



## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, October 14, 2015, at 5:30 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 5:30 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/mayor.channel17.html>.

### Public Hearings

- ITEM 1\* Gardner & Associates request a General Plan Amendment from Residential to Commercial for property located at 1360 North 800 West in the General Commercial (CG) Zone. **Rivergrove Neighborhood.** 15-0005GPA, Josh Yost, 801-852-6408
- ITEM 2\* Gardner & Associates request a zone change from R1.6 to General Commercial for a single lot located at 1360 North 800 West. **Rivergrove Neighborhood.** 15-0012R, Josh Yost 801-852-6408
- ITEM 3 Gardner and Associates requests Project Plan approval for site expansion and improvements at the Molly's Restaurant site, located at 765 West Columbia Lane, Provo, UT, in the CG (General Commercial) Zone. **Rivergrove Neighborhood.** 15-0005PPA, Josh Yost 801-852-6408
- ITEM 4 Mr. Soren Halladay requests Project Plan Approval for a 159-unit apartment building located generally at 231 South University Avenue in the DT1 (General Downtown) zone. **Central Business District Neighborhood.** 15-0025PPA, Josh Yost 801-852-6408
- ITEM 5\* Premier Reality Investments requests Preliminary Project Plan approval for a 75-unit, townhome development on 4.38 acres, located at approximately 1040 South 1000 East in a proposed Medium Density Residential (MDR) Zone. **Spring Creek Neighborhood.** 13-0005PPA, Bill Peperone, 801-852-6402.
- ITEM 6\* The Community Development Department requests an Ordinance Text Amendment to Provo City Code 14.23.030 to include subdivisions in the definition of new development for the purpose of adding clarity to the intent of the ordinance. **City Wide.** 15-0015OA, Austin Corry, 801-852-6413
- ITEM 7\* Provo City Community Development requests review and recommendation of the Provo Downtown Streetscape Standards. **Central Business District.** 15-0004GPA, Austin Corry, 801-852-6413

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.

