

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, October 22, 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 (Single-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 **This item was continued from the July 23, 2014 meeting.**
- 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 **This item was continued from the July 23, 2014 meeting.**
- ITEM 3* Lance Nelson requests a text amendment to Section 14.18.020 (Permitted Uses, Standard Land Use Code 6241) in the Neighborhood Shopping Center Zone, to remove the acreage requirement for funeral homes to allow for a lot split at 4780 North University Ave. in the Riverbottoms Neighborhood with **City Wide** impact, 14-0011OA, Dustin Wright, 801-852-6414
- ITEM 4* Ross Welch, on behalf of Patterson Homes, requests a zone change from A1.1 (Agricultural) Zone to R1.8 and R1.10 (One Family Residential) for Lot 3 of the Barrett Subdivision generally located at 2312 West Center Street. **Fort Utah Neighborhood** 14-0006R, Austin Corry, 801-852-6413
- ITEM 5 Ross Welch, on behalf of Patterson Homes, requests Preliminary Subdivision Approval to create a new seven lot subdivision, comprising 2.4 acres, to be called Fisher Farms Phase II, located at approximately 2312 West Center Street. **Fort Utah Neighborhood** 14-0003SP, Austin Corry, 801-852-6413
- ITEM 6* Tony Brown requests annexation of approximately 56 acres located on the east side of North Canyon Road between approximately 5020 and 5150 North with requested zonings of R1.10, RA and A1.20 on the included properties, located in the **Edgemont Neighborhood** 14-0007A, Brian Maxfield, 801-852-6429
- ITEM 7 Questar Inc. requests an elimination of the frontage requirement for a lot generally located at 1481 N State Street within the CG General Commercial Zone, in the **Grandview North Neighborhood**, 14-0089M, Brian Maxfield, 801-852-6429

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.

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.

By order of the Provo City Planning Commission

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Shannon Dalton, Secretary, (801) 852-6424