

Provo City Planning Commission

# Report of Action

October 22, 2025

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**\*ITEM 5** Terry Cirac requests Ordinance Text Amendments to Provo City Code 14.34.287 (Residential and Mixed-Use Design Standards) to amend the applicability of certain standards. Citywide Application. Dustin Wright (801) 852-6414 dwright@provo.gov PLOTA20250535

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The following action was taken by the Planning Commission on the above described item at its regular meeting of October 22, 2025:

## RECOMMENDED APPROVAL

On a vote of 4:3, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Melissa Kendall

Second By: Jon Lyons

Votes in Favor of Motion: Melissa Kendall, Jon Lyons, Lisa Jensen, Anne Allen

Votes Opposed to the Motion: Matt Wheelwright, Joel Temple, Jonathon Hill

*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.

### TEXT AMENDMENT

The text of the proposed amendment is attached as 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

- Citywide application; all Neighborhood District Chairs received notification.

### NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.

### 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:

- No comment from the public.

### APPLICANT RESPONSE

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

- The look of the other buildings on the street is disliked and were built before the design standards. The way the proposed amendment is written would not affect these buildings as they have more than 10 units.
- Wants to eliminate the need for a habitable first floor area.

- A PRO Zone application has been submitted, but staff have recommended a text amendment instead.
- This is an ideal spot for infill development.
- The parking would be below the structure and not below grade. The requirement to have a residential unit at grade makes it so that parking can't go there.

## **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- This item would have city-wide impact and not be applicable only for this applicant's property.
- Would a reduction in parking for a project like this be a better approach? There is already a parking issue in this area.
- Changing this code impacts the city and would not be a good idea. These other examples that didn't have the design standard are not designed well.
- Structures that turn their back on the public street cause a social problem. The code is good as it is now.
- Garage doors would help.
- PRO zones are going away and that is why the applicant was discouraged from taking that forward.
- Provo has not seen too many developments with less than 10 units.
- These driveways create a miserable pedestrian experience.
- There may be reasons to have this only apply to the Campus Residential zone. The Planning Commission discussed this with the applicant.

## **FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- The Planning Commission discussed with the applicant the desire to limit the proposed change to only be applicable to the Campus Residential (CR) zone to limit the reach of the text amendment to fewer zones that share the same design standards. The applicant agreed to having that language added to his proposed text amendment.



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

### **14.34.287 - Residential and Mixed-Use Design Standards.**

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(4) - Building Facades.

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(a) - Ground Floor Treatment.

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(ii) Ground Floors in All Applicable Zones.

(A) Excepting townhomes, a minimum habitable first floor depth of thirty (30) feet as measured from the street facing facade is required. *except for building complexes under ten (10) units in the Campus Residential (CR) zone.*

...

### **14.34.287 - Residential and Mixed-Use Design Standards.**

...

(5) – Driveways and Parking.

(a) New developments shall provide the minimum amount of driveway access and width required by code as a means of preserving front yard space.

(i) Driveway placement shall be toward the side property line to avoid dividing a building by a single, central driveway to subterranean parking. *–except for building complexes under ten (10) units in the Campus Residential (CR) zone.*

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