



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Planning Commission Agenda
November 12, 2025

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on November 12, 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, **December 2, 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. Review 14.34.287 Multi-family Design Standards – Aaron Ardmore

Public Hearings

- * Item 1 The Provo City Council proposes a General Plan Text Amendment to Appendix E (Parks and Recreation Master Plan) to clarify intent for city-owned land around Slate Canyon Park. Provost Neighborhood. DeAnne Morgan (801) 852-6408 dmorgan@provo.gov PLGPA20250605
- * Item 2 Sandra White and Donna Hall request annexation of 1.99 acres of property into Provo City, located at 5480 and 5490 North Canyon Road. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLANEX20240260
- * Item 3 Mandy Madrid requests annexation of approximately 144 acres of land located at approximately 5078 N Canyon Road. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLANEX20240331
- * Item 4 Gardner & Associates request annexation of 38.79 acres of land located along Lakeview Parkway, from approximately 300 North to 880 North. Lakeview South Neighborhood. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLANEX20250603
- Item 5 Jared Morgan requests Concept Plan approval for a 26-unit townhome development over 1.32 acres in a proposed MDR (Medium Density Residential) Zone, located at 113 and 191 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20250293
- * Item 6 Jared Morgan requests a Zone Map Amendment for 1.32 acres of land from the CG (General Commercial) Zone to the MDR (Medium Density Residential) Zone in order to develop a 26-unit townhome development, located at 113 and 191 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20250200

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.



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
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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 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** General Plan Text Amendment to Appendix E (Parks and Recreation Master Plan) to clarify intent for city-owned land around Slate Canyon Park. Provost Neighborhood. DeAnne Morgan (801) 852-6408 dmorgan@provo.gov PLGPA20250605

Applicant: Kevin Martins

Staff Coordinator: DeAnne Morgan

Relevant History: In 2023 Provo City adopted a new General Plan with accompanying appendices including Appendix E: Parks and Recreation Master Plan. The plan included guidelines for balancing land use and development with preserving open space, fostering more resilience, and limiting development in hazardous areas such as the wildland urban interface along the foothills.

Neighborhood Issues: There has not yet been a neighborhood meeting on this item. The Council Office and Administration have received feedback voicing concerns about whether commercial and/or residential development would be allowed in the Slate Canyon area.

Summary of Key Issues:

- Certain areas of the city should not be developed where there are hazards. The Slate Canyon area lies within the Wild-land Urban Interface (WUI), where there is a high risk for wildfires.
- Topography and natural geological hazards pose significant challenges to increasing capacity for street and utility systems.
- The goal for this area is for enhanced recreation opportunities, and not private development.

Staff Recommendation: That the Planning Commission **recommend approval** of the proposed General Plan amendment to the Provo City Council.

ALTERNATIVE ACTIONS

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

OVERVIEW

This proposal amends Chapter 7.1 of the Parks and Recreation Master Plan to remove a bullet point under the Slate Canyon Park section that references potential residential development of City-owned property at Slate Canyon to fund park improvements. The intent of the amendment is to clarify that all City-owned land in the Slate Canyon area is to remain preserved for park and open space purposes, consistent with community input, administrative direction, and Council intent. This change formalizes the City's position that Slate Canyon property will currently not be considered for residential development, because of the potential for hazards such as wildfires and the significant challenges of increasing capacity for utility and street systems in the area.

STAFF ANALYSIS

Staff support the proposal to amend Appendix E (Parks and Recreation Master Plan) to clarify intent for city-owned land around Slate Canyon Park, which is to restrict single-family development.

Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments.

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: The amendment would support the City's goals in preserving open space and provide additional recreational amenities.

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

Staff response: Staff believe that the proposed amendment serves the above public purpose.

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

Staff response: The proposed amendments are consistent with the General Plan and help to clarify intent of the goals and objectives for this area.

- (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 related to this proposal.

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

Staff response: This proposal does not hinder or obstruct attainment of the General Plan's articulated policies.

- (f) Adverse impacts on adjacent landowners.

Staff response: Staff do not foresee any adverse impacts on adjacent landowners.

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

Staff response: This proposal does not conflict with zoning or the General Plan.

- (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 not a conflict.

CONCLUSIONS

The amendment to the Parks and Recreation Master Plan is necessary for preserving open space, promoting more resilience, and mitigating potential hazards within the Slate Canyon area. It is in the best interest of Provo City and its residents to approve these proposed changes.

ATTACHMENTS

1. Proposed General Plan Text Amendment

ATTACHMENT 1 – PROPOSED GENERAL PLAN TEXT AMENDMENT

EXHIBIT A

Parks and Recreation Master Plan Chapter 7.1 (Page 94)

Slate Canyon Park

- Prepare an updated Master Plan for recreation facilities and trails in the Slate Canyon area.
- ~~Consider all of the City owned land at Slate Canyon and evaluate select parcels that may be suitable for residential development and utilize proceeds for park development.~~
- Realign the Bonneville Shoreline Trail on property newly acquired by the City that connects the canyon to the south Provo boundary.
- Coordinate with Public Works Department to integrate courts on the water tank decks.
- Consider integration of Mountain Bike elements.

***ITEM 2** Sandra White and Donna Hall request annexation of 1.99 acres of property into Provo City, located at 5480 and 5490 North Canyon Road. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLANEX20240260

Applicant: WHITE, SANDRA L Sandy White HALL, DEAN B & DONNA R

Staff Coordinator: Jessica Dahneke

Property Owner: WHITE, SANDRA LHALL, DEAN B & DONNA R

Parcel ID#: 20:014:0008 20:014:0086

Acreage: 1.99

Number of Properties: 2

Number of Lots: 2

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented.
The next available meeting date is December 10, 2025 at 6:00 P.M.
2. **Deny** the requested variance. *This action would not be consistent with the recommendations of the Staff Report. The Board of Adjustment should state new findings.*

Relevant History: On September 23, 20025, the Municipal Council passed the resolution to accept the petition of the proposed annexation.

Neighborhood Issues: This annexation has been presented at one neighborhood meeting; no concerns were raised. No direct comments have been made to staff at the time of the staff report.

Summary of Key Issues:

- The proposed area to be annexed is in area 5 of the Annexation Policy Map.
- The applicant is seeking to be annexed in with the A1.1 zoning
- An annexation agreement will be expected before final approval of the ordinance.

Staff Recommendation: Recommend approval of an ordinance annexing 1.99 acres, located at approximately at 5490 N Canyon Road to the municipal council with the condition that an annexation agreement is signed prior to the ordinance being approved.

OVERVIEW

Sandra White and Donna Hall are petitioning to annex two parcels, 20:014:0008 and 20:014:0086 located along Canyon Road. The proposed Annexation area is located within Area five of the Annexation Policy Map. The Annexation Map and Policies state the following for Area Five:

“Area Five is bounded on the west and south by existing Provo City limits, and on the east by the Uinta National Forest boundary. Existing water pressure zones can serve this area to an elevation of approximately 4,876 feet. Area Five can be served by gravity wastewater systems, but main lines would have to be extended into the area from existing lines several thousand feet away. Development in a sizeable portion of this area would be subject to the city’s Hillside Development Standards, as well as the Critical Hillside Overlay Zone (CHOZ) . The General Plan Map calls for residential development in a portion of this area; however, any property identified as Agriculture on the map should be included in the OSPR zone upon being annexed. Any future development project requiring a rezone from the OSPR zone would be required to demonstrate a substantial benefit to the city and would be subject to the requirements of the Critical Hillside Overlay Zone. Additionally, Area Five should be expanded to include any properties in Area Six that are privately held.”

