



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Planning Commission Agenda
August 27, 2025

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on August 27, 2025 at 6:00 PM. 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, **September 23, 2025**, at 5:30 PM. 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.gov>. 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 PM. **within 14 days of the Planning Commission decision.**

Study Session

1. Data Center Amendments

Public Hearings

- * Item 1 Charles Anthony Morales requests a Zone Map Amendment from the RA (Residential Agricultural) and R1.8 Zones to the R1.7 (One Family Residential) Zone in order to subdivide an existing lot into two lots, located at 920 West 1020 South. Sunset Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250388
- * Item 2 Rocky Chad Williams requests a Zone Map Amendment from the A1.1 (Agricultural) Zone to the R1.7 (One Family Residential) Zone in order to subdivide the property into four lots, located at 2858 W Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250384
- * Item 3 Development Services requests a Zone Map Amendment from the OSPR (Open Space, Preservation and Recreation) and R1.20 (One Family Residential) Zones to the R1.6(PD) Zone in order to create a residential subdivision, located approximately at 3200 W Bulldog Lane. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250397

Preceding the public hearing, there will be a Study Session at 5:00 PM. 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 PM.

To send public comments to Planning Commission members, email them at dspublichearings@provo.gov. Please submit public comment emails before 3:00 PM the day of the hearing. Additional information can be found at provo.gov/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 AM. and 6:00 PM., 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.gov/planningcommission.



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
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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 PM. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission
Planning Secretary, (801) 852-6424



***ITEM 1** Charles Anthony Morales requests a Zone Map Amendment from the RA (Residential Agricultural) and R1.8 Zones to the R1.7 (One-Family Residential) Zone in order to subdivide an existing lot into two lots, located at 920 West 1020 South. Sunset Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250388

Applicant: HERRIN, VILA JEAN (ET AL)Charles Anthony Morales

Staff Coordinator: Jessica Dahneke

Property Owner: HERRIN, VILA JEAN (ET AL)

Parcel ID#: 41:812:0002

Acreage: 0.54

Number of Properties: 1

Number of Lots: 1

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented.
The next available meeting date is September 10, 2025, 6:00 P.M.
2. **Recommend Denial** of the requested rezone. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: Single-Family Dwelling zoned R1.8 and Residential Agriculture (RA)

Relevant History: A home was built on the property at 920 West 1020 South in 1963. Historically the area was all zoned Agricultural or Residential Agricultural, as development took place areas were rezoned for single-family dwellings with smaller lot sizes. This property is now in the R1.8 and the RA zone. The applicant is seeking to rezone the property to the R1.7 zone. Rezoning the property will allow the lot to be subdivided into two parcels.

Neighborhood Issues: At the time the report was completed staff was not made aware of any neighborhood issues.

Summary of Key Issues:

- The property is currently in two different zones, R1.8 and RA.
- The property cannot subdivide and create a lot that would meet the RA or R1.8 lot width requirement.
- The General Plan Future Land Use Map designates this area as residential.

Staff Recommendation: Recommend Approval of the requested rezone. *This action would be consistent with the recommendations of the Staff Report*

OVERVIEW

The applicant is seeking to rezone a 0.54-acre parcel at 920 West 1020 South. The zone on this parcel is currently divided with half the property being in the R1.8 zone (requiring 8,000 square foot lots with a required lot width of 80 feet) and the Residential Agriculture (RA) zone (requiring half acre lots with a required lot width of 100 feet). The applicant is seeking to rezone the parcel to R1.7 to subdivide the parcel creating 2 lots that would each allow for a single-family dwelling.

The property is currently surrounded by R1.8 to the north, R1.7 to the west, RA and R1.8 to the east, and RA to the south. The General Plan Future Land Use Map shows this area to be residential. The proposed rezone will continue the residential use in the area.

FINDINGS OF FACT

1. The parcel is 0.54 acres and currently in two zones, R1.8 and RA.
2. The lot width of the parcel is nonconforming for both zones the property is in.
3. Rezoning to R1.7 allows for two conforming single-family dwelling lots to be created.
4. The General Plan designation for the area is residential.

STAFF ANALYSIS

This property currently falls in both the R1.8 and the RA zone. While the property is 0.54 acres and does meet the lot square footage requirement for both zones, the property currently does not meet the lot width requirement for either zone. Rezoning the area to R1.7 provides the opportunity for the lot to be subdivided into two conforming lots instead of a single non-conforming lot. The rezone would match the existing density in the neighborhood and is in harmony with the General Plan Future Land Use Map and the General Plan goals.

CODE ANALYSIS

Provo City Code Title 14.02.020(2) sets for the following guidelines for consideration of amendments:

1. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public and is consistent with the goals and policies of the Provo City General Plan, the following guidelines shall be used to determine consistency with the General Plan:
 - (a) Public purpose for the amendment in question.

Staff response: To create a new lot that will allow for an additional single-family dwelling.

- (b) Confirmation that the public purpose is best served by the amendment in question.

Staff response: This zone map amendment allows for a small infill project to add a housing unit to the neighborhood.

- (c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff response: Goal 1a in the Land Use chapter of the General Plan states, “Encourage the development of additional single-family home developments in key areas to address housing shortages and facilitate additional economic growth and economic opportunities.”

Goal 1c in the Land Use chapter states, “Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing, and small lot single-family.”

Goal 1a of the Housing chapter of the General Plan states, “Encourage opportunities for small scale, infill housing development.”

- (d) Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.

Staff response: There are no “timing and sequencing” issues with this request.

- (e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.

Staff response: Staff do not believe that this proposal will hinder or obstruct General Plan policies.

- (f) Adverse impacts on adjacent landowners.

Staff response: The proposed map amendment would allow for the creation of a single-family dwelling. Staff do not believe that this will have any adverse impacts on adjacent landowners.

- (g) Verification of correctness in the original zoning or General Plan for the area in question

Staff response: The General Plan shows this area as “Residential”. The proposed zone map amendment maintains this area as residential.

- (h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies

Staff response: There is no conflict between the General Plan Map and Policies.

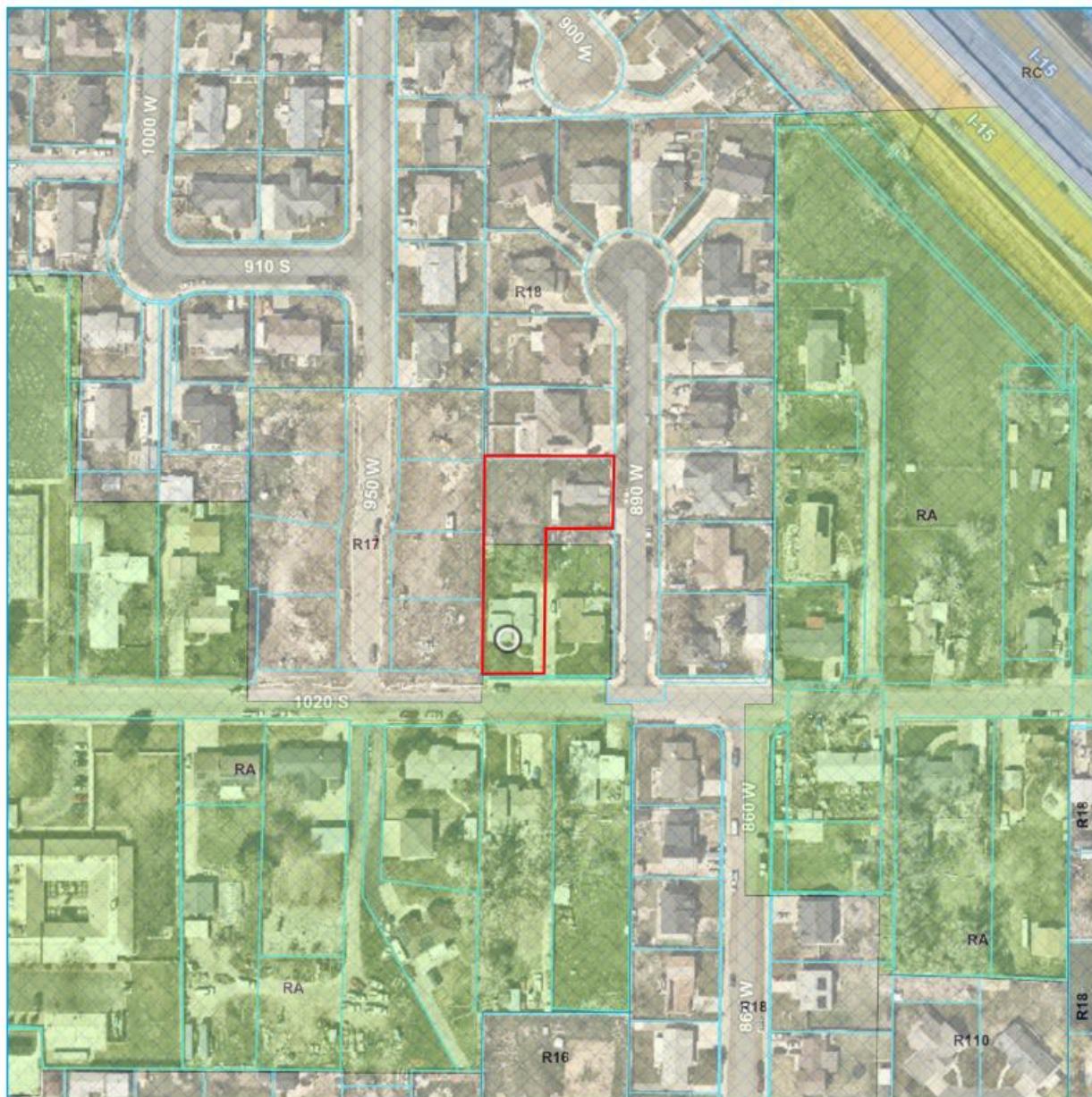
CONCLUSIONS

In conclusion, staff are supportive of this rezone. This rezone aligns with the General Plan and creates consistent zoning for the parcel that is in harmony with the surrounding zone and makes the lot conforming to current code standards.

