



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on April 24, 2019 at 6:00 p.m. Located at: Council Chambers 351 West Center Street. The items listed below will be discussed, and anyone interested is invited to attend and provide comment. 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 MEETING BEFORE PROVO MUNICIPAL COUNCIL

On Tuesday, May 7, 2019, 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://agendas.provo.org>. For more information, call (801) 852-6120.

Unmarked items are administrative and require the approval only of 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 Session

Item 1 Parks Department report on Provo River Trail improvements.

Public Hearings

- Item 1 Michael Carrasco requests Condominium Conversion of an existing apartment building (Stonecrest at Timpanogos), located at 455 N 400 W in a Residential Conservation (RC) Zone. Timp neighborhood. Aaron Ardmore (801) 852-6404 PLCONC20180095
- * Item 2 Tim Soffe requests a Zone Change from General Commercial (CG) to High Density Residential (HDR) for 1.92 acres of land located at 442 & 490 South State Street. Maeser Neighborhood. Dustin Wright, 801-852-6414 17-0010R
- Item 3 Tim Soffe requests Project Plan Approval for a 64-unit apartment complex located at 442 & 490 South State Street. Approval of the Project Plan is subject to a General Plan Amendment and a Zone Change. Maeser Neighborhood. Dustin Wright, 801-852-6414 17-0013PPA
- Item 4 Ridgepoint Management Group request Project Plan approval for the Willow Creek Townhomes, located at 1606 S State Street in the Spring Creek High Occupancy (PRO) Zone. Spring Creek neighborhood. Javin Weaver (801) 852-6413 PLPPA20190039
- * Item 5 The Community Development Department requests Ordinance Text Amendments to consolidate Chapter 14.30 S-Supplementary Residential Overlay Zone with Chapter 14.46 A-Accessory Apartment Overlay Zone, as well as other related code sections pertaining to the S and A Overlay Zones. City-wide application. Brian Maxfield (801) 852-6429 PLOTA20190120
- * Item 6 Todd Sinks request a Zone Change from Regional Shopping (SC3) to Health Care Facilities Zone (HCF) for 22.12 acres, and to Campus Mixed Use for 8.94 acres, located at 178 E 1860 S. East Bay neighborhood. Josh Yost (801) 852-6408 PLRZ20180321
- Item 7 Todd Sinks request Concept Plan approval for a medical school in a proposed Health Care Facilities Zone and a 793-unit apartment development in a proposed Campus Mixed-Use Zone, located at 178 E 1860 S. East Bay neighborhood. Josh Yost (801) 852-6408 PLCP20180322



PROVO CITY CORPORATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Commission Agenda
April 24, 2019

- Item 8 Kevan Huffaker requests a Conditional Use Permit for outside storage of utility and electrical equipment and material (SLU#6600), located at 506 S 800 W in the Heavy Commercial (CM) Zone. Franklin neighborhood. Brian Maxfield (801) 852-6429
PLCUP20190044
- * Item 9 The Public Works Department requests an Ordinance Text Amendment to update and revise the road cross-sections. City-wide application. Brian Maxfield (801) 852-6429
PLOTA20190136

Preceding the public hearing, dinner will be provided to Planning Commission members at 5:00 p.m. in the Community Development Conference Room, located at 330 West 100 South. The Study Session is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 p.m. in the Municipal Council Chambers.

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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Planning Secretary, (801) 852-6424