While the recommended zoning for the property according to the Annexation Policy Map is Open Space Preservation and Recreation (OSPR) zoning, the applicant is seeking to enter the city with an agricultural zoning of A1.1.

STAFF ANALYSIS

One of the primary purposes of annexing a property as OSPR is to ensure that future development plans undergo the rezone process and are evaluated for potential impacts on the surrounding community and developmentally sensitive areas. The A1.1 zone only allows one single-family dwelling with a minimum lot size of one acre. With these zoning requirements, the A1.1 zone still provides the same requirement of a rezone before the property could be substantially redeveloped. Staff are comfortable recommending approval of the annexation with A1.1 zoning, provided that an annexation agreement acknowledging the developmentally sensitive area and establishing that the property owner will be responsible for impacts to utilities and providing infrastructure for any future development.

This zoning recommendation also aligns with broader planning goals. According to the General Plan Future Land Use Map, the recommended use for the property is residential. Allowing this property to annex with A1.1 zoning respects the historical and current use of the property while still allowing any future rezone to propose a residential zoning that more fully aligns with the General Plan's recommendations.

FINDINGS OF FACT

1. The proposed annexation area falls within area five of the Provo City Annexation Policy Map.
2. The applicant is seeking to be annexed in with the A1.1 zoning.

3. A1.1 zoning would still require future development to go through a rezone process.
4. An annexation agreement acknowledging the property owner's responsibilities with regards to any future development will need to be signed prior to approval of the ordinance.

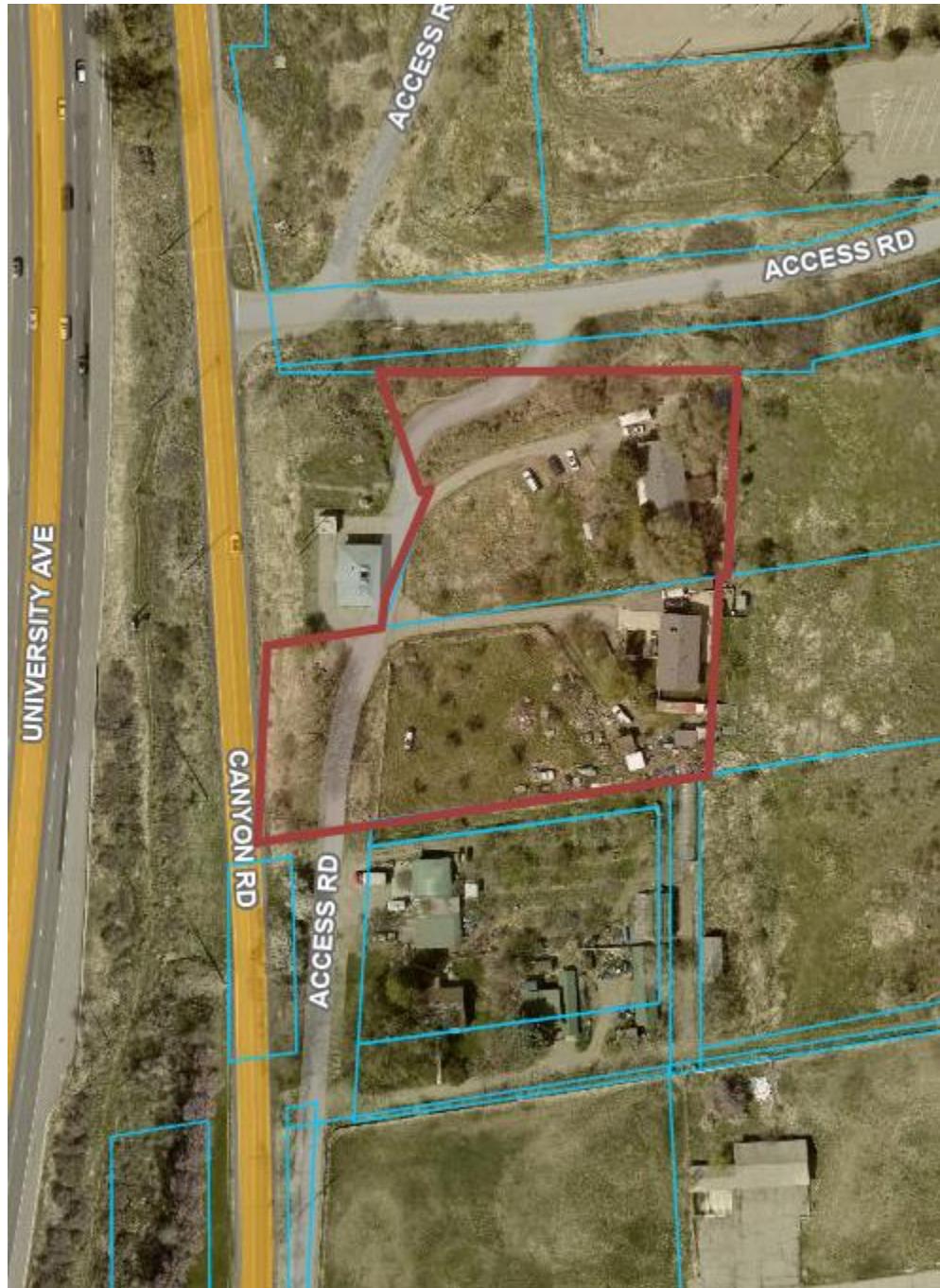
CONCLUSIONS

Staff believe the proposed annexation is consistent with the adopted Annexation Plan and will benefit the city. Given the size and location of the proposed annexation, staff believe that A1.1 zoning appropriately represents the current land use. However, to ensure a clear understanding of the responsibilities associated with possible future development, staff believe an annexation agreement is necessary as a condition of approval.