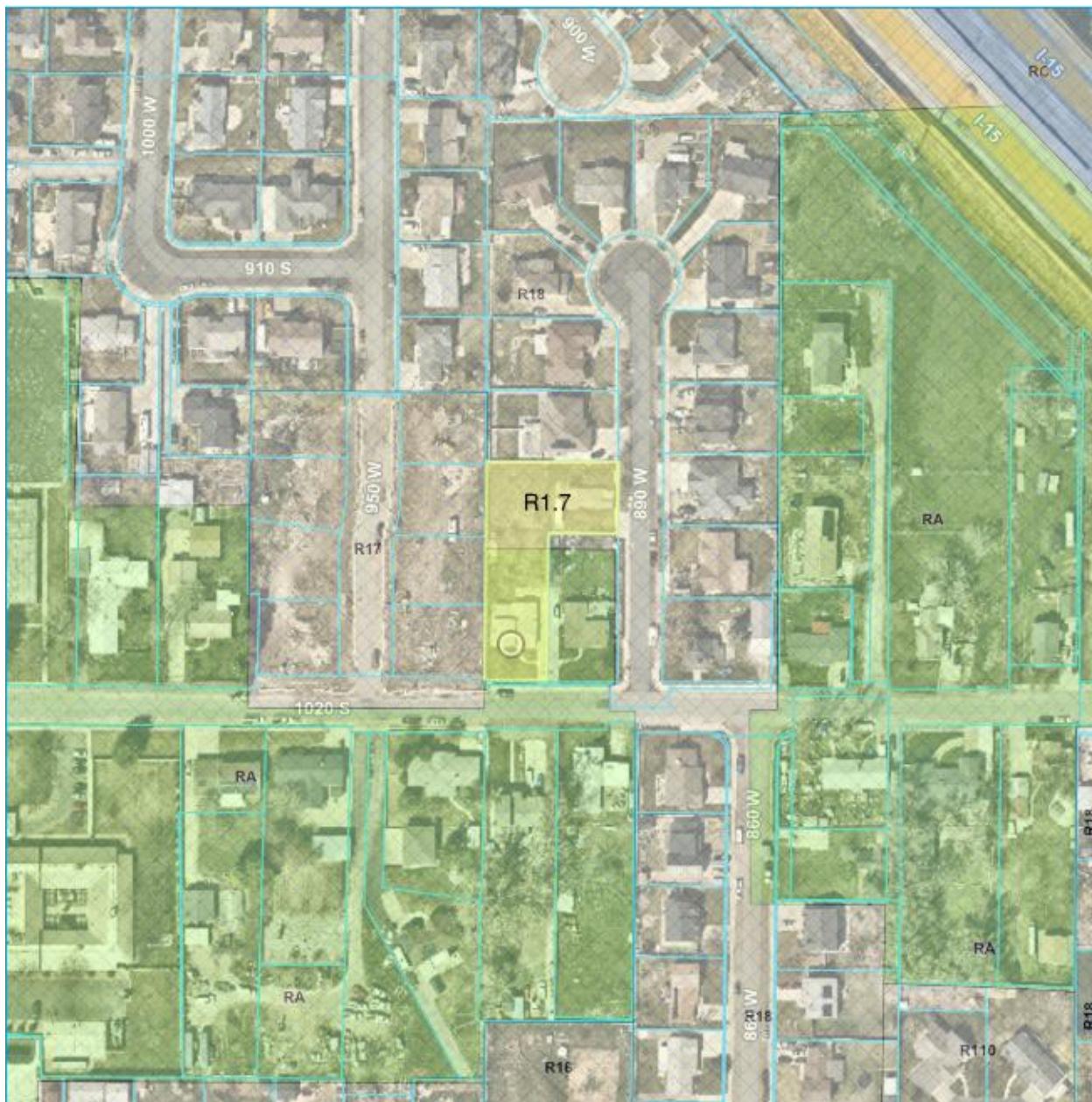
ATTACHMENTS

1. Aerial Photo Showing Current Zoning
2. Area to be Rezoned
3. Plat Map

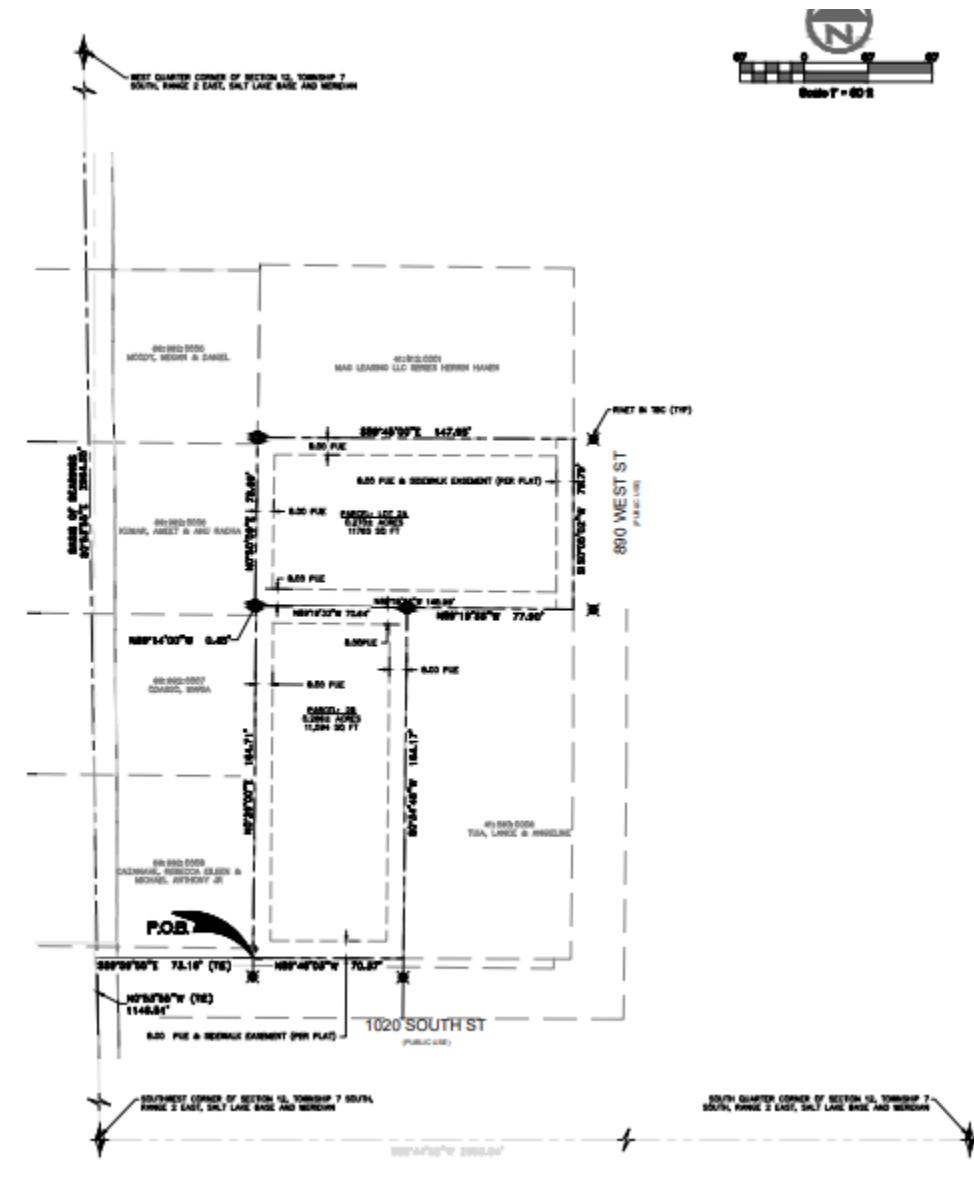
ATTACHEMENT 1 – AERIAL PHOTO SHOWING CURRENT ZONING



ATTACHMENT 2 – AREA TO BE REZONED



ATTACHMENT 3 – PLAT MAP



**Planning Commission Hearing
Staff Report
Hearing Date: August 27, 2025**

***ITEM 2** Rocky Chad Williams requests a Zone Map Amendment from the A1.1 (Agricultural) Zone to the R1.7 (One Family Residential) Zone in order to subdivide the property into four lots, located at 2858 W Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250384

<p>Applicant: Rocky Chad Williams</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: DENTON, DARLING JOY (ET AL)</p> <p>Parcel ID#: 21:022:0188</p> <p>Acreage: 1.04</p> <p>Number of Properties: 1</p> <p>Number of Proposed Lots: 4</p> <p>ALTERNATIVE ACTIONS</p> <ol style="list-style-type: none">1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is September 10th, 2025, 6:00 P.M.</i>2. Recommend Denial of the requested zone map amendment. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i>	<p>Current Legal Use: A legal one-family dwelling.</p> <p>Relevant History: The subject property has had agricultural zoning since its inclusion into Provo City. The existing home was built on the lot in 1965.</p> <p>Neighborhood Issues: This item has been scheduled for the August 20th District 3 meeting, after this report is due for publishing. Staff have not heard of any concerns about this request at this time.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• Current zone does not allow any new building lots.• Dimensions of lot frontage for the new lots around the existing home creates a need for the R1.7 zone (lot sizes are all over 10,000 square feet).• Lot frontages match those on other side of 2830 West.• Lots 1,3, and 4 will access from 2830 West.• The request complies with the General Plan. <p>Staff Recommendation: That the Planning Commission recommend to the Municipal Council approval of the proposed zone map amendment from A1.1 to R1.7 at 2858 W Center Street.</p>
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OVERVIEW

Rocky Chad Williams is requesting a zone map amendment from the A1.1 Zone to the R1.7 Zone to allow for the subdividing of land for three new building lots around an existing home at 2858 W Center Street.

The applicant has worked with the property owners to design a four-lot subdivision that allows the existing home to stay. This layout has been through the CRC (Coordinator Review Committee) staff review and has been found to be able to comply with city standards. An access easement on the west of the lots will allow lot 2 to be accessed with its existing garage location, as well as the owners to continue to access the back of their property to the west, at 2870 West Center. The three new building lots on the subject property will be accessed from 2830 West.

STAFF ANALYSIS

While zoning to the north and the east is R1.10, the lot sizes are commonly less than 8,000 square feet. In fact, three lots across 2830 West are less than 8,000 sf as are the two adjacent lots to the north.

Staff are supportive of this request as it follows the General Plan land use designation (residential) and allows infill development within an existing neighborhood. Further analysis is provided below, in response to the criteria found in Provo City Code 14.02.020:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: **(staff responses in bold)**

(a) Public purpose for the amendment in question.

Staff Response: The applicant states that the public purpose for the amendment is to provide housing in a time of need and to strengthen the neighborhood.

(b) Confirmation that the public purpose is best served by the amendment in question.

Staff Response: Staff agrees with the purposes stated by the applicant above as this request enables more single-family lots to be created and sold within an existing neighborhood.

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff Response: In addition to statements above, this proposal helps to meet specific General Plan goals listed in Chapter Three to “encourage healthy and balanced neighborhoods” and in Chapter Four to “encourage opportunities for small scale, infill housing” in an effort to grow the housing stock in Provo.

(d) Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.

Staff Response: There is not a timing and sequencing provision related to this request.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

Staff Response: Staff have not found any part of the General Plan policies that this zone request would hinder or obstruct from being obtained.

(f) Adverse impacts on adjacent landowners.

Staff Response: The addition of three new homes in an established neighborhood with proper access and utilities should not create an adverse impact on any adjacent landowner.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

Staff Response: Staff have verified the zoning and General Plan are correct.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

Staff Response: No such conflict exists.

