

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

**The Provo City Planning Commission will hold a public hearing on July 09, 2025 at 6:00 PM. 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://youtube.com/user/ProvoChannel17) and on Facebook [facebook.com/provochannel17](https://facebook.com/provochannel17).

**NOTICE OF PUBLIC MEETING BEFORE PROVO MUNICIPAL COUNCIL**

On Tuesday, **August 5, 2025**, at 5:30 PM. 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.gov>. 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 PM. **within 14 days of the Planning Commission decision.**

Study Session

1. Infill/Incremental Development Standards (Discussion Topic)

Public Hearings

- Item 1 Eric Winters requests Project Plan approval for a 206-unit residential project with 18 townhomes and 188 apartments in the MDR (Medium Density Residential) Zone, located at 88 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 [dwright@provo.gov](mailto:dwright@provo.gov) PLPPA20250117
- Item 2 Terry Cirac requests Concept Plan approval for an 8-unit apartment building in a proposed CR (Campus Residential) Zone, located at 71 West 880 North. North Park Neighborhood. Dustin Wright (801) 852-6414 [dwright@provo.gov](mailto:dwright@provo.gov) PLCP20240345
- \*Item 3 Terry Cirac requests a Zone Map Amendment from the RC (Residential Conservation) Zone to the CR (Campus Residential) Zone in order to develop an 8-unit apartment building, located at 71 West 880 North. North Park Neighborhood. Dustin Wright (801) 852-6414 [dwright@provo.gov](mailto:dwright@provo.gov) PLRZ20250033
- Item 4 Nicole Anderson requests Concept Plan approval for a new office building on an existing manufacturing site in a proposed M1 (Light Manufacturing) Zone, located at 1400 S State St. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 [aardmore@provo.gov](mailto:aardmore@provo.gov) PLCP20250229
- \*Item 5 Nicole Anderson requests a Zone Map Amendment from the R1.10 (One Family Residential) Zone to the M1 (Light Manufacturing) Zone in order to add a new office building to an existing manufacturing site, located at 1400 S State St. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 [aardmore@provo.gov](mailto:aardmore@provo.gov) PLRZ20250222

Preceding the public hearing, there will be a Study Session at 5:00 PM. 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 PM.

To send public comments to Planning Commission members, email them at [dspublichearings@provo.gov](mailto:dspublichearings@provo.gov). Please submit public comment emails before 3:00 PM the day of the hearing. Additional information can be found at [provo.gov/publiccomments](https://provo.gov/publiccomments).



**PROVO CITY CORPORATION**  
DEVELOPMENT SERVICES DEPARTMENT  
Planning Commission Agenda  
July 09, 2025

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 AM. and 6:00 PM., 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.gov/planningcommission](http://provo.gov/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 PM. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission  
Planning Secretary, (801) 852-6424

