



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Planning Commission Agenda
September 27, 2023

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on September 27, 2023 at 6:00 p.m.

Located at: Council Chambers 445 W Center Street. The items listed below will be discussed, and anyone interested is invited to participate and provide comment. Hearings can be viewed live and on-demand at: YouTube [youtube.com/user/ProvoChannel17](https://www.youtube.com/user/ProvoChannel17) and on Facebook [facebook.com/provochannel17](https://www.facebook.com/provochannel17).

NOTICE OF PUBLIC MEETING BEFORE PROVO MUNICIPAL COUNCIL

On Tuesday, **October 17, 2023**, 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.**

Public Hearings

- * Item 1 Development Services requests an Ordinance Text Amendment to Chapter 15.20 Development Landscaping Requirements. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.org PLOTA20230206
- Item 2 Jake Black requests Project Plan Approval for a new industrial warehouse in the PIC (Planned Industrial Commercial) Zone, located at 2725 S Mountain Vista Pkwy. Spring Creek Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20230148
- Item 3 James Chapman requests Project Plan Approval for a 195-unit townhome development in the MDR (Medium Density Residential) zone, located at 5544 N River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20230059
- * Item 4 David Peterson requests an Ordinance Text Amendment to the Interim Transit Oriented Development Zone building height Section 14.23.090 of the Provo City Code, to remove the building step-back requirement at the fifth floor. Citywide Application. Dustin Wright (801) 852-6414 dwright@provo.org PLOTA20230160
- Item 5 David Peterson requests Concept Plan Approval for a new 129-unit apartment building in the ITOD (Interim Transit Oriented Development Zone) zone, located at 156 W. 500 S. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLCP20230159
- * Item 6 David Peterson requests a Zone Map Amendment for two parcels from DT1 (General Downtown) to the ITOD (Interim Transit Oriented Development Zone) zone in order have all parcels in the same zone to construct a new apartment building, located at 156 W. 500 S. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLRZ20230158



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- * Item 7 Development Services requests approval of an Ordinance Text Amendment to adopt an Agritourism Overlay (AT) Zone. Citywide Application. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20230221
- Item 8 Judy and Barry Finch request Concept Plan approval for a four-lot subdivision in the RA (Residential Agricultural) Zone and the A1.1 (Agricultural) Zone on 10.64 acres of property at 358 South 2470 West. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20230230
- * Item 9 Judy and Barry Finch request a Zone Map Amendment from the RA (Residential Agricultural) Zone to the A1.1 (Agricultural) Zone for 4.32 acres of property at 358 South 2470 West, and from the A1.1 Zone to the RA Zone for 0.5 acres at 310 South 2470 West. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20230182

Preceding the public hearing, there will be a Study Session at 5:00 p.m. at the Provo Peak Conference Room, 445 W Center Street. 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.

To send public comments to Planning Commission members, email them at dspublichearings@provo.org. Additional information can be found at provo.org/publiccomments.

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at a reasonable cost at 445 W Center Street, Suite 200, 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
Planning Secretary, (801) 852-6424