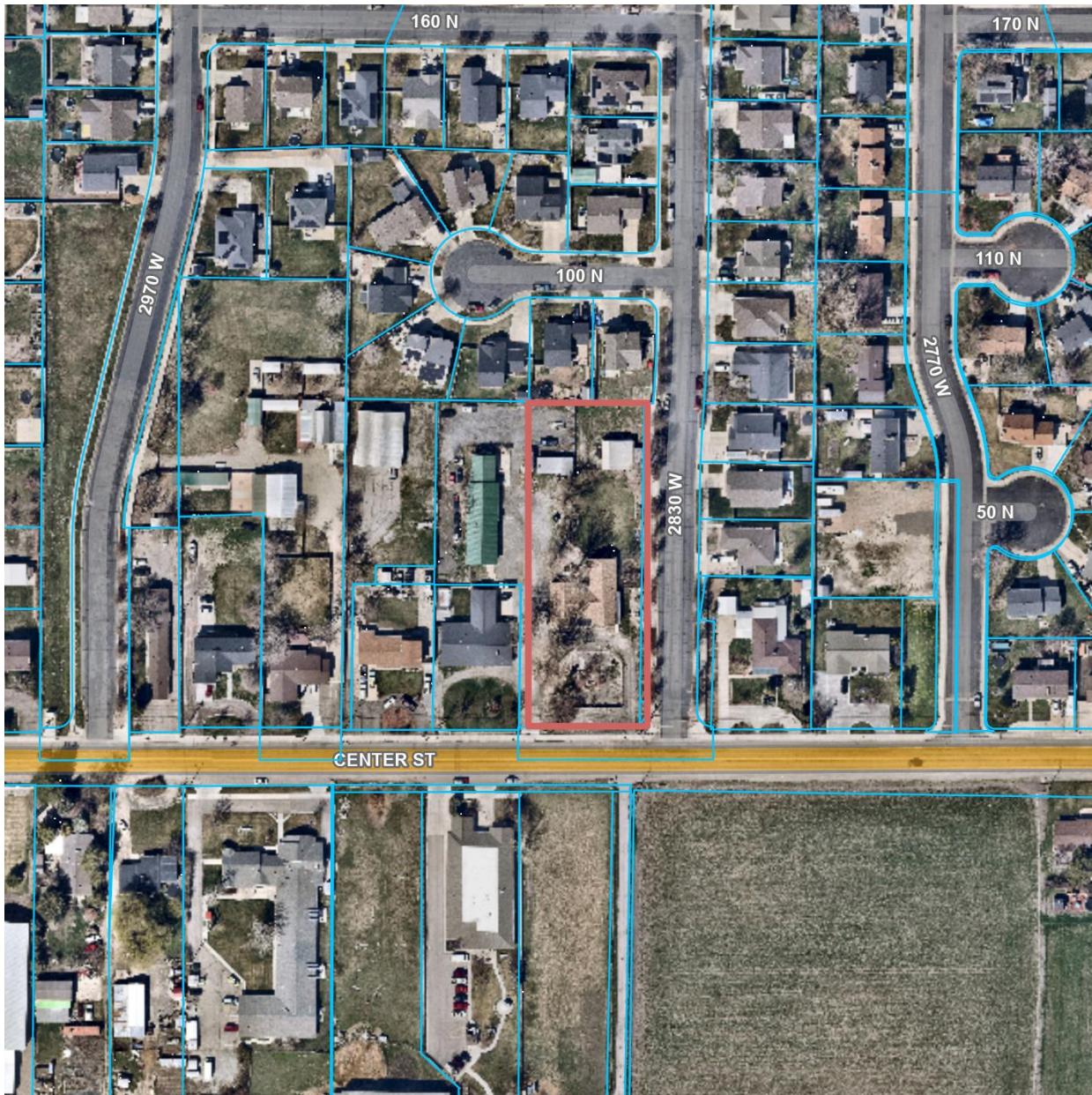
CONCLUSIONS

In reviewing this request, staff have found no areas of concern and are encouraged by the reasonable layout and proposed zone to allow that layout to move forward. If the proposed zone change is approved, the applicant will be required to come back with a final subdivision application to ensure all standards are met prior to any building permits.

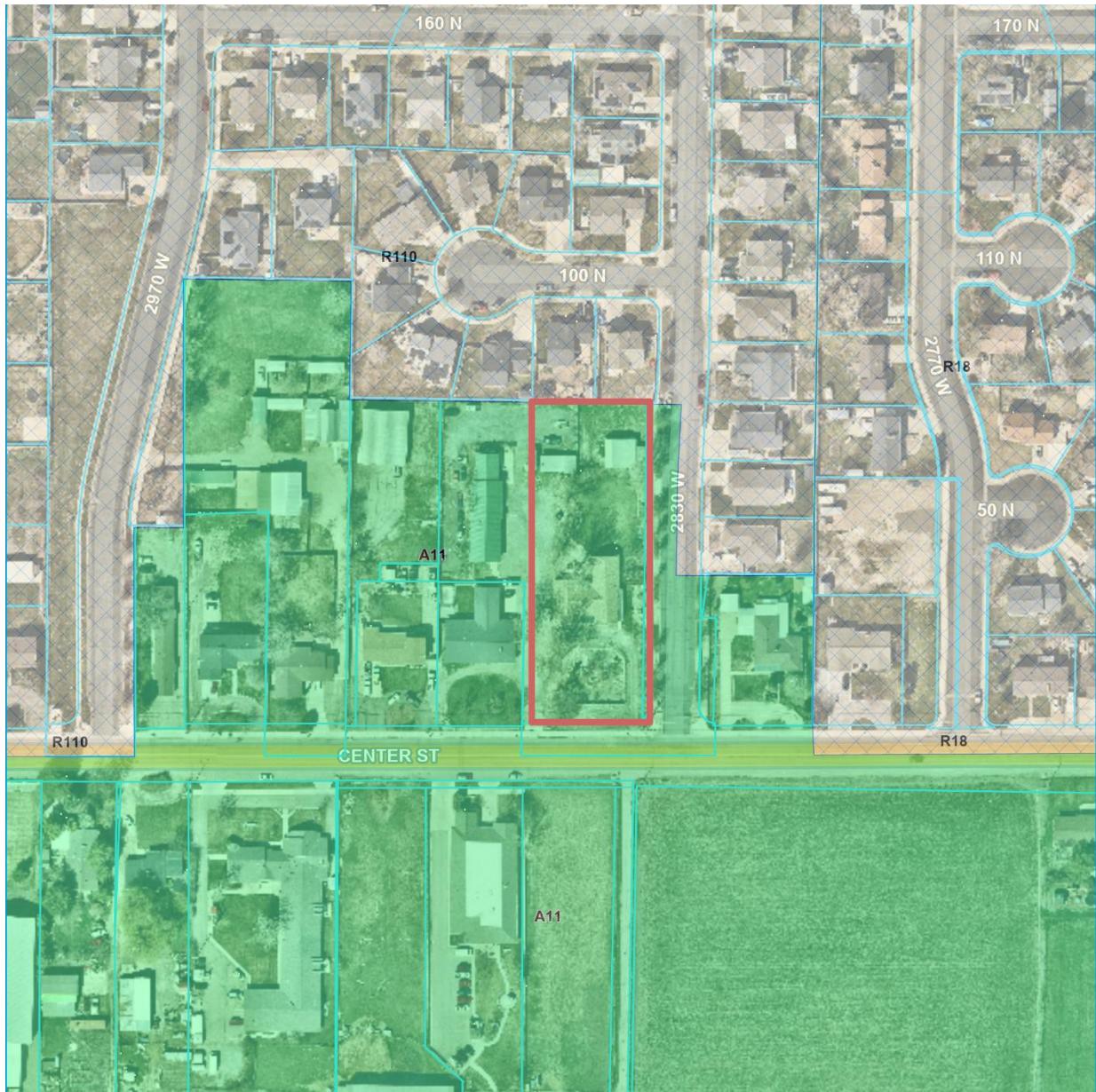
ATTACHMENTS

1. Area Map
2. Zone Map
3. General Plan Map
4. Preliminary lot layout
5. Applicant statements

ATTACHMENT 1 – AREA MAP



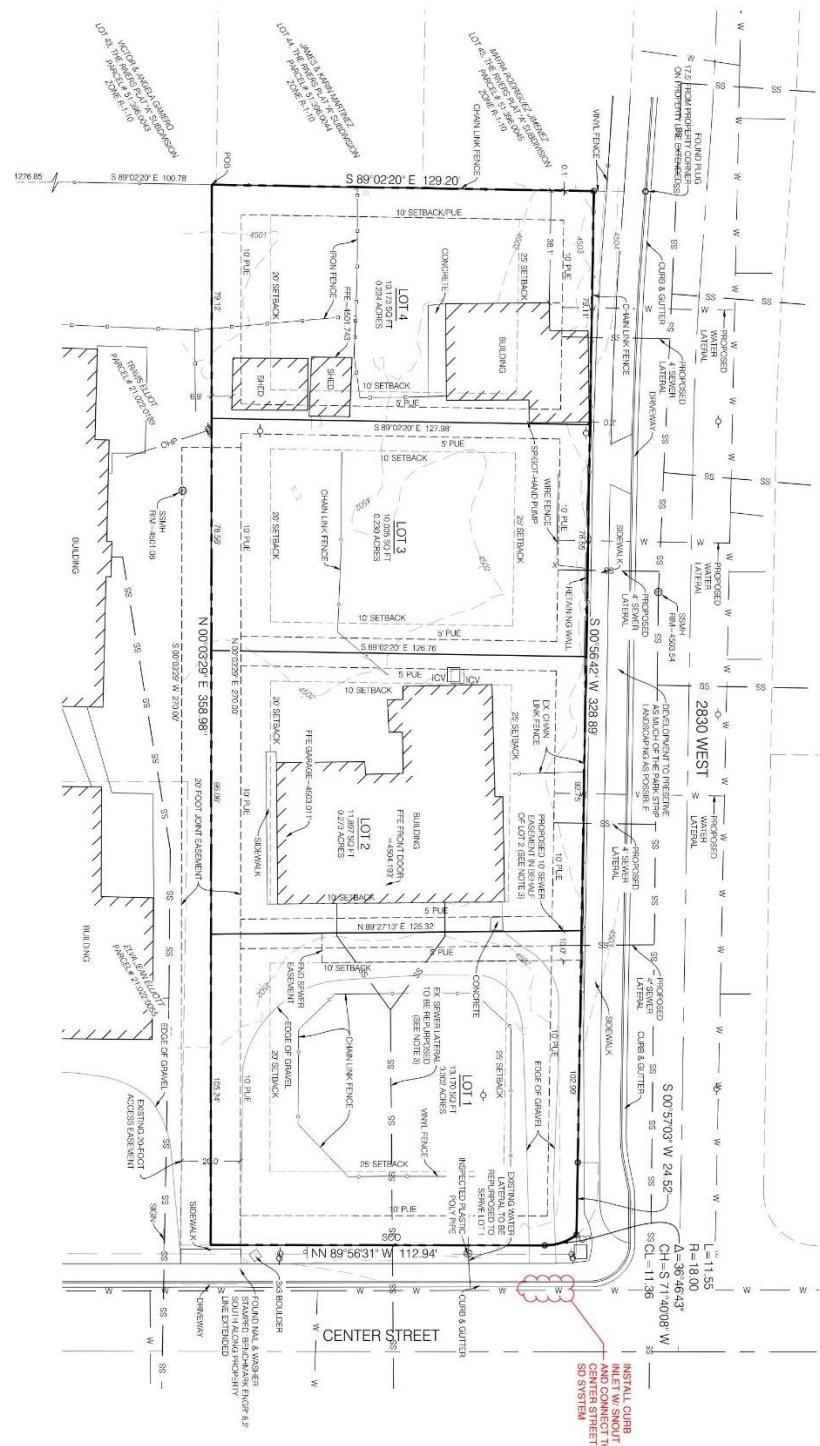
ATTACHMENT 2 – ZONE MAP



ATTACHMENT 3 – GENERAL PLAN MAP



ATTACHMENT 4 – PRELIMINARY LAYOUT



ATTACHMENT 5 – APPLICANT STATEMENTS

8/4/2025

RE: Rezone of 2858 West Center Street

To Whom it may concern:

We schedule and attended a CRC meeting with Aaron Ardmore and other key staff members 6-25-2025 to discuss the four-lot subdivision and to solicit staff support moving forward. We met with the city to discuss with the various heads of department regarding this 4-lot subdivision and presented two options and asked for which they would recommend and support. Both the R-1-10 and R-1-7 their various requirements but we were pleasantly surprised to find that they recommended for us to proceed with the R-1-7 approach.

