



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Planning Commission Agenda
August 14, 2024

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on August 14, 2024 at 6:00 p.m. Located at: Council Chambers 445 West 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 and on Facebook facebook.com/provochannel17.

NOTICE OF PUBLIC MEETING BEFORE PROVO MUNICIPAL COUNCIL

On Tuesday, September 3, 2024, 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. Water Master Plan

Public Hearings

Item 1	Rachel Dressel requests a Conditional Use Permit for lots not meeting the minimum lot standards per 14.21D.030 to build new town homes in the West Gateway (WG) zone, located at 1010 West Center St. Dixon Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLCUP20230236
Item 2	Rachel Dressel requests Project Plan approval for a new 4-unit townhome development in the WG (West Gateway) zone, located at 1010 West Center Street. Dixon Neighborhood. Dustin Wright (801) 852-6404 dwright@provo.org PLPPA20220225
Item 3	David Cabanilla requests Project Plan approval for a new six-story, 86-unit apartment building in the DT1 (General Downtown) Zone, located at 88 West 500 North. North Park Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20230321
Item 4	Cal Johnson requests Project Plan approval for a redevelopment plan to demolish an existing commercial building and build a new multi-tenant commercial building in the CG (General Commercial) Zone, located at 1200 N University Ave. Carterville Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20230331
* Item 5	Scott Doscher requests approval of a Zone Map Amendment from the A1.5 (Agricultural) Zone to the R1.8 (One Family Residential) Zone in order to create a two-lot residential subdivision, located at 484 North 2760 West. Lakeview South Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLRZ20240184
Item 6	Scott Doscher requests Concept Plan approval for a two-lot subdivision in a proposed R1.8 (One Family Residential) Zone, located at 484 North 2760 West. Lakeview South Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLCP20240186



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- * Item 7 Jon Jensen requests approval of a Zone Map Amendment from the R1.8(PD) (One Family Residential) Zone to the AI (Airport Industrial) Zone in order to develop a 24-acre flex-industrial campus, located approximately at 3450 West Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20240106
- Item 8 Jon Jensen requests Concept Plan approval for a 25-acre flex-industrial campus in a proposed AI (Airport Industrial) Zone, located approximately at 3450 West Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20240111
- * Item 9 Development Services request an Ordinance Text Amendment to Section 14.38.105 (Signs Permitted in the Downtown Zones) in order to add regulations for marquee signs. Downtown Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20240191

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

