



****AMENDED****

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, October 26, 2016, 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 5:00 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 linked from the Provo City website at <http://provo.org/city-services/channel-17>.

Public Hearings

- ITEM 1* Provo City Public Works Department requests an Amendment to the Provo City Major Street Plan for the extension of 620 North Street from Lakeshore Drive to Lakeview Parkway. **Lakeview South Neighborhood**. 16-0001S, Brian Maxfield, 801-852-6429. ***This item was continued from the September 14, 2016 Planning Commission Hearing.***
- ITEM 2 Dave Morley, representing East Mountain Commercial, requests final approval for a Condominium Conversion of an existing 0.85 acre property, located at approximately 2335 South State Street, in the SC-1 Zone. **Provost South Neighborhood**. 16-0001CC, Dustin Wright, 801-852-6414
- ITEM 3* Mark Isaac requests an Ordinance Text Amendments to Chapter 14.20, Regional Shopping Center (SC3) Zone, to allow for mixed-use redevelopment of the Plum Tree Shopping Center, located at 2230 North University Parkway. **City-Wide Impact**. 16-0003OA, Austin Corry, 801-852-6413
- ITEM 4 Mark Isaac requests Preliminary Project Plan Approval for a mixed-use redevelopment of the Plum Tree Shopping Center. The proposed redevelopment plan includes approximately 300,000 square feet of office space, 100,000 square feet of retail uses, 293 multi-family dwelling units, and a hotel. **Carterville Neighborhood**. 16-0003PPA, Austin Corry, 801-852-6413
- ITEM 5 PEG Development requests Project Plan Approval for a Hyatt hotel located at 180 West 100 North in the Downtown Core (DT2) Zone. **Downtown Neighborhood**. 16-0018PPA, Aaron Ardmore, 801-852-6404
- ITEM 6* JZW Architects request Project Plan Approval for the final phase of Arbors on the Avenue, located at 5072 North University Avenue in the PRO-A10 Zone. **Riverbottoms Neighborhood**. 16-0022PPA, Brian Maxfield, 801-852-6429. ***This item was continued from the September 28, 2016 Planning Commission Hearing.***

- ITEM 7* Provo City Economic Development Department requests Amendments to the Provo City Sign Ordinance (Chapter 14.38) to increase signage allowances in the DT1, DT2, ITOD, Gateway, and West Gateway Zones. ***Downtown, Dixon, Franklin, Franklin South, and East Bay Neighborhoods.*** 16-0018OA, Josh Yost, 801-852-6408. ***This item was continued from the September 28, 2016 Planning Commission Hearing.***
- ITEM 8* Provo City Community Development Department requests Amendments to the Provo City Code Sections 14.21A.090, 14.21B.080 and 14.23 to adopt minimum dwelling unit sizes in the Downtown One, Downtown Two, and ITOD Zones. ***City-Wide Impact.*** 16-0021OA, Bill Peperone, 801-852-6402
- ITEM 9* Provo City Community Development Department requests Amendments to the parking ratios for the Campus Mixed-Use Zone (Section 14.14E), the ITOD Zone (Section 14.23), the General Downtown Zone (Section 14.21A) and the Downtown Core Zone (Section 14.21B) to consider increasing the minimum parking requirement within these zones. ***City-Wide Impact.*** 16-0022OA, Bill Peperone, 801-852-6402
- ITEM 10 Provo City Parks and Recreation Department requests a variance to the Sensitive Lands Ordinance to grade within a hillside of 30% slope for a mountain bike trail within the Slate Canyon Park. ***Provost Neighborhood.*** 16-0005VB 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/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 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
Published in "The Daily Herald"
Alyssa Roth, Secretary, (801) 852-6424

