



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on November 11, 2020 at 6:00 p.m. This meeting will be conducted entirely via electronic means. The meeting will be available to the public for live broadcast and on-demand viewing at: <https://www.youtube.com/user/ProvoChannel17>.

For more information on how to participate in this digital meeting go to:
<https://www.provo.org/departments/development-services>.

NOTICE OF PUBLIC MEETING BEFORE PROVO MUNICIPAL COUNCIL

On Tuesday, **November 17, 2020**, at 5:30 p.m. 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 by 6:00 p.m. **within 14 days of the Planning Commission decision.**

Study Session

1. Planning Commission Development Process Discussion 1

Public Hearings

- * Item 1 The Community and Neighborhood Services Department requests an Ordinance Text Amendment to add the Open Space, Preservation & Recreation (OSPR) zone to the Provo City Code as Chapter 14.33 and to amend Provo City Code Section 15.20.080(2)(c), relating to supplemental landscape requirements and Provo City Code Section 14.38.075, relating to signs permitted within the OSPR zone. Citywide application. Javin Weaver (801) 852-6413 jweaver@provo.org PLOTA20200140
- * Item 2 The Community and Neighborhood Services Dept requests Zone Changes for various city parks from Public Facilities (PF) to the Open Space, Preservation and Recreation (OSPR) zone. Citywide Impact. Javin Weaver (801) 852-6413 jweaver@provo.org PLRZ20200304
- * Item 3 The Community and Neighborhood Services Department requests a General Plan Amendment to Sections 1.2.9 and 1.2.10 of the Provo City General Plan, relating to key land use policies and the annexation policy plan. Citywide application. Robert Mills (801) 852-6407 rmills@provo.org PLGPA20200357
- * Item 4 The Community and Neighborhood Services Department requests an Ordinance Text Amendment to remove references to "Community Development Director" in Titles 2, 6, 7, 13, 14, 15, and 16 of the Provo City Code. Citywide application. Austin Taylor (801) 852-6423 ataylor@provo.org PLOTA20200310



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Planning Commission Agenda
November 11, 2020

- * Item 5 The Community and Neighborhood Services Department requests an Ordinance Text Amendment to correct and update non-substantive references in Titles 6, 14, and 15 of the Provo City Code for improved clarity. Citywide application. Austin Taylor (801) 852-6423 ataylor@provo.org PLOTA20200309
- * Item 6 George Bills of Gardner and Associates, requests the rezoning of approximately 8.5 acres from CM (Heavy Commercial), RA (Residential Agricultural), R1.6 (One-Family Residential, 6000 SF), R1.10 (One-Family Residential, 10,000 SF), and A1.5 (Agricultural, 5 acre) to the MDR (Medium Density Residential) Zone, to facilitate the construction of a 204 dwelling units (30 townhomes, 30 studio apartments, 64 2-bedroom apts., 80 1-bedroom apts.), located at approximately 1724 S. State Street. Brandon Larsen (801) 852-6408). Spring Creek Neighborhood. PLRZ20190356
- Item 7 George Bills of Gardner and Associates, requests concept plan approval for 204 dwelling units on 8.5 acres located at approximately 1724 S. State Street, in a proposed Medium Density Residential (MDR) Zone. Brandon Larsen (801) 852-6408, jblarsen@provo.org. Spring Creek Neighborhood. PLCP20190357
- * Item 8 R. Jay Henrie requests a Zone Change from Residential Conservation (RC) to Very Low Density Residential (VLDR) for property located at 590 W 300 S. Franklin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLRZ20200287
- Item 9 Robert Vernon requests Project Plan approval for a 74-unit apartment building, located at 85 N 100 E in the General Downtown (DT1) zone. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20200177
- * Item 10 ***CONTINUED*** Jake Black requests a Zone Change from Agricultural A1.1 to R1.8 for approximately 4.6 acres, located at 35 S 2530 W. Provo Bay Neighborhood. Dustin Wright 801-852-6414 dwright@provo.org PLRZ20200156
- Item 11 ***CONTINUED*** Jake Black request Concept Plan approval for a residential subdivision in a proposed R1.8 zone, located at 35 S 2530 W. Provo Bay Neighborhood. Dustin Wright 801-852-6414 dwright@provo.org PLCP20200157

Preceding the public hearing, there will be a Study Session at 5:00 p.m. 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.

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at reasonable cost at 330 W 100 S, Provo 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 Development Services 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 Development Services 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