



**\*\*REVISED\*\***

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

The Provo City Planning Commission will hold a public hearing on Wednesday, May 25, 2016, 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, a briefing will be held at 5:00 p.m. in the Community Development Conference Room, located at 330 West 100 South. The briefing 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>.

Public Hearings

- ITEM 1\* Provo City Community Development Department requests an amendment to Section 14.34.300 of the Provo City Code to clarify restrictions on farm animals adjacent to Residential Zones. **City-Wide Impact.** 16-0006OA, Bill Peperone, 801-852-6402. ***This item was continued from the May 11, 2016 Planning Commission Hearing.***
- ITEM 2\* The Community Development Department requests a Zone Change from Heavy Commercial (CM) Zone and Residential Conservation (RC) Zone to Low Density Residential (LDR) Zone for 4.13 acres of land located at approximately 1000 East 1060 South. **Spring Creek Neighborhood.** 16-0009R, Bill Peperone, 801- 852-6402
- ITEM 3\* **\*\*CONTINUED\*\*** Alan Prince, representing Monterey-Ellis LLC, requests a zoning map amendment of approximately 15.25 acres, located at approximately 965 South 1600 West, from the A1.1 Agricultural Zone (one acre minimum) to the R1.8 Single-Family Residential Zone (8,000 square feet minimum),. The rezoning would facilitate the development of a 49-lot single-family subdivision. **Sunset Neighborhood.** 15-0014R, Robert Mills, 801-852-6407
- ITEM 4\* Provo City Community Development Department requests amendments to the following code sections 15.17.030, 15.17.040, 2.29.040 and 14.02.020. The proposed amendments relate to reducing the notice for public hearing before the Planning Commission for General Plan adoption and for General Plan amendments from 14 to 10 days, as per Utah State Code, and to allow amendments to the General Plan more often than twice per year. **City-Wide Impact.** 16-0007OA, Aaron Ardmore, 801-852-6404
- ITEM 5a\* Provo City Community Development Department requests an Ordinance Amendment to Section 14.06.020 Definitions and Section 14.10 One-Family Residential, regarding yard definitions and required widths and setbacks for corner lots. **City-Wide Impact.** 16-0008OA, Brian Maxfield, 801-852-6429

- ITEM 5b\* Provo City Community Development Department requests an Ordinance Amendment to Section 14.10 One-Family Residential, proposing reductions in required lot widths and setbacks in one-family residential zones. **City-Wide Impact.** 16-0009OA, Brian Maxfield, 801-852-6429
- ITEM 5c\* Provo City Community Development Department requests an Ordinance Amendment to Section 14.10 One-Family Residential, proposing changes in the minimum size and required setbacks for flag lots in one-family residential zones. **City-Wide Impact.** 16-0010OA, Brian Maxfield, 801-852-6429
- ITEM 6\* Provo City Community Development Department requests an Ordinance Amendment to Section 14.10 One-Family Residential and Section 15.04 Conventional and Open Space Subdivision Requirements, creating an allowance for Variable Lot Subdivisions and eliminating Open Space Subdivision allowances. **City-Wide Impact.** 16-0011OA, Brian Maxfield, 801-852-6429
- ITEM 7\* Provo City Community Development Department requests an Ordinance Amendment to Section 14.34.500. Fencing Standards for Residential Zones, proposing residential fencing limitations in yards along street frontages. **City-Wide Impact.** 16-0012OA, Brian Maxfield, 801-852-6429

Items noted on this agenda with a star (\*) require a public hearing and legislative action by the Municipal Council. The Council hearing dates will be noticed 14 days prior to the Council meeting in the legal notices of the Daily Herald. 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.

Items on this agenda without a star (\*) 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.**

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](http://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