It is always best and our intention to pursue a plan that City staff will endorse. We also understand that housing in Provo is limited but in high demand for single family residences and even multifamily. The property needs to be rezoned from agricultural, and the surrounding areas have been planned for R-1-10. Interestingly is that within a few lot lines away to the north in, these same R-1-10 zoned neighborhoods, we have 60-foot-wide frontages with 8,000 SF lots. Most of these homes in the area are more than 20 years old and having four new homes with fresh paint and construction can only be a positive addition.

With the subject property being a large parcel being over 45,000 SF lots, as shown in this work in progress concept draft, we can easily get the four 10,000+ SF lots with the average lot size of 11,312 SF. Due to the location of the existing home on site, our challenge was meeting the frontage requirements of the R-1-10 being at minimum 90-feet when nothing in the neighborhood with that same zoning match. Staff had explained that the surrounding lots were part of a development agreement which included the landscaping along 2830 West Street. We were urged by staff and agreed that we would strive to keep and maintain as much of the landscaping as possible that presently exists along the west park strip. It appears the improvements needed to service each of these lots is achievable with little or no impact on the surrounding areas, as well as offering some much-needed housing.

Due to the existing home, one with solid bones, family history, and memories, that the family wants to preserve on lot-2, limits where we may divide the lot line along the property and meet setback requirements. We have held the traditional 10-foot side yard setback on the north and split the remaining two lots at 77.5 feet wide each, 17.5 feet wider than other lots in the area and still put the two smallest lots at 10,013 SF. Based upon our understanding of frontage requirements, we would have to rezone to R-1-7 that allows for 70-foot-wide lots and get two of the lots approved for 77.5-feet wide, matching neighboring precedence.

With the full support and recommendation of your CRC staff's representatives, we are asking the City to rezone the property located at 2858 West Center Street, Provo, Utah, from its current agriculture zoning to the R-1-7 zoning and approve the four lots preliminary plat as submitted. We believe we have met all of the suggestions from staff regarding this zoning application and further believe that with this new zoning designation we can have four outstanding building lots (3-new), all exceeding the minimum square footage of the surrounding zoning. Should you have any questions, concerns or suggestions, we welcome your input and ask that we can proceed forward with zoning application and approvals accordingly.

Sincerely,
Kevin J. Peterson, PLS
Professional Land Surveyor

8/4/2025

RE: Rezone of 2858 West Center Street

To Whom it may concern:

June 25, 2025 CRC Meeting Summary and Rezoning Request

On June 25, 2025, we met with Aaron Ardmore and other key City staff to review our proposal for a four-lot subdivision at 2858 West Center Street. We presented two layout options, one conforming to R-1-10 standards (less the 90-ft min frontage), and the other to R-1-7—and asked “which zoning path the City would endorse”. Staff unanimously recommended proceeding under R-1-7.

Project Context

- The site is currently zoned agricultural but surrounded by R-1-10 neighborhoods with 8,000 SF lots and 60-foot frontages.
- Nearby lots, though zoned R-1-10, were developed via a special agreement, allowing landscaping along 2830 West Street.
- Provo has a critical shortage of single-family homes; four new residences with contemporary construction and fresh landscaping will strengthen the neighborhood.

Conceptual Subdivision Plan

- Parcel size: over 45,000 SF
- Proposed lots: four, each exceeding 10,000 SF (average 11,312 SF)
- Existing historic home retained on Lot 2, respecting its family heritage and “solid bones.”

Frontage and setbacks posed challenges under R-1-10 (90-foot minimum), especially given the home's position. Under R-1-7 (70-foot frontage), we can:

1. Preserve the historic home on Lot 2.
2. Maintain a 10-foot side yard on the north.
3. Create two lots at 77.5 feet of frontage—17.5 feet wider than adjacent properties—each still at least 10,013 SF.

Staff encouraged us to retain as much existing landscaping along the west park strip as possible. We will meet all infrastructure and service requirements with minimal impact to surrounding properties.

Request to the City

With full support from CRC staff representatives, we respectfully request that the City:

1. Rezone 2858 West Center Street from agricultural to R-1-7.
2. Approve the preliminary plat for the four-lot subdivision as submitted.

We believe our proposal reflects City guidance, delivers much-needed housing, and enhances the character of the neighborhood with three new, proportionally larger lots. Please let us know if you have any questions, concerns, or suggestions so we can move forward with zoning approvals.

Sincerely,

Kevin J. Peterson, PLS
Professional Land Surveyor

**Planning Commission Hearing
Staff Report
Hearing Date: August 27, 2025**

***ITEM 3** Development Services requests a Zone Map Amendment from the OSPR (Open Space, Preservation and Recreation) and R1.20 (One Family Residential) Zones to the R1.6(PD) Zone in order to create a residential subdivision, located approximately at 3200 W Bulldog Lane. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250397

<p>Applicant: Development Services</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: PROVO CITY CORPORATION</p> <p>Parcel ID#: 19:044:0051; 19:044:0055; 19:044:0054</p> <p>Acreage: 11.13</p> <p>Number of Properties: 3</p> <p>Number of Proposed Lots: 68</p> <p>ALTERNATIVE ACTIONS</p> <ol style="list-style-type: none">1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is September 10th, 2025, 6:00 P.M.</i>2. Recommend Denial of the requested zone map amendment. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i>	<p>Current Legal Use: Vacant land.</p> <p>Relevant History: This city-owned property was recently annexed into Provo City boundaries in January 2025. The city has been working with Nilson Homes to create a plan for a residential development that mixes market-rate and workforce housing in a cohesive community.</p> <p>Neighborhood Issues: This item is scheduled for the August 20th District 3 Neighborhood meeting, after this report is published. Citizen input has included concern regarding workforce housing and that commercial zoning at this location would be convenient for the high school.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• Property is owned by Provo City.• Development Services is hoping to provide workforce housing for city employees and first responders.• The proposed zone follows the General Plan land use designation and policies.• The proposed concept helps to meet many of the General Plan goals. <p>Staff Recommendation: That the Planning Commission recommend approval to the Municipal Council of the proposed zone map amendment from OSPR and R1.20 to R1.6(PD) at 3200 W Bulldog Lane.</p>
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OVERVIEW

Development Services is requesting a zone change to the R1.6(PD) Zone to provide opportunities south of Provo High School for a new housing development that would include workforce housing that would first be made available to first responders and other city employees. Half of the housing would be workforce units and half would be market-rate.

The property has been owned by Provo City for several years and was recently annexed into city boundaries in anticipation of this proposed development. An RFP was posted seeking developer/builder partners. Three companies responded and Nilson Homes was selected. The development would provide a variety of housing styles, all single-family detached homes. There would be a large, 2.4-acre open space with trails on the south side of the development along with good access to local parks.

The property is bordered by a R1.8 neighborhood to the east with single-family homes on lots ranging from 6,000-8,000 square feet; vacant unincorporated land to the south; the Provo Delta to the west, and Provo High School to the north.

STAFF ANALYSIS

Due to the significant housing shortage we are experiencing in the state currently, the mayor and council asked staff to consider city-owned parcels for housing. This property is an ideal spot for this type of development. A community that provides homes for our firefighters and police officers along side of market-rate, for-sale lots should benefit the larger Lakeview South neighborhood. Additionally, this proposal will help meet the housing goals and policies of the General Plan, as evidenced below from the criteria in Provo City Code 14.02.020.

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: **(staff responses in bold)**

(a) Public purpose for the amendment in question.

Staff Response: The public purpose for the amendment is to provide additional housing with a variety of price points; while providing some owner-occupied, workforce housing.

(b) Confirmation that the public purpose is best served by the amendment in question.

Staff Response: This amendment would enable the city to move forward with a quality development that meets the above stated purpose.

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff Response: Chapter Three of the General Plan lists goals to “encourage healthy and balanced neighborhoods” and “encourage the development of various types of housing inventory” within the city. Staff believe the proposed amendment and concept will help the city to meet these goals. Additionally, this plan is an example of how to “identify key locations where attainable housing is needed and consider utilizing best practices such

as deed restrictions and HUD programs to provide below market-rate housing" as stated in goal 2d of Chapter Four.

(d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

Staff Response: There is not a timing and sequencing provision related to this request.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

Staff Response: Staff have not found any part of the General Plan policies that this zone request would hinder or obstruct from being obtained.

(f) Adverse impacts on adjacent landowners.

Staff Response: The addition of new homes in an established neighborhood with great access to Bulldog Lane with connection to Lakeview Parkway should not create an adverse impact on any adjacent landowner. Driveway access will be limited for most of the homes along Bulldog Lane, easing any potential traffic conflicts with High School traffic.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

Staff Response: Staff have verified the zoning and General Plan are correct.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

Staff Response: No such conflict exists.

In addition to the Provo City Code criteria above, the General Plan identifies specific criteria related to residential rezone requests, as follows: **(staff response in bold)**

- Would the rezone promote one of the top 3 housing strategies?
 - Promote a mix of home types, sizes, and price points? **Yes, the variety of home plans will provide a mix of housing types, sizes, and price points.**
 - Support zoning to promote ADUs and infill development? **Yes, this rezone would permit ADUs.**
 - Recognize the value of single-family neighborhoods? **Yes, the concept should fit in well with the other single-family homes in the area.**
- Are utilities and streets currently within 300 feet of the property proposed for rezone? **Currently, sewer is farther than 300 feet away, but it will be extended to the site in 2026 as a capital improvement project. Other utilities are available.**
- Would the rezone exclude land that is currently being used for agricultural use? **The land associated with this request is not being used for agricultural purposes and**

is zoned OSPR and R1.20.

- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transport stops or stations? **No, the closest UTA route (833) has a stop at 2915 West Center Street; which is approximately 1.5 miles away.**
- Would the rezone encourage development of environmentally or geologically sensitive, or fire or flood prone, lands? If so, has the applicant demonstrated these issues can reasonably be mitigated? **No, the development plan for the site respects designated wetlands as open space.**
- Would the proposed rezone facilitate the increase of on-street parking within 500 feet of the subject property? If so, is the applicant willing to guarantee use of a TDM in relation to the property to reduce the need for on-street parking? **No, the plan meets city requirements for off-street parking, which takes into account visitor parking.**
- Would the rezone facilitate a housing development where a majority of the housing units are owner-occupied? **All housing units will be for sale. The workforce units must be owner-occupied in perpetuity.**
- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making between 50-79% AMI? **No. Fifty percent of the homes will be sold in the 80-120% AMI range, which is workforce housing. The remaining fifty percent will be sold at market rates which are anticipated to start at approximately \$600,000.**

FINDINGS OF FACT

1. Property is in the OSPR and R1.20 Zones (chapters 14.33 and 14.10).
2. Property is designated as Residential in the General Plan.
3. Proposed Zone is R1.6(PD) (chapters 14.10 and 14.31)
4. Base density for R1.6 Zone is 78 lots (section 14.31.070).
5. Proposed density is 68 lots.

CONCLUSIONS

Provo City administration and City Council have been trying to find ways to get more attainable, for-sale housing in the city. This rezone request provides that opportunity. The PD overlay will allow this project to provide different price points and lot sizes to enable the city to meet these goals. Because this is city-owned land staff are very comfortable moving this forward, understanding that there is minimal risk of the plan not being followed.

