



Provo City Planning Commission

Report of Action

August 27, 2025

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- *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
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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.

