

## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, July 23, 2014, at 5:00 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 4:30 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 5:00 p.m. in the Municipal Council Chambers. Planning Commission hearings can be viewed live on Channel 17 or on the Provo City website at <http://provo.org/city-services/channel-17>.

### Public Hearings

- ITEM 1\* Gardner and Associates requests a zone change from A1.5 (Agricultural) to R1.8 (One-Family Residential), comprising 33 acres; for the purpose of developing a 117-lot single-family subdivision located at approximately 680 West 1560 South. **Lakewood Neighborhood** 14-0003R, Sean Allen, 801-852-6407
- ITEM 2 Gardner and Associates requests Preliminary Subdivision Plat approval, to accompany a zone change proposal for a 117-lot single-family development, comprising 33 acres; located at approximately 680 West 1560 South, currently in the A1.5 (Agricultural) Zone. **Lakewood Neighborhood** 14-0001SP, Sean Allen, 801-852-6407
- ITEM 3\* Questar Inc., requests a text amendment to Provo City Code 14.34.170, to eliminate the street frontage requirements for a lot owned by a public entity or public utility and used exclusively for public purposes. **City Wide** 14-0009OA, Brian Maxfield, 801-852-6429. **Continued from the July 9, 2014 Planning Commission Agenda.**
- ITEM 4\* Review and recommendation from Planning Commission to the Municipal Council regarding the Downtown Specific Area Plan. **Central Business District, Franklin, Maeser, Timp, North Park, Dixon and Joaquin Neighborhoods** 14-0002GPA, Josh Yost, 801-852-6408
- ITEM 5 Paige Pitcher, agent for GIV Development, requests Project Plan Approval for a 4-story multi-family residential building containing 100 units located at 185 West 500 South. **CBD Neighborhood** 14-0011PPA, Josh Yost, 801-852-6408

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/planning\\_commission](http://provo.org/planning_commission).

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.