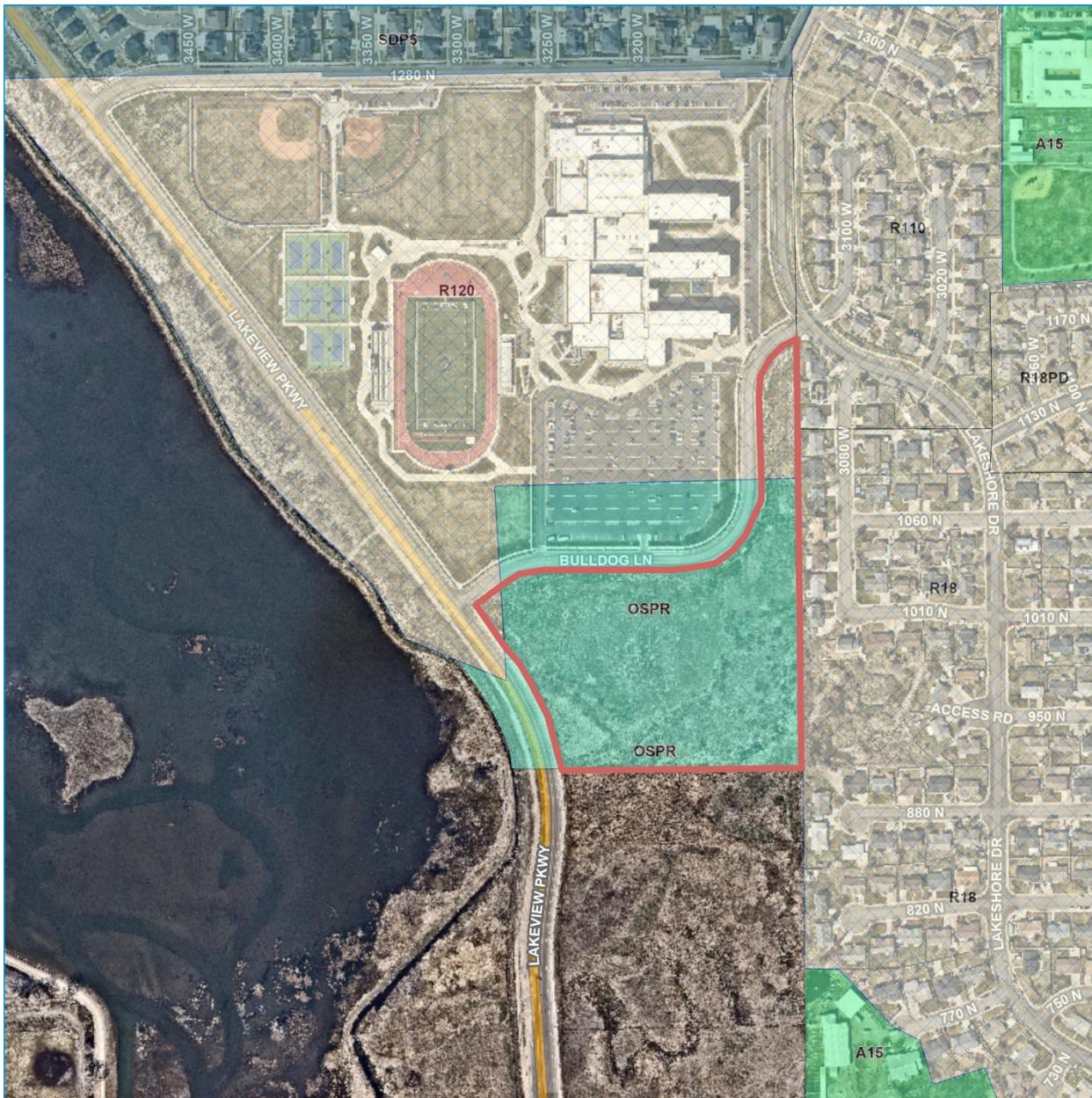
ATTACHMENTS

1. Aerial Map
2. Zone Map
3. General Plan Map
4. Concept Site Plan
5. Concept Elevations

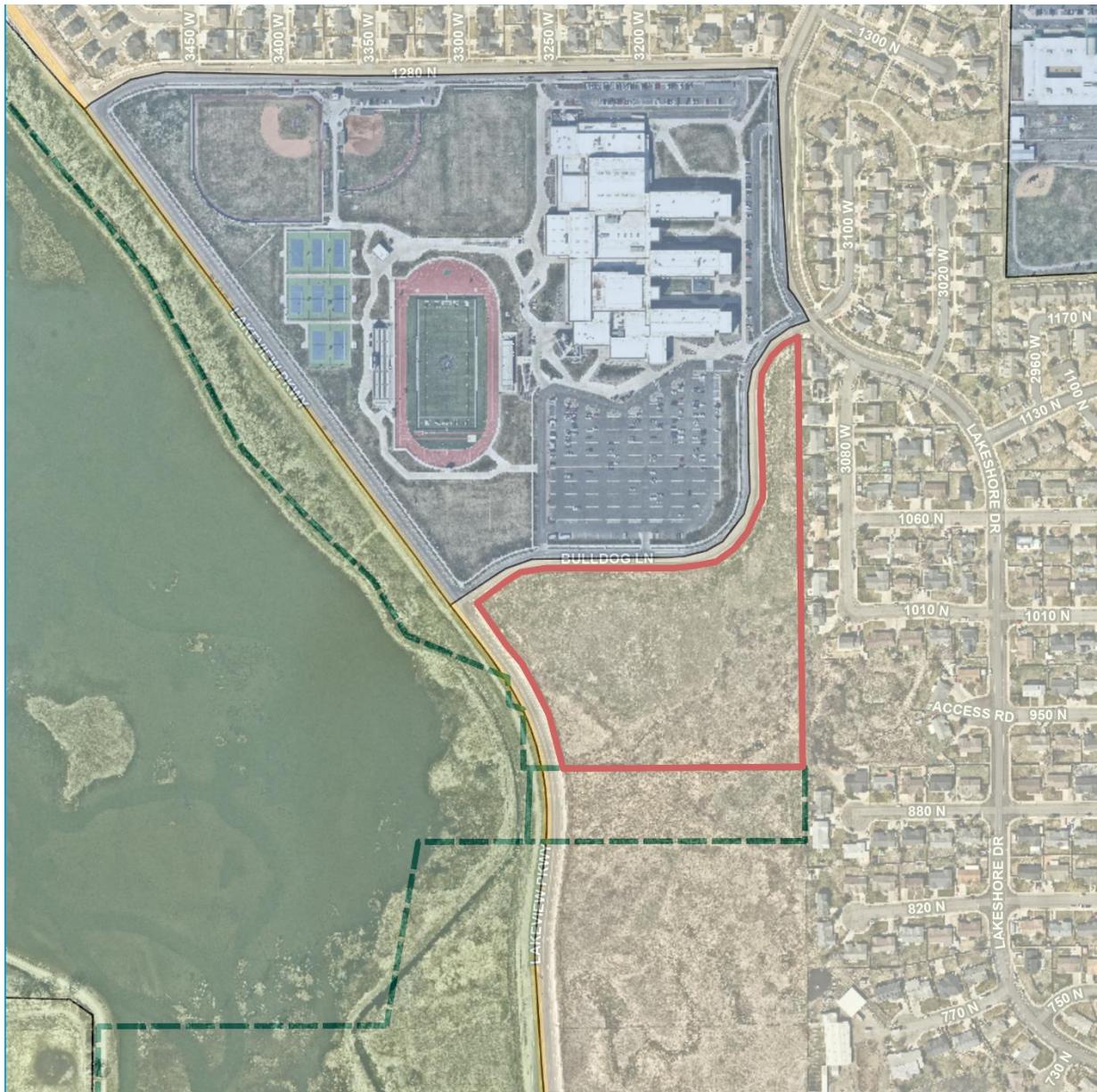
ATTACHMENT 1 – AERIAL MAP



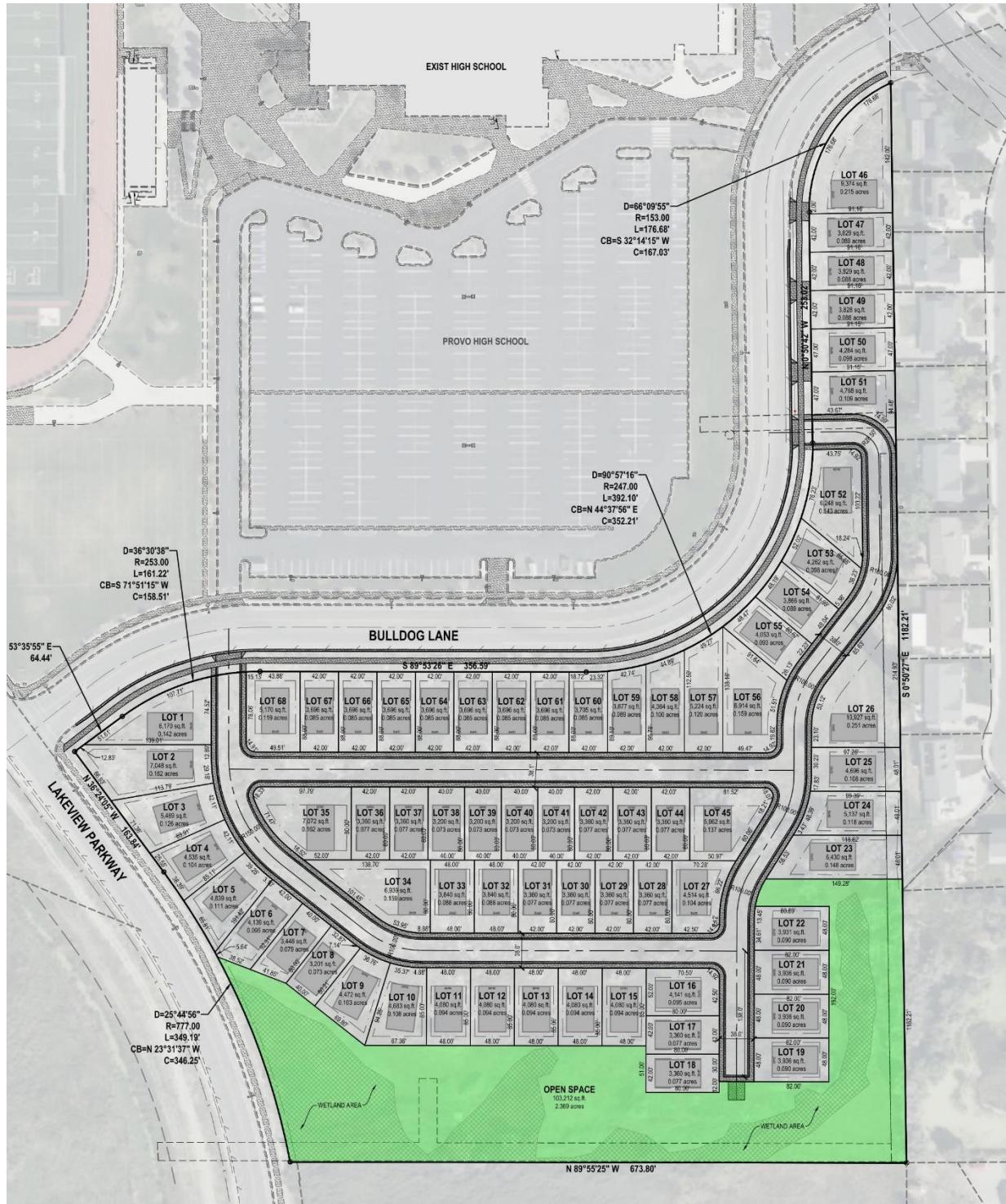
ATTACHMENT 2 – ZONE MAP



ATTACHMENT 3 – GENERAL PLAN MAP



ATTACHMENT 4 – CONCEPT SITE PLAN



ATTACHMENT 5 – CONCEPT ELEVATIONS



Janis Nuckolls | August 27, 2025

comments on planning commission hearing 8/27/25

Regarding Item 3 of tonight's agenda, where is the overall environmental impact/assessment statement by the Utah department of Environmental Quality?

We would like to see soil, water, or wetland study documentation related to the OSPR zone map amendment, and R1.20, one family residential zone changes. These are being proposed as a change to the R1.6: PD zone in order to create a residential subdivision, located at 3200 west Bulldog lane, Lakeview north neighborhood.

It is our opinion that responsible parties for environmental protection with the State of Utah, Utah County, and Provo City have a legal obligation to preserve the remaining critically located open space and watersheds bordering the Utah Lake wetlands and the Provo River Delta Park area.

This property that has been annexed to the City of Provo and is located east of Lakeshore PKWY between Provo High and the proposed annexed SS Minnow wetlands area.

Shantel Bjornn | August 25, 2025

The Housing Project by Provo High

Hello!

I am writing in regard to item #3 on the Planning Commission agenda for August 27th. I am asking that this decision be held off. The West side is in dire need of commercial options. With the high school being right there, this lot would be a great option for a couple fast food restaurants, or even a grocery store. It is right off Lakeview Parkway, so it will not affect neighborhood traffic, and it will create a safer opportunity for students at lunch. Currently our students leave the school and have to travel for the majority of their lunch period just to get to a food option. This causes unsafe travel, as well as allows our sales tax revenue to bleed to Orem. I know a lot of work has been put into this plan, and can appreciate the care that was put into it. I am not asking to stop the development completely, even if we could zone it so there is still housing in most of it with a small corner mart, it would go a long way to increasing neighborhood and resident satisfaction. If the decision could be delayed so some more research could be done on ways to split the land into separate zones, that would be wonderful. There are already several housing projects in the works on the West side, with other areas looking to be sold to developers. I appreciate that this project contains single-family homes, where other projects around here are twin homes or townhomes. I do hope, however, that we can pause and take advantage of the opportunity

right now to explore more options. There are many who have expressed interest in this land being used as commercial, and I would like the opportunity for this to be examined more. Thank you for your time.

-Shantel Bjornn

David Gale | August 25, 2025

Opposition to Aug 27 Planning Commission Meeting Agenda Item #3 – Delta Vista Project

I am writing to express my opposition to the proposed Delta Vista project south of Provo High (Agenda Item #3). I was recently appointed to the Neighborhood District 3 Executive Board, which covers the area where this project is located. While I cannot attend the planning commission meeting in person, I hope you will consider the following concerns from the perspective of both a resident and a neighborhood representative:

1. Premature without a neighborhood plan

Northwest Provo still lacks a neighborhood plan. This is city-owned land with far-reaching potential, and development decisions should be made thoughtfully, in alignment with a plan that does not yet exist.

2. Local needs are being overlooked

While this project may address a citywide housing demand, it fails to consider the needs of west Provo — the community most directly impacted. At the most recent Neighborhood 3 meeting, many nearby residents voiced strong concerns about this proposal. The discussion and opposition went long enough that the city Planning Director, Bill Peperone, told the meeting moderator to end the discussion and move on to the next point.

3. Lost opportunity for essential services

This property could serve as a prime location for a neighborhood grocery store and small businesses, similar to the amenities available near Timpview High with the Day's Market, a soda shop and some restaurants.

- The USDA has identified the area around Center Street, west of I-15, as a food desert, where many low-income residents live more than a mile from a grocery store.
- The proposed Walmart is a step forward but is located too far south to fully serve Center Street residents and **remains unapproved**.

- Meanwhile, the Center Street site long expected for a grocery store has been rezoned for high-density housing, removing it as a solution.

4. Commitments to west side residents

The Mayor and several City Council members ran on pledges to address the west side grocery store situation. This location presents a meaningful opportunity to fulfill those commitments. Finding a location in West Provo for a grocery store is by far the #1 concern for the vast majority of residents in this neighborhood, and right now there is no clear location where that need could be met.

For these reasons, I urge the Commission to recommend pausing this project and reconsidering the use of this land. Once it is zoned for housing, the chance to meet critical neighborhood needs — grocery access, small businesses, and community-focused development — will be lost. Northwest Provo deserves a deliberate, balanced plan that reflects the daily realities of west side residents.

Thank you for your service and for considering my perspective.

Sincerely,

David Gale

Chantelle Atkin | August 26, 2025

Concerning west side subdivision by Provo high

Mayor Kaufusi,

Thank you for taking the time to show interest in our concerns regarding the subdivision being developed across from Provo High School. As residents directly impacted by this project, we have been voicing our concerns since before the land was annexed. We've attended city council meetings, participated in neighborhood meetings on our own time, and reached out to council members on several occasions. One of our neighbors has corresponded with Bill Peperone throughout this process.

Despite our efforts, the feedback we've received from some city council members has been disappointing. Rather than addressing our specific concerns, such as potential damage to our homes and the increased traffic and safety risks along Lakeshore Drive, we have been dismissed as simply opposing development in our "backyard."

We understand that we cannot stop the project entirely. Our goal is not to block progress, but to ensure that it moves forward responsibly and with consideration for the real, lasting impacts on the surrounding community.

One major issue is the use of compressed wood foundations, which should never have been approved in this area. These foundations, even under ideal conditions, have a limited lifespan of 50–100 years. With the presence of high water tables and unstable soil, that estimate decreases significantly. I fear that by the time I've paid off my home, it could be structurally compromised or even worthless. We've already seen issues arise with the Provo High construction, and the prospect of additional building so close to our homes is deeply concerning.

The second major issue is the increased traffic along Lakeshore Drive. Many of our children cross this road daily to get to school, and since the construction of Provo High, no improvements have been made to enhance pedestrian safety. The addition of 150+ vehicles from the new subdivision will significantly worsen traffic conditions and increase the risk to our children and other pedestrians. This impact must be thoroughly addressed before any further development moves forward

Attached are two letters we've written, which outline our concerns in greater detail and include specific requests we believe should be addressed before the development continues. While we've had little indication that our voices are being heard, we are still hopeful that someone will advocate for our neighborhood and work with us toward a viable path forward.

We are asking, pleading for your help. The west side of the freeway faces unique challenges, and we feel underrepresented and unheard. Several of us would welcome the opportunity to sit down with you in person to discuss these issues and explore possible solutions.

Thank you again for your time and consideration and I look forward to working with you on this issue.

Thanks,

Chantelle Atkin

(The following letters were attachments to this email)

To Whom it may Concern,

I am writing as a concerned resident of Provo to voice my strong opposition to the proposed Bulldog Lane subdivision and to highlight several pressing issues that I urge you to consider carefully before approving additional development in this sensitive area.

According to the Provo City School District study session held on August 12, 2025, Provo High School is already over capacity, despite being only seven years old. While the building may accommodate future expansion, such a project would take time and funding—neither of which are currently in place.

Meanwhile, the addition of 74 homes would likely bring dozens more students to the area, worsening the overcrowding. At the same time, the district is prioritizing long-overdue renovations elsewhere, meaning a solution for Provo High could be years away. Part of the subdivision land that was annexed for this subdivision was Provo high property. We continue to hear the decisions being made in Provo are based on a 20-30 year plan, that is not the outcome we are experiencing.

Rather than adding stress to an already strained system, this land presents an opportunity to plan ahead—potentially using the space for future school expansion, additional services, athletic facilities, or community resources that could enhance the high school experience for both students and families.

The increase in student population at Provo High has already led to significantly more traffic exiting Bulldog Lane onto Lakeshore Drive. While Lakeview Parkway has alleviated a portion of this flow, the majority of vehicles—including student drivers, staff, and buses—still use Lakeshore Drive as their primary route.

This creates a dangerous situation for pedestrians, especially young children who walk to nearby elementary schools and rely on neighborhood crosswalks. Adding 74 more families—and potentially over 150 or more vehicles to this area will only compound these hazards.

I strongly recommend the following traffic safety improvements be considered immediately:

- Installation of a traffic signal at the intersection of Bulldog Lane and Lakeshore Drive
- Upgraded safety features at the crosswalk on Lakeshore Drive at 3020 West, including flashing lights, signage, and improved visibility
- A full traffic and pedestrian safety evaluation of the area to anticipate and address risks associated with proposed growth

This is not just about one subdivision—this is about thoughtful, sustainable planning for Provo's future. The decisions we make now will have lasting consequences for our environment, our children, and our neighborhoods.

I respectfully ask the Council and Planning Commission to:

- Deny or pause approval of the Bulldog Lane subdivision
- Conduct a thorough environmental and infrastructure impact study
- Explore alternative uses of the land that benefit the school and community while preserving nearby habitats
- Prioritize traffic and pedestrian safety improvements before any further development is considered

Thank you for your time, service, and thoughtful consideration of these concerns.

Provo City Council,

I am writing as a concerned resident living adjacent to the proposed Bulldog Lane subdivision development. My home, as well as many others homes in the area are built on a compressed wood foundation, a structure type that is especially sensitive to soil disturbance, moisture changes, and vibrations, all of which make large-scale development risky, both for new homes and existing ones in this area.