ATTACHMENTS

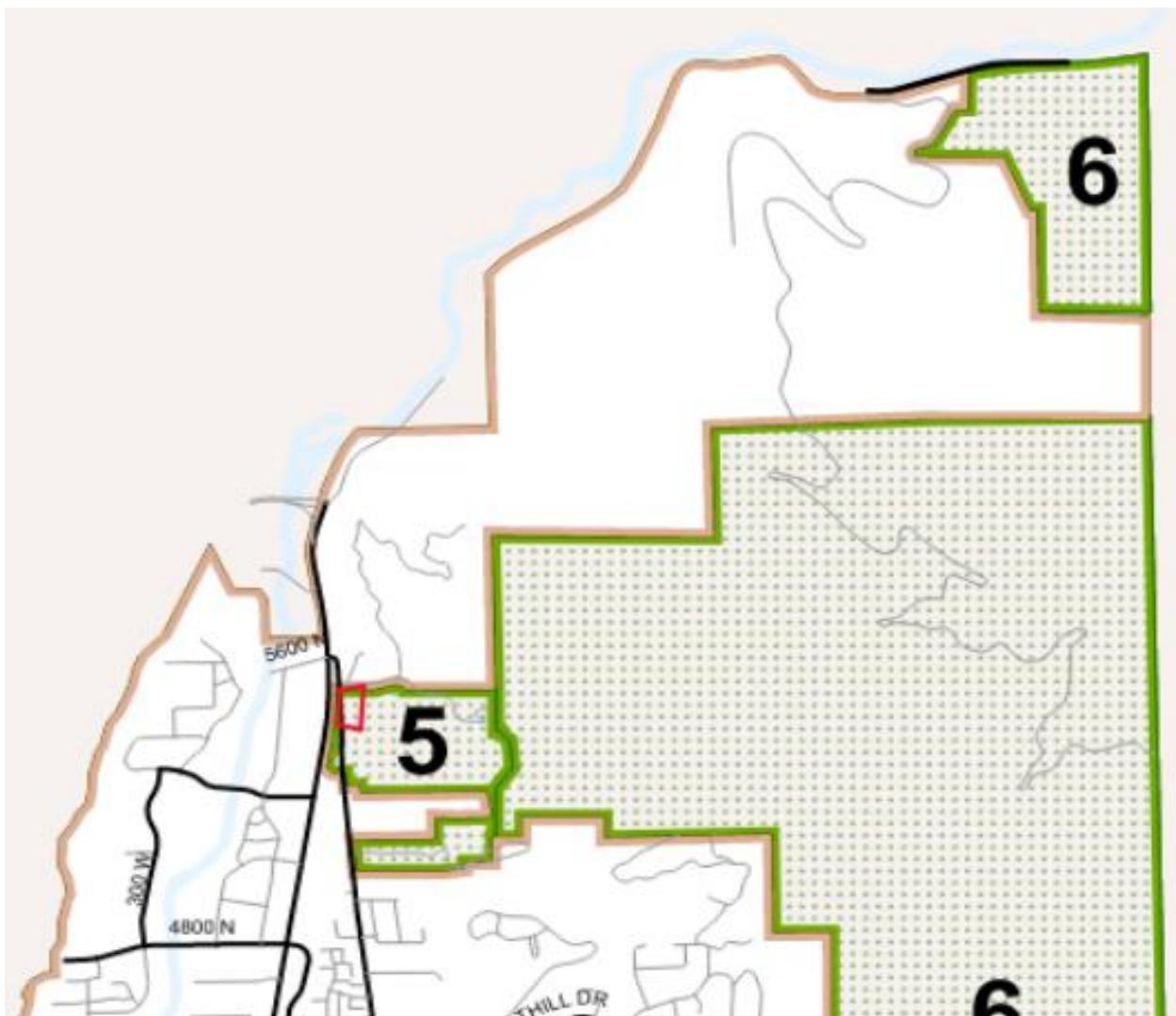
1. Aerial Image of the property
2. Annexation Plat Map
3. General Plan Annexation Policy Map
4. General Plan Future Land Use Map

ATTACHMENT 1 – AERIAL IMAGE OF PROPERTY

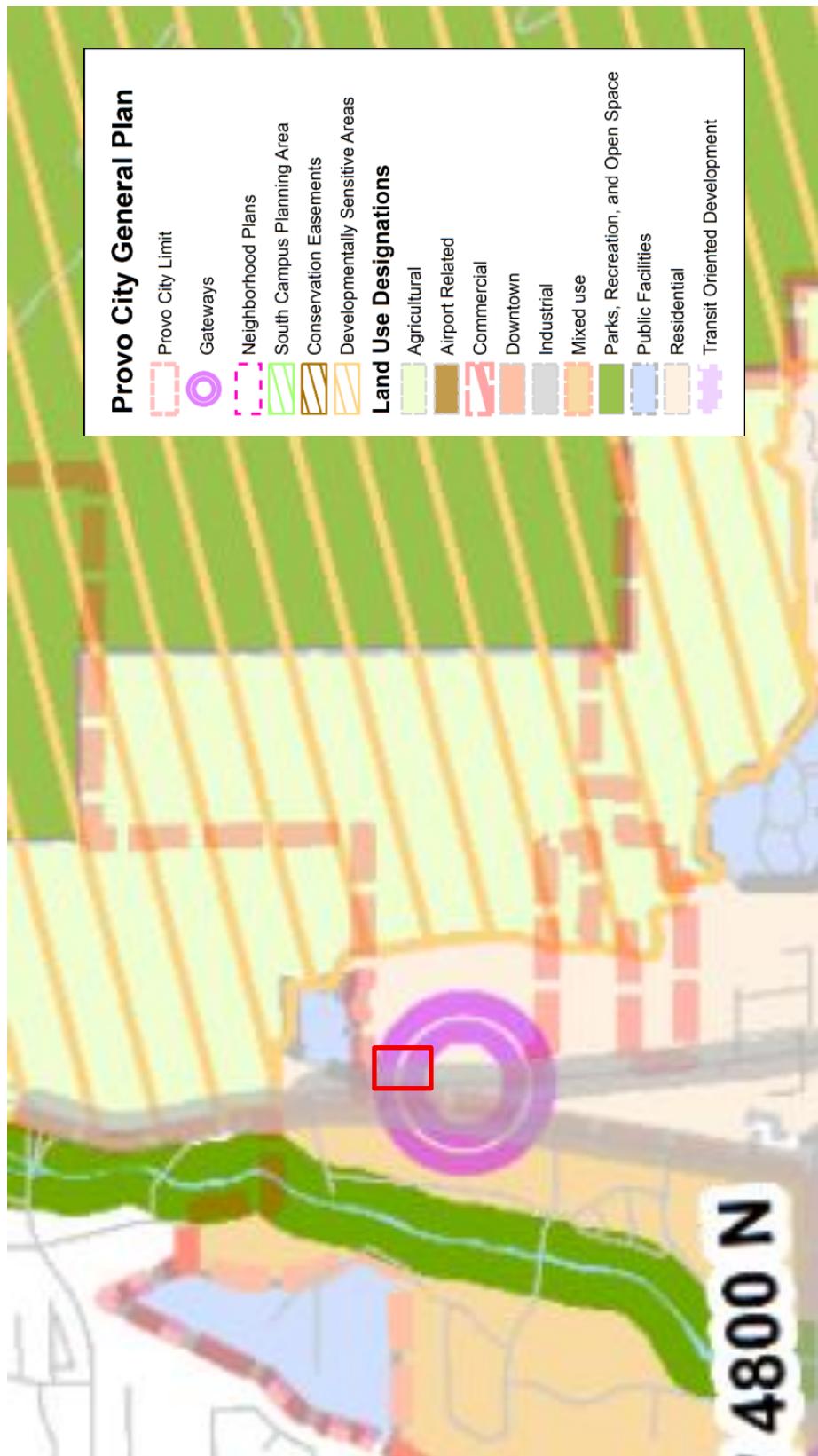


ATTACHMENT 2 – ANNEXATION PLAT MAP

ATTACHMENT 3 – GENERAL PLAN ANNEXATION POLICY MAP



ATTACHMENT 4 – GENERAL PLAN FUTURE LAND USE MAP



**Planning Commission Hearing
Staff Report**
Hearing Date: November 12, 2025

***ITEM 3** Mandy Madrid requests annexation of approximately 144 acres of land located at approximately 5078 N Canyon Road. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLANEX20240331

Applicant: BRMK PROVO CANYON LLC

Staff Coordinator: Jessica Dahneke

Property Owner: BRMK PROVO CANYON LLC (ET AL See Exhibit A)

Parcel ID#: See Exhibit A

Number of lots: 44

Acreage: 144.98

Relevant History: On September 23, 20025, the Municipal Council passed the resolution to accept the petition of the proposed annexation.

Neighborhood Issues: This annexation was presented at two neighborhood meetings. A poll was taken at the first neighborhood meeting with a total of 30 residents in favor of the annexation, four against the annexation, and seven residents undecided. At the time of the staff report no specific concerns have been raised directly to staff.

Summary of Key Issues:

- The proposed area to be annexed is in area 5 of the Annexation Policy Map.
- Staff is recommending an annexation agreement be signed prior to Council approving the ordinance for annexation.

