



PROVO CITY CORPORATION  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION AGENDA  
APRIL 12, 2023

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

**The Provo City Planning Commission will hold a public hearing on April 12, 2023 at 6:00 p.m. Located at: Council Chambers 445 West Center Street.** The items listed below will be discussed, and anyone interested is invited to participate and provide comment. Hearings can be viewed live and on-demand at: YouTube youtube.com/user/ProvoChannel17 and on Facebook facebook.com/provochannel17.

### **NOTICE OF PUBLIC MEETING BEFORE PROVO MUNICIPAL COUNCIL**

On Tuesday, **May 2, 2023**, at 5:30 p.m. the Provo Municipal Council will consider the items noted below with a star (\*). Items noted on the agendas with a star require legislative action by the Municipal Council. Council agendas can be viewed at the Provo City Council web site on the Thursday prior to the Council meeting at <http://agendas.provo.org>. For more information, call (801) 852-6120.

Unmarked items are administrative and require the approval only of the Planning Commission. Decisions on the unmarked items may be appealed to the Board of Adjustment by making application by 6:00 p.m. **within 14 days of the Planning Commission decision.**

#### Study Session

1. Parking in Downtown Core – Aaron Ardmore and Bill Peperone

#### Public Hearings

- Item 1 Provo Development Services requests a Conditional Use Permit Revocation of PLCUP20190309 for a dance hall in the CG (General Commercial) zone, located at 1700 N State Street. Continued from the March 22, 2023 agenda. Carterville Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org
- \* Item 2 Provo City Development Services requests Text Amendments to Section 14.34.060 (Location of Boats, Boat Trailers, and Travel Trailers). Citywide Application. Abinadi Borja (801) 852-6421 aborja@provo.org PLOTA20230034
- \* Item 3 Provo Development Services requests to amend the Downtown Master Plan (General Plan Appendix S). Citywide Application. Javin Weaver (801) 852-6413 jweaver@provo.org PLGPA20220362
- Item 4 Steven Turley requests Concept Plan approval for a mixed-use development with apartments and commercial use in a proposed MU (Mixed Use) zone over 2 acres of land, located at 2075 W Center Street. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20210398
- \* Item 5 Steven Turley requests a Zone Change from the R1.8 (One Family Residential) zone to the MU (Mixed Use) zone for approximately two acres of land, located at 2075 W Center Street. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20210271
- Item 6 Nathan Rory Gagon requests a Conditional Use Permit for a Dance Hall, located at 247 W Center St, in the General Downtown (DT1) zone. Downtown Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCUP20220400
- Item 7 Ryan Salmon requests Concept Plan approval for a twelve-unit apartment building in a proposed HDR (High Density Residential) zone, located at 2050 N Canyon Road. Pleasant View Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20220303



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- \* Item 8 Ryan Salmon is requesting a Zone Map Amendment from the CG (General Commercial) and R2PD (Two Family Residential) zones to the HDR (High Density Residential) zone in order to build a new twelve-unit apartment building, located at 2050 N Canyon Road. Pleasant View Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220302
- \* Item 9 Ryan Salmon is requesting a General Plan Map Amendment from a Commercial designation to Residential designation in association with a zone change request and concept plan for a twelve-unit apartment building in a proposed HDR (High Density Residential) zone, located at 2050 N Canyon Road. Pleasant View Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220301
- \* Item 10 Provo City Development Services requests approval of General Plan Text Amendments to Appendix C (Annexation Map and Policies) in order to update zoning standards for agricultural lands. Citywide Application. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20230063

Preceding the public hearing, there will be a Study Session at 5:00 p.m. at the Provo Peak Conference Room, 445 W Center Street. The Study Session is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 p.m.

To send public comments to Planning Commission members, email them at [dspublichearings@provo.org](mailto:dspublichearings@provo.org). Additional information can be found at [provo.org/publiccomments](http://provo.org/publiccomments).

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at a reasonable cost at 445 W Center Street, Suite 200, Provo 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 Development Services web site the week of the meeting at [provo.org/planningcommission](http://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 Development Services 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  
Planning Secretary, (801) 852-6424