Several homes in the area have experienced visible damage during the construction of Provo High School, such as cracked walls, broken windows, and damaged concrete. If this is the visible damage it's highly likely unseen damage will surface overtime. I am deeply concerned that similar or even more severe impacts may occur as a result of the heavy dirt-moving, compaction, and pounding required for the subdivision development.

Furthermore, a neighbor just two doors south of me has had their foundation sink twice, likely due to unstable soil and water conditions related to the adjacent swamp area. This history demonstrates that the area is geotechnically fragile and may not be suited for the proposed density of 68 units on 12 acres. The land would need to be raised significantly in some areas just to be level with the sidewalks and other homes.

Therefore, I respectfully request that before any further approvals or construction activity proceeds, the city requires a third party conduct:

1. A comprehensive geotechnical and hydrological impact study to assess risks to existing homes and infrastructure.
2. A vibration impact assessment to evaluate the effects of heavy machinery and compaction activities on neighboring properties with sensitive foundations.
3. Clear mitigation plans, including drainage improvements and vibration controls, to protect current residents from damage.
4. Opportunities for public input and ongoing communication with affected residents throughout the construction process.
5. An evaluation and written contract to avoid further city damage to our homes

Our community values new development and recognizes the importance of affordable housing. However, this must not come at the expense of existing homes, especially when those homes are vulnerable to damage due to soil conditions and construction impacts.

I urge you to take these concerns seriously and to act proactively to protect residents and the integrity of our neighborhood.

Thank you for your time and consideration. I am happy to provide further information.

Provo City Planning Commission
Report of Action

August 27, 2025

***ITEM 1** Charles Anthony Morales requests a Zone Map Amendment from the RA (Residential Agricultural) and R1.8 Zones to the R1.7 (One Family Residential) Zone in order to subdivide an existing lot into two lots, located at 920 West 1020 South. Sunset Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250388

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2025:

RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application
Motion By: Lisa Jensen

Second By: Melissa Kendall

Votes in Favor of Motion: Joel Temple, Barbara DeSoto, Lisa Jensen, Daniel Gonzales, Melissa Kendall, Anne Allen, Johnathan Hill

Johnathan Hill 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.7 Zone is described in the attached Exhibit A.

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

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 08/20/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. There were no issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing.

APPLICANT RESPONSE

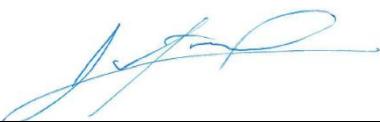
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The Applicant provided some history of the subdivision when it was built and stated that this rezone is to allow for the proposed lot to be subdivided so he could build his home on the new lot.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Kendall asked about the zoning for the surrounding properties.
- Commissioner Hill asked if the rezone was solely because of the frontage of the lot or if there were any other factors for rezoning to R1.7. Staff stated that the square footage would be fine for R1.8, but the lot width would not meet the code requirements.
- Commissioner Jensen Stated that there have recently been several rezones that have been brought before the Planning Commission because of a lot not meeting frontage or width and asked staff to continue to evaluate the code to see if changes could be made so infill could be a simpler process. She also highlighted that the staff report shows this rezone meets the goals of the General Plan and as such is in favor of recommending approval.
- Commissioner Kendall agreed with Commissioner Jensen and stated she felt with this lot still being able to match the square footage of the surrounding lots it was a good fit for a rezone.
- Commissioner Jensen asked if the rezone was tied to the subdivision or if they could get the rezone approved and then change how they would subdivide the lots. Staff stated that any changes to the subdivision plan that did not meet the R1.7 section of code would not be approved, and a new application would have to be submitted.
- Commissioner Temple asked why the Commission was more comfortable with this rezone compared with a rezone application presented at the previous Planning Commission. Commissioner Jensen stated that this application didn't require a condominium plat. Commissioner Hill added that this was bringing the property to match the surrounding density instead of increasing the density, and both lots had street frontage.



Planning Commission Chair



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.

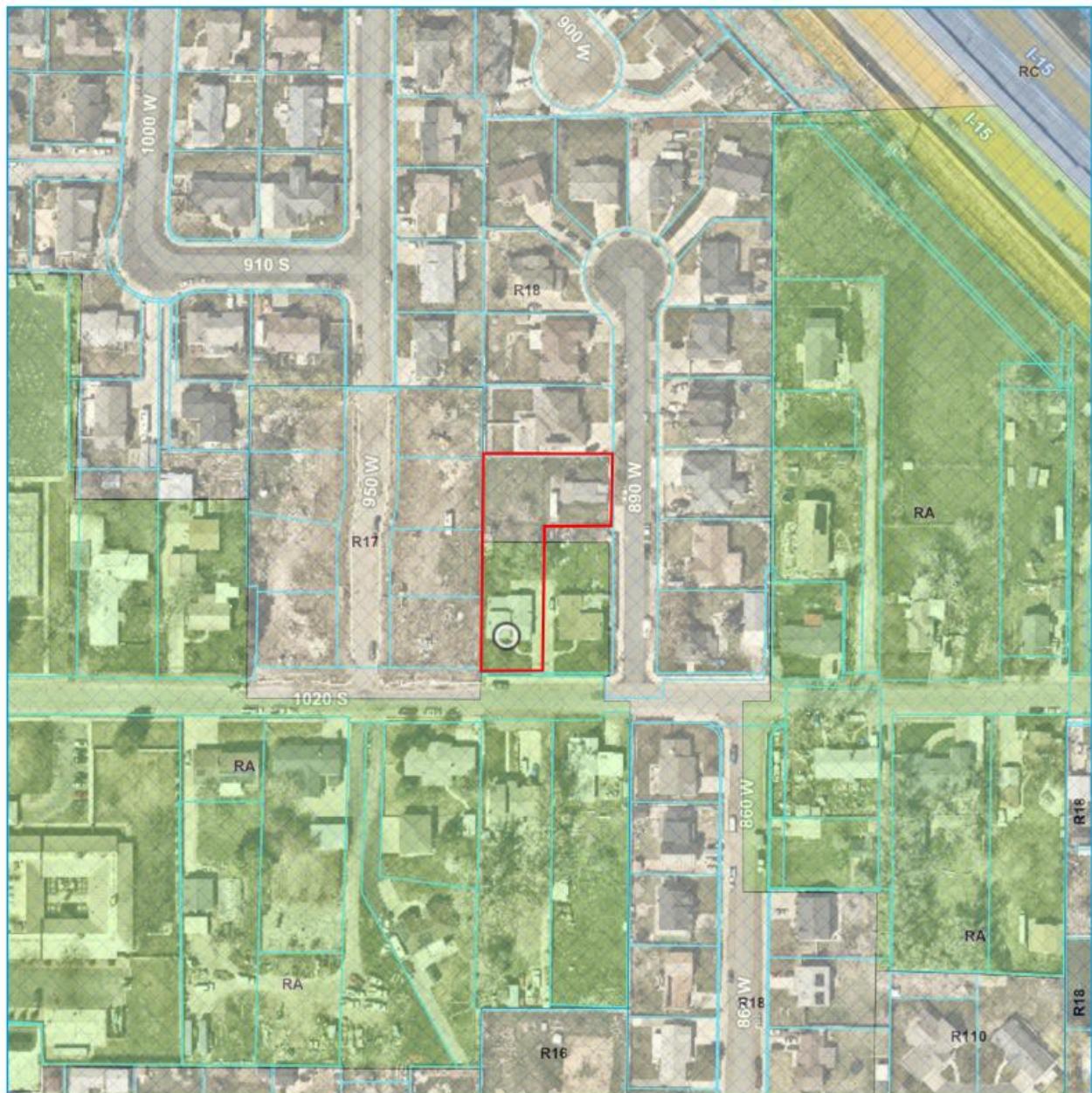
Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

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

EXHIBIT A

LOT 2, PLAT D, HERRIN HAVEN SUB AREA 0.535 AC.



Provo City Planning Commission
Report of Action

August 27, 2025

***ITEM 2** Rocky Chad Williams requests a Zone Map Amendment from the A1.1 (Agricultural) Zone to the R1.7 (One Family Residential) Zone in order to subdivide the property into four lots, located at 2858 W Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250384

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2025:

RECOMMENDED APPROVAL

On a vote of 6:1, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Daniel Gonzales

Second By: Anne Allen

Votes in Favor of Motion: Daniel Gonzales, Anne Allen, Melissa Kendall, Jonathon Hill, Barbara DeSoto, Joel Temple

Votes Against the Motion: Lisa Jensen

Jonathon Hill 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.7 Zone is described in the attached Exhibit A.

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. Staff also responded to Planning Commission questions regarding surrounding lot sizes and zoning, possible alternative zones/lot layouts, and access/frontage on the proposed lots.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 08/20/2025. No comments were received about this request in that meeting.

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.

CONCERN 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:

- Brandon Real indicated his desire for the remaining adjacent properties with an A1 Zone to be included in the zone change to R1.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant was not in attendance.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Planning Commission asked questions about zone standards, surrounding zones, and possible access options on the proposed layout of the subdivision shown with the rezone request.
- Commissioners Hill and Jensen discussed options for the other properties to rezone to R1.
- Lisa Jensen acknowledged that the applicant was not there and that she would have liked to ask about having adjacent properties join in the rezone request and felt the item should be continued since the applicant was not in attendance.



Planning Commission Chair



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.

