

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

The Provo City Planning Commission will hold a public hearing on Wednesday, September 26, 2012, 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\* Novatek requests a General Plan Map Amendment from Residential to a Mixed Use Development land use designation, for four (4) lots; located at 2162, 2176, 2202, and 2206 South Mountain Vista Lane, in the One Family Residential (R110) Zone. **Spring Creek Neighborhood** 12-0004GPA
- ITEM 2\* The Economic Development Department requests an amendment to the General Plan Land Use Map from Residential (R) to Commercial (C), for one lot, located at 4650 North University Ave., Provo, Utah. **Riverbottoms Neighborhood** 12-0006GPA
- ITEM 3\* The Economic Development Department requests a zone change for a 3.84 acre parcel located at 4650 North University Ave. from R1.10 (One-family Residential) to SC1 (Neighborhood Shopping Center). **Riverbottoms Neighborhood** 12-0006R
- ITEM 4\* Provo City Power requests to change the General Land Use Map from Residential to Public Facilities for three properties, 291 W. 800 N, 778 N. 300 W., and 762 N. 300 W., located directly west of the existing Provo City Power main facility, Provo, Utah, in the One-Family Residential (R16) Zone. **North Park Neighborhood** 12-0008GPA
- ITEM 5\* Provo City Power requests a zone change from One-Family Residential (R16) to the Public Facilities (PF) Zone for three lots, 291 W. 800 N., 778 N. 300 W., and 762 N. 300 W., located directly west of the existing Provo City Power main facility, Provo, Utah. **North Park Neighborhood** 12-0008R

Study Session

- ITEM 1\* The Provo City Community Development Department requests an amendment to the General Plan Land Use Map from Industrial (I) to Commercial (C) for land between I-15 and the railroad tracks east of I-15 and from 820 North to 500 South. This area was previously zoned Freeway Commercial. **Dixon, Rivergrove, and Franklin Neighborhoods** 12-0007GPA
- ITEM 2 Self-storage units within Provo City. There has been a growing problem with self-storage units being used to operate businesses or that have been converted to dwelling units. Does Provo City need more of these storage facilities or businesses? Should we pursue removing this land use from the industrial zones?

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.

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).

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 12:00pm the day before the meeting to make arrangements.