

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, December 11, 2013, 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. 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* The Community Development Department requests amendments to Chapter 14.17 (Public Facilities Zone) of the Provo City Code to create a sub-zone for Health Care Facilities. The Planning Commission will also consider a zoning map amendment for the Health Care Facilities Zone ***City-Wide Impact*** 13-0012OA, Dustin Wright, 801-852-6414 **This item was heard on the November 13, 2013 Planning Commission meeting.**
- ITEM 2* Utah Tennessee Holding Company LLC requests Annexation into Provo City of 1.53 acres for Champion Safe to complete improvements to their existing site, and slightly expand their building, located at 2055 South Tracy Hall Parkway, Provo, Utah, adjacent to the Planned Industrial Commercial (PIC) Zone. The City is also adding 2.06 acres to the proposal, of Pacific States Cast Iron Pipe Company property, that is to the east and directly adjacent to the proposed site. The total proposed annexation area is 3.59 acres. ***Spring Creek Neighborhood*** 12-0008A, Sean Allen, 801-852-6407 **This item was continued from the October 9th meeting.**
- ITEM 3* Tara Riddle, as agent for Provo City Corporation, requests approval of a street vacation of North 250 West from 800 North to approximately the mid-point of the Provo City Energy Complex. This portion of 250 West should have been vacated at the time the Energy Complex was constructed. The property is located generally at 251 West 800 North in the PF (Public Facilities) zone. ***North Park Neighborhood*** 13-0002SV, Carrie Walls, 801-852-6413
- ITEM 4* Tara Riddle, as agent for Provo City Corporation, requests a zone change from Light Manufacturing (M-1) to Medium Density Residential (MDR) for approximately five acres of land located at 1000 West 500 South, Provo, UT. ***Franklin Neighborhood*** 13-0014R, Dustin Wright, 801-852-6414
- ITEM 5* Desert Peak Management Group LLC requests to rezone property from RA (Residential Agricultural) Zone to R1.8 (One Family Residential) Zone, for the purpose of creating a one-family residential subdivision that would consist of 7 residential lots. The proposed area to be rezoned consists of 2.03 acres, and is located at approximately 600 West 1500 South, Provo, UT. ***Lakewood Neighborhood*** 13-0013R, Dustin Wright, 801-852-6414

ITEM 6 Desert Peak Management Group LLC requests preliminary plat approval for the South West Ranch Plat 'A' Subdivision, an eight-lot residential subdivision of 4.71 acres, located at approximately 600 West 1500 South, Provo, UT. *Lakewood Neighborhood* 13-0007SP, Dustin Wright, 801-852-6414

ITEM 7* Consideration of an annexation petition for the Smith – Northern Hills Annexation #1 and #2 containing a total of approximately 87 acres of real property, with approximately 53 acres generally located in the NW ¼ of the SE ¼ of Sec 7, T 6 S, R 3 E, SLB&M; and approximately 34 acres generally located at 5400 N. Canyon Road. *North Timpview and Riverbottoms Neighborhoods* 13-0010A, Brian Maxfield, 801-852-6429

Study Items: Reviewing Requirements for Cell Towers

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).

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
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Shannon Dalton, Secretary, (801) 852-6424