provo

Airport, located at 3421 Mike Jense Parkway in the Public Facilities (PF) Zone. **Provo Bay Neighborhood**. 17-0022PPA, Austin Corry, 801-852-6413

ITEM 5* Matt Evans requests a Zone Change from Agricultural A1.1 to Residential R1.10 for approximately 1.30 acres located at 1520 West 1150 South to facilitate a three-lot subdivision. **Sunset Neighborhood**. 17-0015R, Robert Mills, 801-852-6407

ITEM 6* Gordon Jacobson requests a Zone Change from R1.10 to R1.9 for 1.056 acres of property, located at 2585 North Timpview Drive. **Rock Canyon Neighborhood**. 17-0014R, Austin Corry, 801-852-6413

ITEM 7* Provo City Community Development Department requests Amendments to Section 14.14E.050 to increase the required setbacks for front yards and side street yards from a maximum of 10 feet to a minimum of 5 feet for commercial frontages and a minimum of 10 feet for residential frontages. **Joaquin Neighborhood**. 17-0006OA, Josh Yost

Administrative Items

ITEM 1 Election of new chair and vice chair

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at reasonable cost in the Community Development office between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Community Development web site the week of the meeting at provo.org/planningcommission.

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Community Development Department at (801) 852-6400 before 12:00 p.m. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission

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Alyssa Roth, Secretary, (801) 852-6424

