

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

The Provo City Planning Commission will hold a public hearing on Wednesday, November 9, 2011, 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.

Public Hearings

- ITEM 1\* Fernando Gomez requests a rezone of 0.26 acres of property generally located at 1501 N. Canyon Road from RC (Residential Conservation) to the CG (General Commercial) zone. ***Carterville Neighborhood*** 11-0003R
- ITEM 2\* Provo City requests an ordinance text amendment to adopt architectural and site design guidelines for new buildings, building additions, and exterior alterations to existing buildings on properties along South State Street between the intersection of 900 East and State Street and 1860 South. ***Spring Creek, Provost, Provost South Neighborhoods*** 11-0007OA ***This item was continued from the May 11, 2011, Planning Commission hearing***
- ITEM 3\* Todd Meyers, agent for Maverik Inc., is requesting an Ordinance Amendment to Chapter 14.21C of the Provo City Zoning Ordinance to exempt convenience stores with gasoline sales from multiple building and site design requirements of the Downtown Gateway Zone. The specific language proposed by Maverik is as follows: 14.21C.200 Exceptions: "The minimum habitable main floor depth and design standards contained in Chapter 14.21C shall not apply to convenience stores with gasoline sales within the GW Zone. The standards for service stations in the GW Zone shall be determined on a case-by-case basis at the time of a conditional use permit is issued. Given the safety and traffic flow considerations unique to the dispensing of gasoline, the public interest will be best served by flexible approach that considers the spirit of the ordinance as a whole". ***Dixon and Franklin Neighborhoods*** 11-0012OA
- ITEM 4 Todd Meyers, agent for Maverik Inc., requests a conditional use permit for a gasoline service station (SLU 5530) on 1.51 acres of property generally located at 890 W. Center Street in the GW (Downtown Gateway) zone. ***Dixon Neighborhood*** 11-0007CUP

### Study Session

A study session will be held after the public hearing. The study session is open to the public; however no public comment or action will be taken. The following item will be discussed.

#### ITEM 1            Utah Lake Shoreline Protection Overlay Zone

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://provo.org/council.meetings.html>. 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 <http://provo.org/commdev.boards.html> (click on Planning Commission).

By order of the Provo City Planning Commission  
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