

Provo City Planning Commission

Report of Action

July 09, 2025

ITEM 1 Eric Winters requests Project Plan approval for a 206-unit residential project with 18 townhomes and 188 apartments in the MDR (Medium Density Residential) Zone, located at 88 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLPPA20250117

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 09, 2025:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. A final plat is approved by CRC and is recorded.
2. The remaining CRC comments are addressed, and CRC approval is received.

Motion By: Anne Allen

Second By: Barbara DeSoto

Votes in Favor of Motion: Anne Allen, Barbara DeSoto, Jonathon Hill, Melissa Kendall, Andrew South, Daniel Gonzales
Melissa Kendall was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

APPROVED/RECOMMENDED OCCUPANCY

*206 Total Units

*Type of occupancy approved: Family

*18 townhomes 188 apartment units

APPROVED/RECOMMENDED PARKING

*407 Total parking stalls required

*411 Total parking stalls provided

* Required parking stalls for one-bedroom unit is 1.5

* Required parking stalls for two and three-bedroom units is 2.25

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood District Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Neighbors expressed concerns about traffic that will be generated by this site.
- Neighbors had concerns about the existing parking issues in the area and that this would add to the problem.
- Neighbors have wanted to see a grocery store at this location.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- None of the units would be for sale.
- There are on-site amenities that will be a nice asset for the residents.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- To get a grocery store, there needs to be sufficient homes in the area to support one. Adding these units will help, but it will have to be at another location.
- It would be good to improve the bike infrastructure to this area.
- While it is a missed opportunity to not have some of the units be for sale, it will be easier for the City to make sure that if there are any parking issues, that they can be addressed much easier with only one property owner.
- This development is under the density and height limits of the zone.

Mark Kendall

Planning Commission Chair

Bill Peperane

Director of Development Services

See [Key Land Use Policies of the Provo City General Plan](#), applicable [Titles of the Provo City Code](#), and the [Staff Report to the Planning Commission](#) for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS