

### NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, December 10, 2008, at 6:00 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 4:00 p.m. in the Riverside Country Club Conference Room, located at 2701 North University Avenue, Provo, Utah. The briefing 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.

#### Public Hearings:

- ITEM 1\* Krisel Travis requests an extension of time regarding a General Plan Amendment application to Land Use Map designations for property located at approximately 3700 North University Avenue. ***Riverbottoms Neighborhood*** 07-0015GPA
- ITEM 2\* Ray Christensen and David Acheson request ordinance text amendments to Chapter 14.06.020 Definitions amending the definition of "Owner Occupant," and adding a new definition of "Primary Residence." ***City-wide Impact*** 08-0015OA
- ITEM 3\* Ray Christensen and David Acheson request an ordinance text amendment to Section 14.30.030(2)(d) regarding the definition of owner occupancy and family trusts. ***City-wide Impact*** 08-0015OA
- ITEM 4\* Ray Christensen and David Acheson request an ordinance text amendment to Chapter 14.43.030 regarding the fee waiver provisions as applied to neighborhood chairs. ***City-wide Impact*** 08-0015OA
- ITEM 5\* Daniel Bird requests approval of a General Plan Amendment from (R) Residential to (C) Commercial on 3.8 acres of property generally located at 4290 North University Avenue. The property is zoned A1.5 (Agricultural). ***Riverbottoms Neighborhood*** 08-0002GPA ***Continued from the October 8, 2008 Planning Commission agenda***
- ITEM 6\* Bonnie Bruce requests a conditional use permit for a Residential Facility for Elderly Persons (SLU 1291) to be located in an existing one-family dwelling at 3737 North Foothill Drive in the R1.10 zone. ***Sherwood Hills Neighborhood*** 08-0026CUP
- ITEM 7\* Joel Wallin for the Downtown Business Alliance of Provo requests an ordinance amendment to Section 14.21.150(1) - Central Business District Signs to permit projecting signs within the Central Business District zone and to Section 14.38.080 - Signs Permitted in Commercial (C) Zones for clarification purposes. ***Central Business District Neighborhood*** 08-0014OA
- ITEM 8\* Gardner and Associates request approval of Brimhall Estates Project Redevelopment Option (PRO), located at 558 East 300 South, consisting of three one-family detached dwelling units on 0.44 acres. The property is currently zoned R1.6A (One-Family Residential with Accessory Apartment Overlay) zone. ***Maeser Neighborhood*** 07-0005PRO
- (a) Preliminary Project plan approval for one existing and two new one-family detached dwelling units within a proposed PRO zone.
  - (b)\* Ordinance text amendment to Chapter 14.50 Project Redevelopment Option, to add a new section for the Brimhall Estates PRO zone.
  - (c)\* Zone map amendment for approximately 0.44 acres from the R1.6A (One-Family Residential with Accessory Apartment Overlay) to the Brimhall Estates PRO zone.
- ITEM 9\* Provo City requests approval of an Ordinance Text Amendment for a new Interim Transit Oriented Development (ITOD) Zone and a Map amendment to apply the new ITOD Zone to approximately 58 acres of property, generally located between 450 South and 920 South, and between University Avenue and 400 West Streets. ***City-wide Impact*** 08-0012OA ***Continued from the October 22, 2008 Planning Commission agenda***
- (a)\* Ordinance Text Amendment to Title 14, creating a new Chapter 14.23, "Interim Transit Oriented Development" Zone.
  - (b)\* Zone Map amendment for approximately 58 acres generally located between 450 South and 920 South, and between University Avenue and 400 West streets from CM (Heavy Commercial) to the ITOD Interim Transit Oriented Development Zone.

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://provo.org/council.meetings\\_mail.html](http://provo.org/council.meetings_mail.html). For more information, call 852-6120.

Items on this agenda without a star (\*) are administrative and require the approval of 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 <http://provo.org/comdev> (click on Planning Commission).

By order of the Provo City Planning Commission  
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Becky Cheever, Secretary, 852-6424