

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on November 13, 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](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, **December 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. Parking Standards Discussion

Public Hearings

- *Item 1 Development Services requests a General Plan Amendment to adopt the Northeast Neighborhoods Plan as an appendix to the Provo City General Plan. Riverbottoms, North Timpview, and Sherwood Hills Neighborhoods. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLGPA20240278
- *Item 2 Tyson Reynolds requests a Zone Map Amendment from the R1.8 (One Family Residential) Zone to the MDR (Medium Density Residential) Zone in order to construct a 100-unit apartment building, located at 2000 N Canyon Road. Pleasant View Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLRZ20240174
- Item 3 Tyson Reynolds requests Concept Plan approval for a 100-unit apartment building in a proposed MDR (Medium Density Residential) Zone, located at 2000 N Canyon Road. Pleasant View Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLCP20240215
- *Item 4 Jaxon Allred requests approval of a Zone Map Amendment from the R1.6 (One Family Residential) Zone to the LDR (Low Density Residential) Zone in order to add two additional townhomes to the back of an existing single-family lot, located at 577 East 400 South. Maeser Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLRZ20240234
- Item 5 Jaxon Allred requests Concept Plan approval to add two additional townhomes to the back of an existing single-family lot in a proposed LDR (Low Density Residential) Zone, located at 577 East 400 South. Maeser Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLCP20240241
- *Item 6 Spencer Hymas requests an Ordinance Text Amendment to move signage regulations for the FC3 Zone from Section 14.38.080 (Signs Permitted in Commercial Zones) to Section 14.38.095 (Signs Permitted in Regional Shopping Center Zone). Citywide application. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20240271

- * Item 7 Jeff Knighton requests Ordinance Text Amendments to Sections 14.21A.070 (Building Height) and 14.21A.090 (Minimum and Average Residential Unit Size) to adjust standards in the DT1 (General Downtown) Zone. Citywide application. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20240308
- * Item 8 Development Services requests an Ordinance Text Amendment to Section 14.01.110 (Prohibition of Sham Property Transactions) to clarify rules with LLCs and trusts. Citywide application. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLOTA20240309
- * Item 9 Provo City Public Works Department requests Ordinance Text Amendments to Section 15.03.020(3) to update 2024 standards to 2025 standards. Citywide Impact. David Day (801) 852-6735 dday@provo.org PLOTA20240310

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