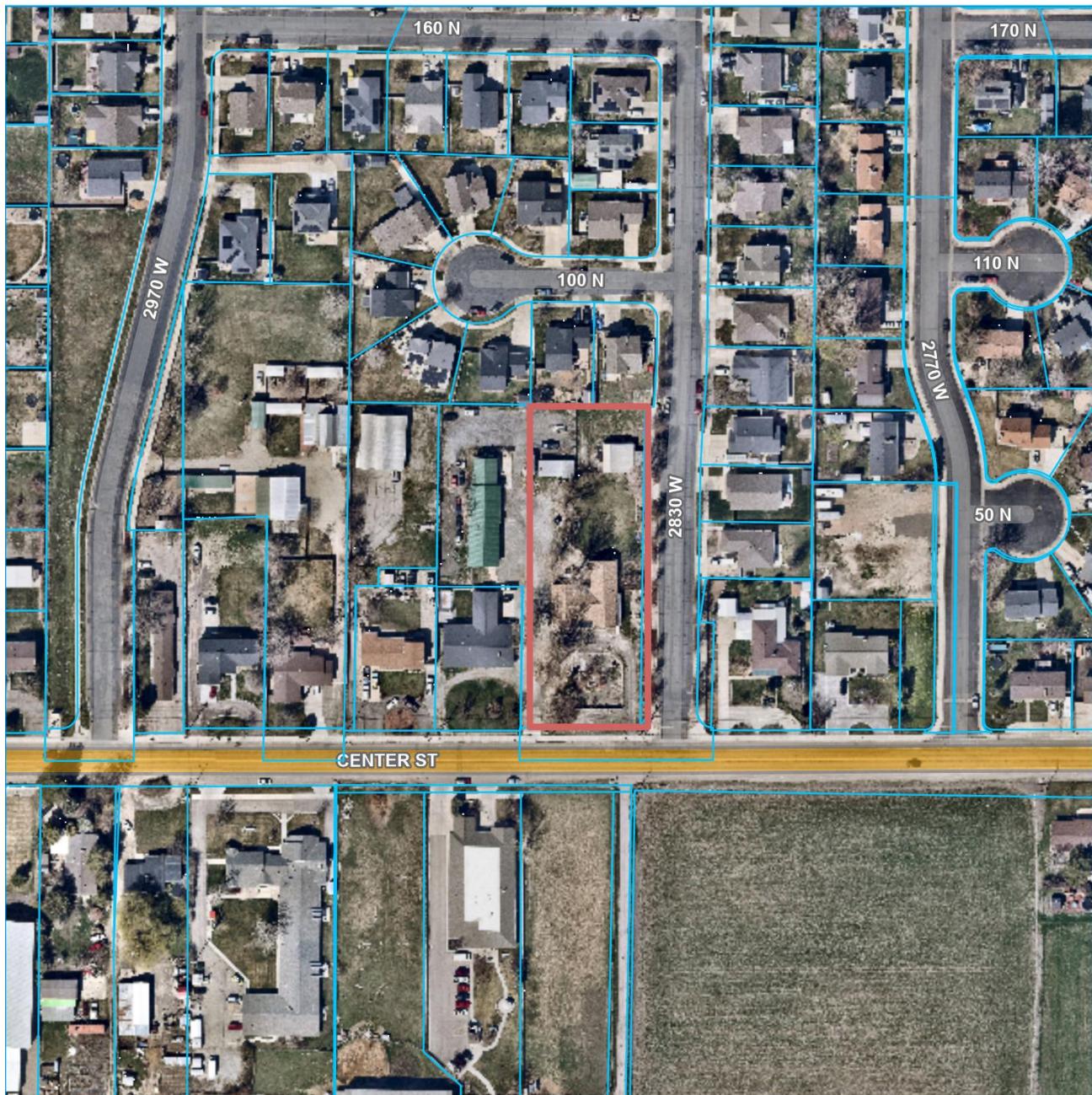
Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar 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

EXHIBIT A

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE RIVERS "PLAT A" SUBDIVISION, RECORDED SEPTEMBER 27, 2001, AS ENTRY NO. 91923: 2001 AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 1322.52 FEET AND EAST 1276.85 FEET AND SOUTH 89°02'20" EAST 110.78 FEET FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°13'18" EAST FROM SAID WEST QUARTER CORNER OF THE SOUTHWEST CORNER OF SAID SECTION 3); AND RUNNING THENCE SOUTH 89°02'20" EAST 129.20 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF 2830 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°56'42" WEST 328.89 FEET; 2) SOUTH 00°57'03" WEST 24.52 FEET; THENCE SOUTHWESTERLY 11.55 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 71°40'08" WEST 11.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE NORTH 89°56'31" WEST 112.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°03'29" EAST 358.98 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A JOINT EASEMENT FROM NORTH SIDE OF CENTER STREET ON THE EXISTING GRAVEL ROAD, WHICH STARTING POINT IS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF RIVERS "PLAT A" SUBDIVISION, RECORDED SEPTEMBER 27, 2001, AS ENTRY NO. 91923:2001 AT THE OFFICE OF THE UTAH RECORDER, SAID POINT BEING SOUTH 1322.52 FEET AND EAST 1276.85 FEET AND SOUTH 89°02'20" EAST 100.78 FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°13'18" EAST FROM SAID WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 3); AND RUNNING THENCE SOUTH 89°02'20" EAST 129.20 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF 2830 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°56'42" WEST 328.89 FEET; 2) SOUTH 00°57'03" WEST 24.52 FEET; THENCE SOUTHWESTERLY 11.55 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 71°40'08" WEST 11.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE NORTH 89°56'31" WEST 112.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID JOINT EASEMENT IS FOR INGRESS AND EGRESS MEASURING TEN (10.00) FEET ALONG THE EAST OF THE LINE AND APPROXIMATELY TEN (10.00) FEET ALONG THE WEST SIDE OF A LINE NORTH 00°03'29" EAST APPROXIMATELY 270 FEET.



Provo City Planning Commission
Report of Action

August 27, 2025

***ITEM 3** Development Services requests a Zone Map Amendment from the OSPR (Open Space, Preservation and Recreation) and R1.20 (One Family Residential) Zones to the R1.6(PD) Zone in order to create a residential subdivision, located approximately at 3200 W Bulldog Lane. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250397

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2025:

RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Melissa Kendall

Second By: Joel Temple

Votes in Favor of Motion: Daniel Gonzales, Anne Allen, Melissa Kendall, Jonathon Hill, Lisa Jensen, Barbara DeSoto, Joel Temple

Jonathon Hill 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.6(PD) Zone is described in the attached Exhibit A.

APPROVED/RECOMMENDED OCCUPANCY

- 68 Total Units
- Type of occupancy approved: Family
- Standard Land Use Code: 1111

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

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. Bill Peperone (Development Services Director), Matt Meyer (Nilson Homes), and Lacy Richards (Nilson Homes) addressed concerns received by the public regarding wetlands, density, traffic, and impacts of construction. They also answered questions from the Planning Commission regarding tools/details on setting up the subdivision for city employees and first responders with income restrictions and a land trust, density allowances, wetlands, home sizes, and

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 08/20/2025.

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.
- Letters submitted to the Planning Commission were acknowledged by the Commission and are attached to this report of action.

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:

- Chantelle Atkins noted her concerns about the construction of the site and its impact on her home with a wood foundation and asked for the zone change not to be approved.
- Jon Lyons shared his support for the proposal, noting the need for affordable housing.
- Melanie Davies echoed concerns from Ms. Atkins and added concerns regarding traffic around the high school and the population growth impacts on the schools.
- Janice Knuckles stated that this proposal is moving too fast and taking away wetlands and animal habitats, and she would like more detail on the wetland designation.
- Jonathan Stringham, a Provo PD officer, indicated his support for this housing project and others like it and stated that there are a lot of officers that would line up to qualify for these homes.
- Donna Smith shared her opinion that the plan is too dense and doesn't provide a nice place for first responders to live.
- Scott Williams, a Provo PD officer, stated his wages are fair but they can't find housing they can afford in the city. He also noted that the value of buying a home outweighs the loss of any animal habitat, and that having PD in the neighborhood would make the area safer and slow down traffic.
- Pam Peterson shared her concerns about continuing to lose wetlands in the area.
- Eric Johnson, a Provo PD officer, shared that his fellow officers would like the opportunity to have this program become available to them.
- Steven Zuckerman stated his concerns with the project not respecting the Utah Lake study and wants the city to look at other locations for this type of housing proposal.
- David Davies stated his appreciation for the idea of affordable housing for the PD but is concerned about the storm water drainage for the subject site and would like more information.
- Fire Chief Headman indicated that only about 12% of his firefighters live in the city and would like if this moved forward so they could try to get into one of the homes.
- Gage Eckles, a Provo Firefighter, illustrated the demand for a plan like what was presented and believes that the community would be safer if the project is approved and more firefighters could afford to live in Provo.

APPLICANT RESPONSE

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

- Bill Peperone gave a brief history of the attempts to attract commercial users to the west side of Provo and provided context by showing areas nearby for future commercial use.
- Matt Meyers noted that they will use specific non-vibrating compaction in areas that could impact the neighbors to the east.
- Lacy Richards addressed specific questions on how the system works to qualify homebuyers with the deed restricted homes and the land trust, noting that the system works perpetually for future buyers on the income-restricted homes.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Planning Commission inquired on details and elements of the concept plan associated with the rezone request and were satisfied with the answers and guarantees provided by the Nilson Homes and Development Services.
- Planning Commissioners resolved concerns by confirming the regulations around the proposal with representatives from Provo and Nilson Homes.
- Lisa Jensen indicated that the properties that Provo owns being contributed are the only way to get this type of affordable housing built, with staff confirming that and noting that there aren't other viable city-owned properties that can achieve this plan.
- Planning Commissioners discussed the concerns brought up by the public regarding school crowding and safety,

encouraging the public to follow up with the school district and Provo City Engineering.

- Commissioner Gonzales noted that these decisions are difficult to weigh the benefits against the concerns but indicated that he supports this plan and its ability to achieve its stated goals related to the General Plan.
- The Planning Commission discussed specific details of the financial workings of the affordable housing with Nilson Homes and Provo staff.
- The Commission and city staff verified that the geotechnical and traffic studies and what improvements this plan would warrant are reviewed in applications that come after the zone change decision.
- Commissioner Hill discussed the housing costs, availability to grocers nearby, and opportunities in the city; and stated that the proposed use will be a help to the community.
- The Commission found that the plan meets many of the General Plan goals and the plan has been created thoughtfully by a good developer.



Planning Commission Chair



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

EXHIBIT A

Serial Number: 19:044:0054

COM N 674.59 FT & W 223.68 FT FR SE COR. SEC. 33, T6S, R2E, SLB&M.; S 0 DEG 50' 3" E 584.39 FT; N 89 DEG 55' 24" W 612.93 FT; N 3 DEG 2' 37" W 281.09 FT; N 3 DEG 28' 50" W 211.46 FT; ALONG A CURVE TO R (CHORD BEARS: N 76 DEG 48' 5" E 153.31 FT, RADIUS = 333 FT); S 89 DEG 53' 26" E 356.59 FT; ALONG A CURVE TO L (CHORD BEARS: N 65 DEG 33' 33" E 138.77 FT, RADIUS = 167 FT) TO BEG. AREA 7.549 AC.

Serial Number: 19:044:0055

COM AT SE COR. SEC. 33, T6S, R2E, SLB&M.; N 0 DEG 50' 3" W 819.91 FT; S 88 DEG 38' 11" W 171.26 FT; S 0 DEG 50' 39" E 29.12 FT; ALONG A CURVE TO R (CHORD BEARS: S 20 DEG 4' 57" W 119.3 FT, RADIUS = 167 FT); S 0 DEG 50' 3" E 584.39 FT; N 89 DEG 55' 24" W 612.93 FT; S 3 DEG 2' 37" E 90.12 FT; S 89 DEG 55' 24" E 823.32 FT TO BEG. AREA 5.168 AC.

Serial Number: 19:044:0051

COM N 0 DEG 50' 28" W 820.14 FT & W .05 FT FR SE COR. SEC. 33, T6S, R2E, SLB&M.; S 88 DEG 38' 11" W 171.11 FT; N 0 DEG 50' 42" W 223.67 FT; ALONG A CURVE TO R (CHORD BEARS: N 30 DEG 59' 20" E 245.8 FT, RADIUS = 233 FT); N 62 DEG 49' 23" E 27.91 FT; N 0 DEG 43' 33" W 8.16 FT; ALONG A CURVE TO L (CHORD BEARS: S 35 DEG 20' 32" E 74.37 FT, RADIUS = 400.77 FT); S 69 DEG 32' 26" W 27.27 FT; S 0 DEG 50' 40" E 381.03 FT TO BEG. AREA 1.537 AC.