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented.
The next available meeting date is December 10, 2025 at 6:00 P.M.
2. **Deny** the requested variance. *This action would not be consistent with the recommendations of the Staff Report. The Board of Adjustment should state new findings.*

Staff Recommendation: That the Planning Commission **recommend approval** to the Municipal Council of an ordinance annexing approximately 144 acres, located at approximately at 5078 N Canyon Road with the condition that an annexation agreement is signed prior to the ordinance being approved.

OVERVIEW

BRMK Provo Canyon LLC, on behalf of their property and the properties listed in Exhibit A, are petitioning annexation of approximately 144.98 acres into Provo City.

The proposed annexation area is located within areas five of the Annexation Policy Map. The Annexation Policy Map sets forth the following guidelines for area five:

"Area Five is bounded on the west and south by existing Provo City limits, and on the east by the Uinta National Forest boundary. Existing water pressure zones can serve this area to an elevation of approximately 4,876 feet. Area Five can be served by gravity wastewater systems, but main lines would have to be extended into the area from existing lines several thousand feet away. Development in a sizeable portions of this area would be subject to the city's Hillside Development Standards, as well as the Critical Hillside Overlay Zone (CHOZ). The General Plan Map calls for residential development in a portion of this area; however, any property identified as Agriculture on the map should be included in the OSPR zone upon being annexed. Any future development project requiring a rezone from the OSPR zone would be required to demonstrate a substantial benefit to the city and would be subject to the requirements of the Critical Hillside Overlay Zone. Additionally, Area Five should be expanded to include any properties in Area Six that are privately held."

STAFF ANALYSIS

The proposed annexation completes Area Five of the Annexation Policy Map, filling in a substantial portion of the Northeast area and bringing all privately owned properties in Area Five into the city. According to the General Plan Future Land Use Map, the lower portion of this annexation area should be zoned for residential use, while the upper portion should be zoned agricultural. Any future rezoning and development should reflect these designated land uses.

The application has been reviewed by the CRC committee, and all departments have approved it. With this much land being proposed to be annexed in, Public Works emphasized the need for an annexation agreement that acknowledges the property owner's responsibilities for providing utilities and infrastructure. Staff support the annexation contingent upon an annexation agreement to establish a clear understanding of the expectations and obligations for any property owner seeking to develop in the area.

FINDINGS OF FACT

1. The proposed annexation area falls within areas 5 of the Provo City Annexation Policy Map
2. The General Plan Future Land Use Map shows the area as residential, agricultural, and as having development concerns.
3. The applicant signing an annexation agreement acknowledging the owners' responsibilities regarding development has been added as a condition of approval.

CONCLUSIONS

The proposed annexation is consistent with the adopted Annexation Plan and will benefit the city. However, given the area's development sensitivity, staff believe an annexation agreement is necessary to establish and record a clear understanding of development responsibilities. Therefore, staff suggests that the Planning Commission recommend to the Municipal Council approval of an ordinance for annexation contingent upon the execution of an annexation agreement.

ATTACHMENTS

1. Parcel Numbers and Property Owners
2. Annexation Plat Map
3. Aerial Image of the property
4. Annexation Policy Map
5. General Plan Future Land Use Map

ATTACHMENT 1 – PARCEL NUMBERS AND PROPERTY OWNERS

BRMK Provo Canyon LLC: 20:014:0040, 20:014:0042, 20:014:0101, 20:014:0006, 20:017:0010, 20:017:0015, 20:017:0001, 20:027:0216

Janie Gillespie: 20:027:0239, 20:027:0195, 20:027:0185, 20:027:0240, 20:027:0140, 20:027:0085

Stanley Smith: 20:027:0247, 20:027:0205, 20:027:0248, 20:027:0204, 20:027:0226

Bryan and Emily Gillespie: 20:027:0189

B&B Properties 20:027:0187

Bart Gillespie, Bryan Gillespie, and Kyle Gillespie: 20:027:0241

Russell Loveless: 20:027:0182

5400 N Canyon LLC: 20:027:0139, 20:014:0017, 20:027:0082, 20:027:0176, 20:014:0016, 20:014:0018, 20:027:0238, 20:027:0008, 20:014:0100, 20:027:0007

Judy and Wendell White: 20:027:0244, 02:027:0214

Alan and Sherry Smith: 20:027:0206, 20:207:0231, 20:027:0246

Minnie and Garry Smith: 20:027:0138, 20:027:0253

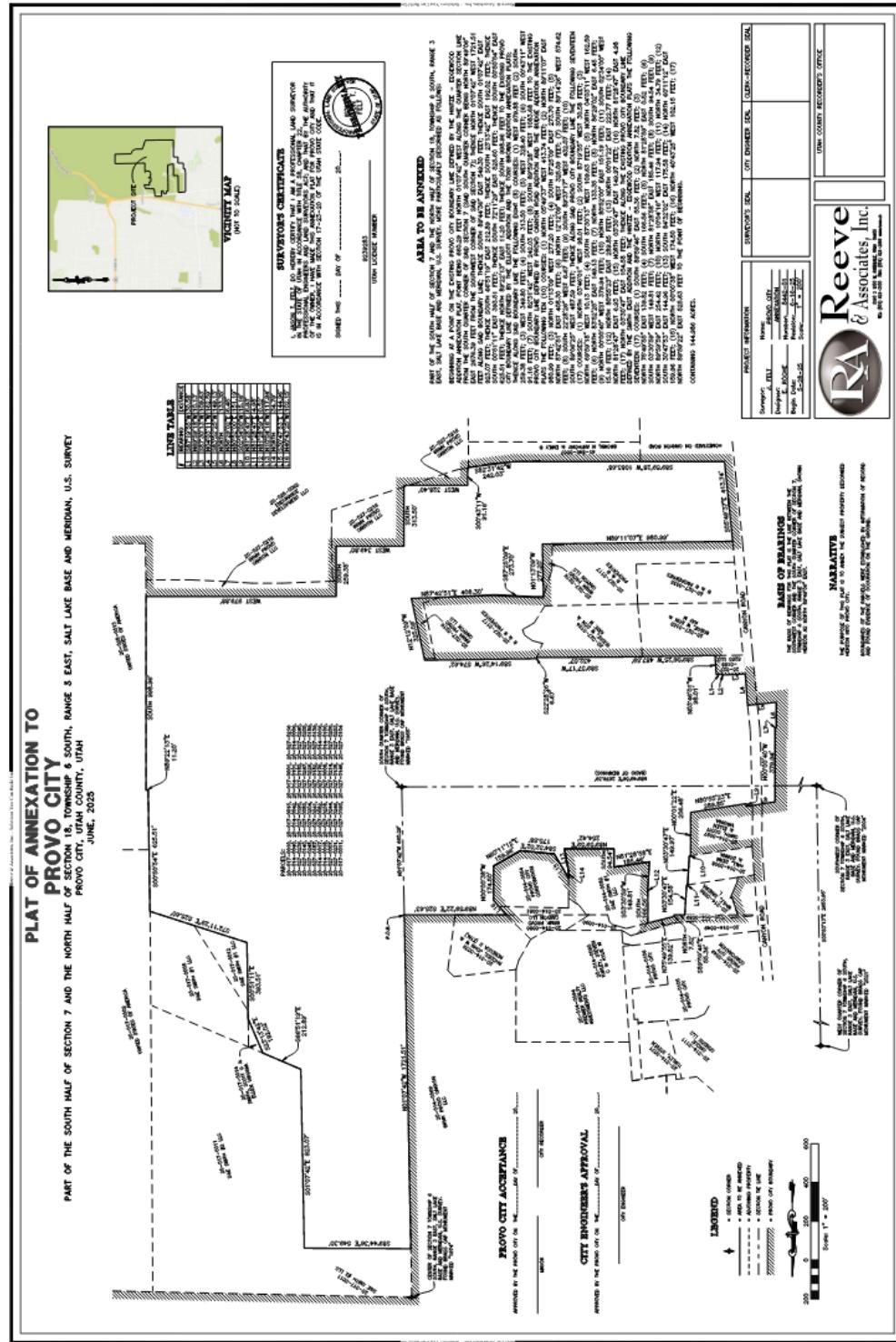
Scott and Ginny Smith: 20:017:0011

Jason Sherman: 20:027:0193

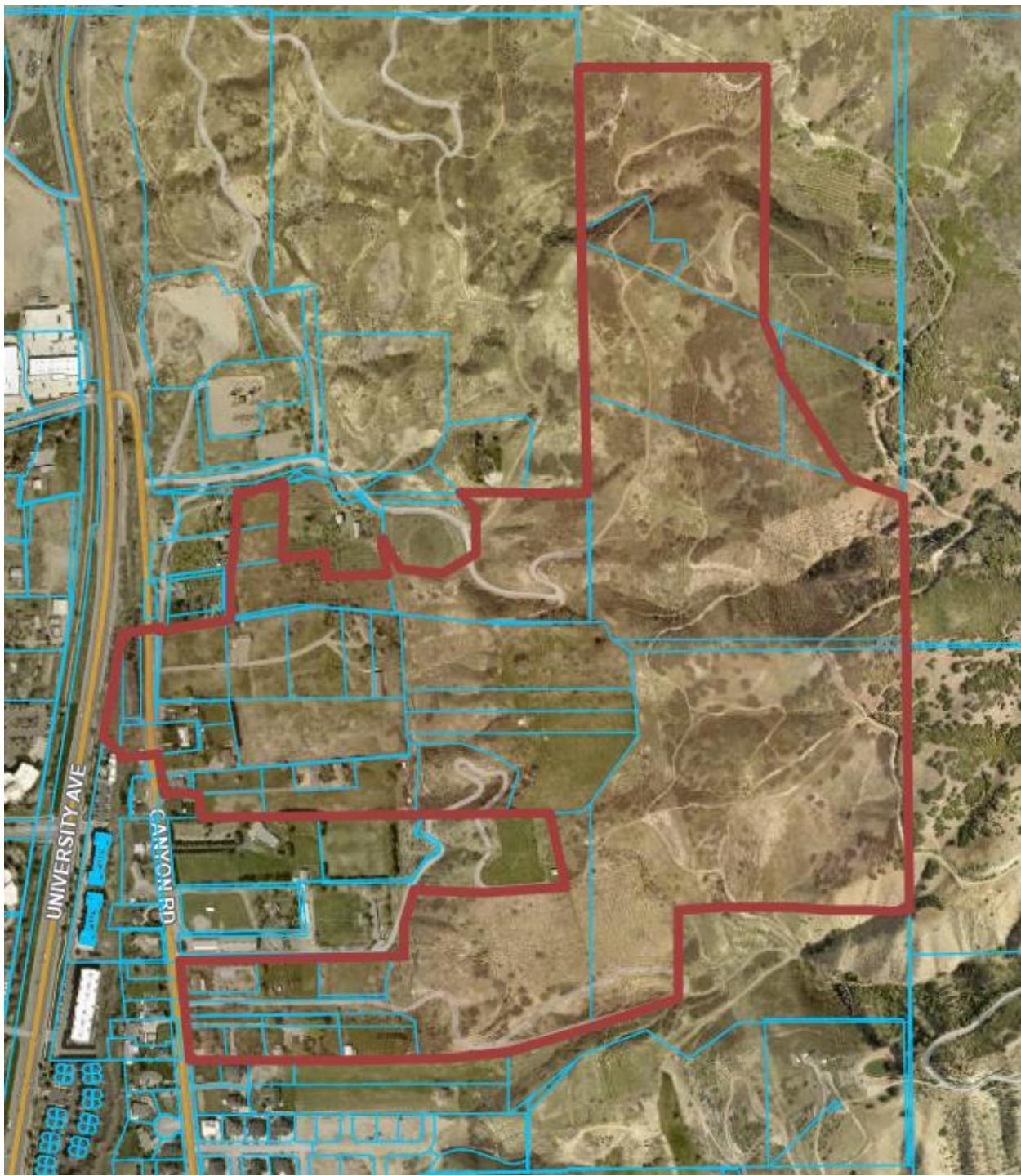
Jason and William Sherman: 20:027:0146

Nancy Lynn and Scott Cox: 20:027:0104

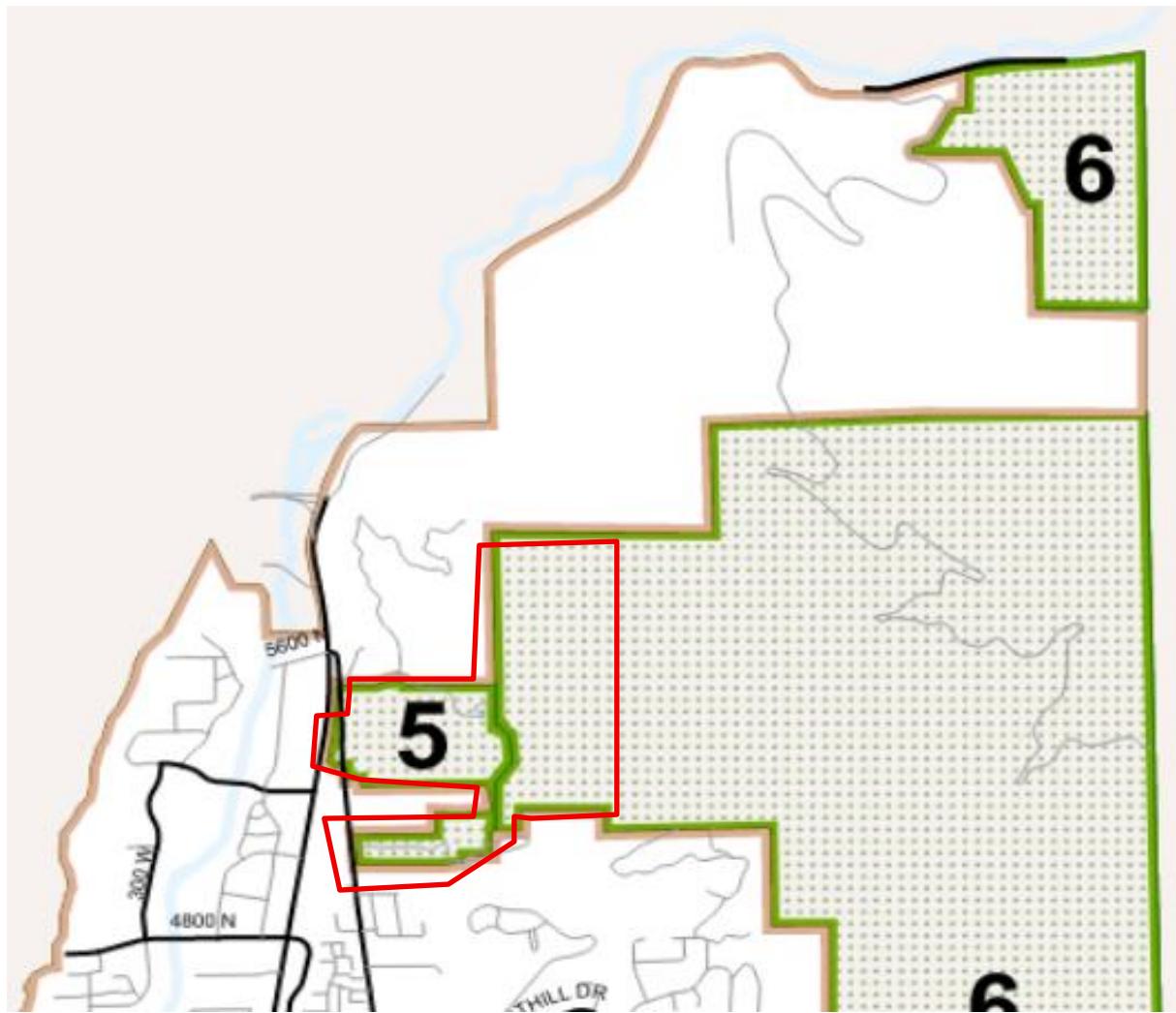
ATTACHMENT 2 – ANNEXATION PLAT MAP



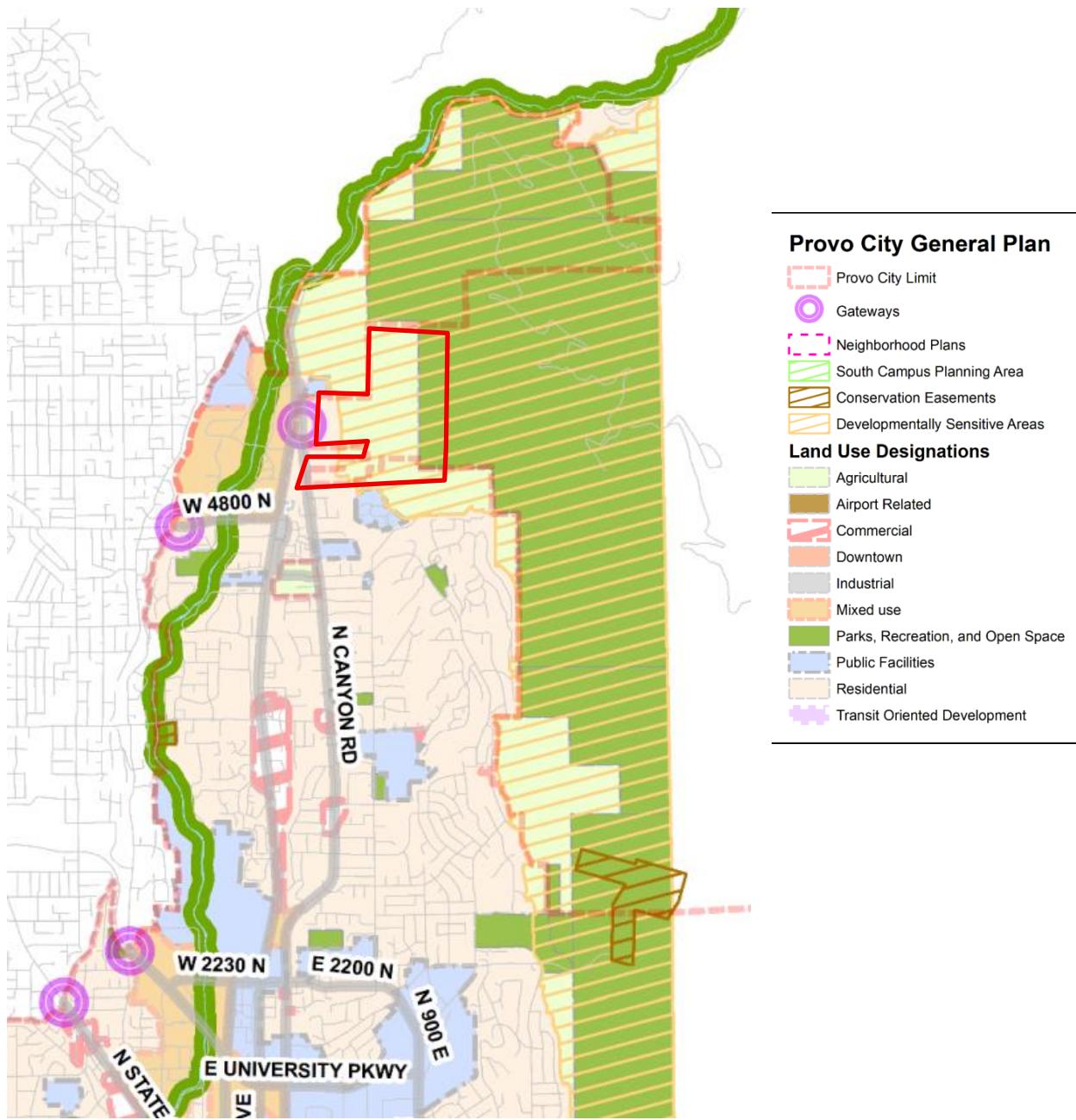
ATTACHMENT 3 – AERIAL IMAGE OF THE PROPERTY



ATTACHMENT 4 – ANNEXATION POLICY MAP



ATTACHMENT 5 – GENERAL PLAN FUTURE LAND USE MAP



**Planning Commission Hearing
Staff Report**
Hearing Date: November 12, 2025

***ITEM 4** Gardner & Associates request annexation of 38.79 acres of land located along Lakeview Parkway, from approximately 300 North to 880 North. Lakeview South Neighborhood. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLANEX20250603

Applicants: Gardner & Associates (George Bills)	Relevant History: No protests have been filed against this annexation.
Staff Coordinator: Hannah Salzl	Neighborhood Issues: This item is not scheduled to go to a Neighborhood meeting, and no concerns have been raised. If annexed, it would become part of District 3.
	Summary of Key Issues: <ul style="list-style-type: none">• The parcels that would be annexed are within Area 4 on the Annexation Policy Map. Staff Recommendation: That the Planning Commission recommend approval of the proposed annexation to the Provo City Council.
ALTERNATIVE ACTIONS <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 December 10, 2025 at 6:00 P.M.</i>2. Deny the requested variance. <i>This action would not be consistent with the recommendations of the Staff Report. The Board of Adjustment should state new findings.</i>	

OVERVIEW

The proposed annexation includes approximately 38.79 acres of property located between 300 North and 900 North along the east side of Lakeview Parkway as well as a portion of Boat Harbor Drive (see Attachment 1).

George Bills is the sponsor of the application to annex, and he has gathered signatures in support from the other landowners in the proposed area. The properties are currently undeveloped. They are zone Residential Agricultural (RA-5) in the County.

The Annexation Policy Map includes these properties in Area 4 and advises that if annexed, they should be in the Open Space, Parks and Recreation (OSPR) Zone (see Attachment 2).

The General Plan Map shows the southern half of the proposed area to be annexed as Residential and the northern half as Mixed Use (see Attachment 3).

STAFF ANALYSIS

Staff support the proposed annexation, which is consistent with the long-standing Annexation Map and Policies (General Plan Appendix C).

FINDINGS OF FACT

1. The proposed area to be annexed is in Area 4 of the Annexation Policy Map.
2. The parcels are currently undeveloped.

CONCLUSIONS

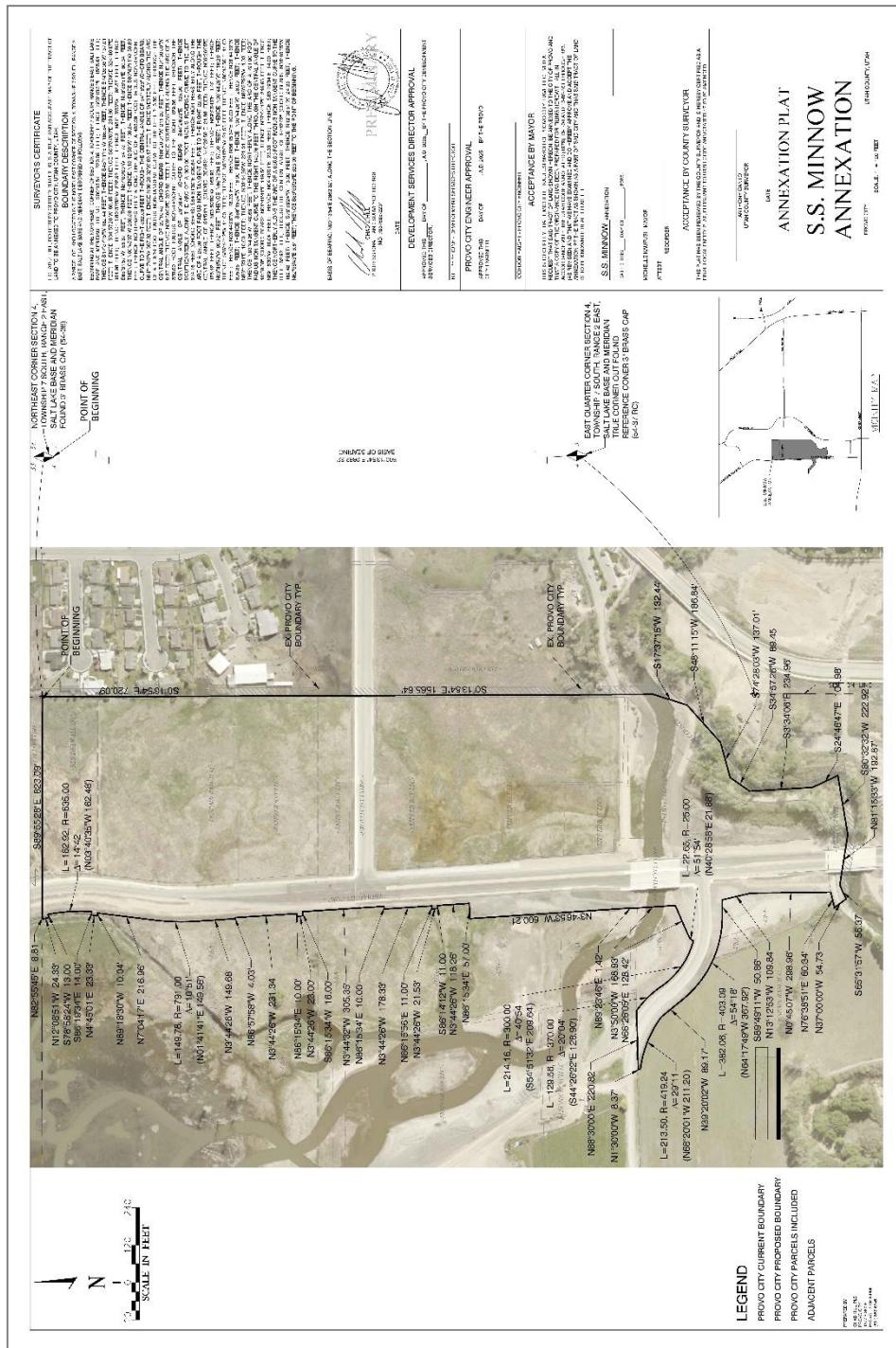
This proposed annexation is consistent with the Annexation Map and Policies.

ATTACHMENTS

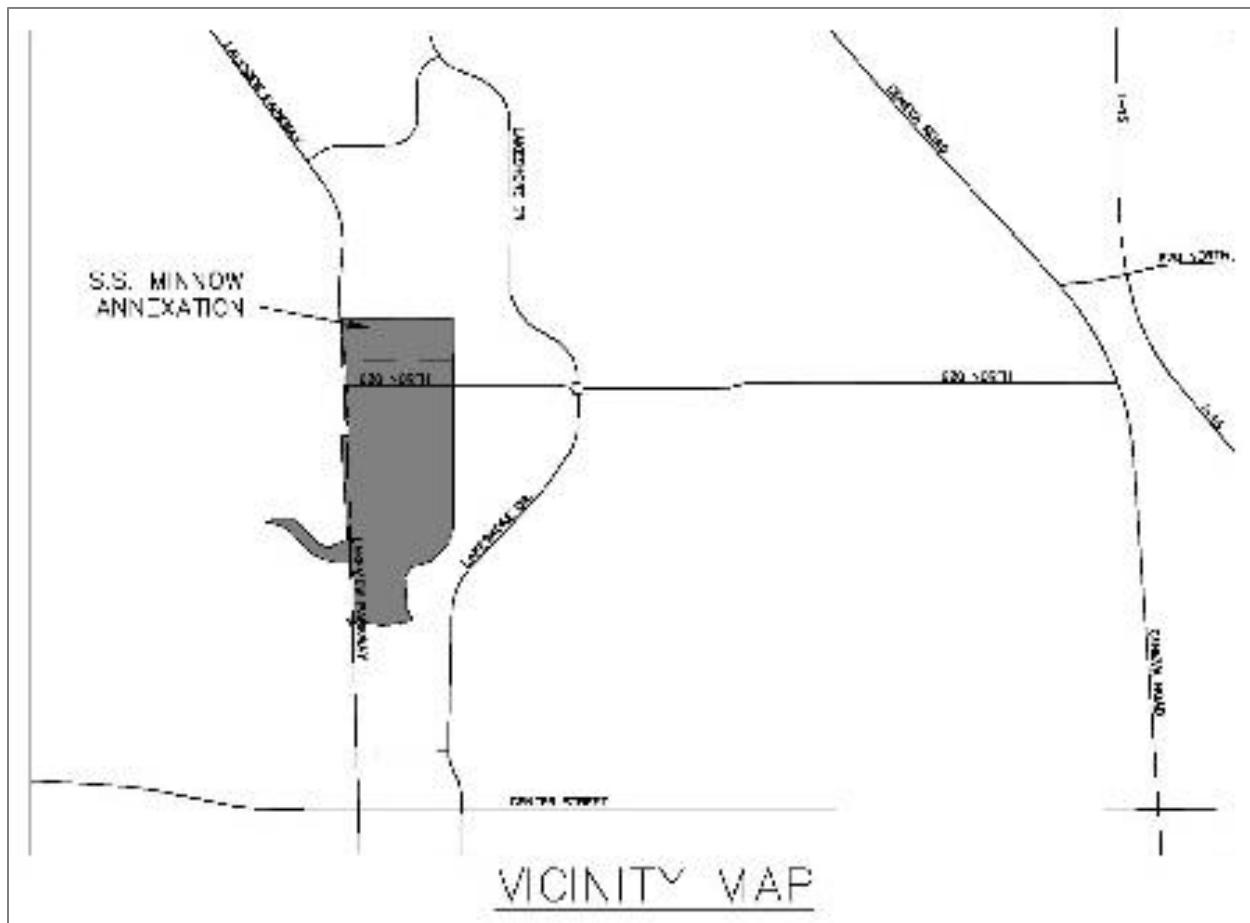
1. Annexation Plat Map
2. General Plan Annexation Policy Map
3. General Plan Map (Excerpt)

ATTACHMENT 1 – ANNEXATION PLAT MAP

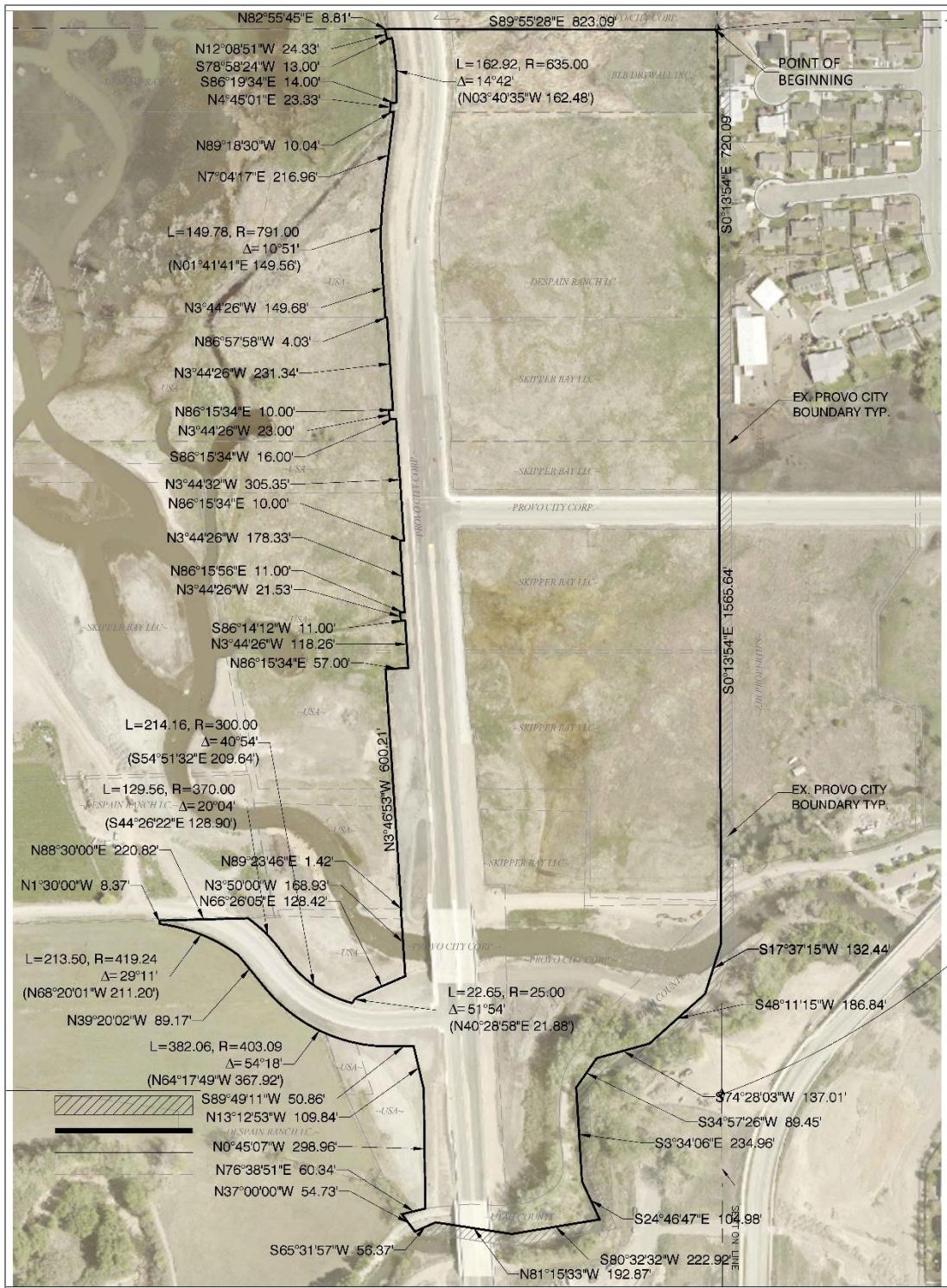
Full Annexation Plat Map



Expanded Vicinity Map View



Expanded Plat View



ATTACHMENT 2 – GENERAL PLAN ANNEXATION POLICY MAP



ATTACHMENT 3 – GENERAL PLAN MAP (EXCERPT)



**Planning Commission Hearing
Staff Report**
Hearing Date: November 12, 2025

ITEM 5 Jared Morgan requests Concept Plan approval for a 26-unit townhome development over 1.32 acres in a proposed MDR (Medium Density Residential) Zone, located at 113 and 191 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20250293

Applicant: Jared Morgan

Staff Coordinator: Dustin Wright

Property Owner: J & L PEARSON SHOP LLC

Parcel ID: 21:025:0045 and 21:025:0046

Acreage: 1.32

Current Zone: General Commercial (CG)

Proposed Zone: Medium Density Residential (MDR)

Council Action Required: No

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider the information presented. *The next available meeting date is December 10, 2025, at 6:00 p.m.*
2. **Approve** the requested Concept Plan Application. This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.

Current Legal Use:

One property has a single-family home, and the other parcel has commercial.

Relevant History:

There is a rezone request (PLRZ20250200) to have the zone changed to MDR.

Neighborhood Issues:

A neighborhood district meeting was held on August 20, 2025. (See attachment #5 for meeting notes for this item).

- Staff have received emails and calls from residents about desires to keep this property commercial because there is a low supply in west Provo.

Summary of Key Issues:

- Staff have reviewed the concept plans and there will need to be more information provided at the project plan phase to ensure compliance with proposed MDR zone.
- MDR zone allows 30 units per acre, and this concept shows 20 units per acre. If the property is rezoned to MDR, plans could change increasing the project to 30 units per acre.
- The applicant has stated that they would plan to sell some of the units and rent some of the units. This ratio has not been determined nor is there anything in place to ensure that they will be.

Staff Recommendation:

That the Planning Commission **deny** the requested concept plan application.

BACKGROUND

The applicant has submitted a concept plan along with a rezone request for property located at 113 and 191 N Geneva Rd. (Attachments 1-2). The concept plan proposes 26 townhome units with eight units along Geneva Rd. potentially as live-work spaces. These are residential units that include potential office space in each unit.

The density for this concept is 20 units per acre. The MDR zone allows for up to 30. For this site, that would be up to 40 units that could potentially be developed if rezoned to MDR as the building heights could be up to 45 feet.

At the district meeting the applicant indicated that some of the units would be for sale and some would be for rent. The percentages have not been determined for how many units would be for sale and for rent by the applicant and they would be subject to change after approval of the rezone.

The adjacent property to the west is currently zoned single-family residential (R1.8) and the property to the east, across Geneva Rd., is zoned Open Space, Preservation, and recreation (OSPR), and the property to the north is in the Residential Conservation (RC) zone, and the property to the south is in the General Commercial (CG) zone.

FINDINGS OF FACT

1. CRC approval was given for the concept plan. A project plan would be required following an approval of the rezone request.
2. The proposed concept plan does not align with the General Plan mixed-use designation.
3. The MDR density maximum is 30 units per acre, and the concept is at 20 units per acre.
4. The parking requirement is 59 stalls and 60 were provided (2.3 stalls per unit).
5. Amenity space requirement is 10% and they have shown the amenity space to meet this percentage.
6. Existing lots would need to be combined into one parcel for future project plan approval.

STAFF ANALYSIS

The concept plan shows that the MDR zone requirements could be met, however, staff does not recommend approval of the rezone to MDR, therefore, it does not make sense to approve the concept plan. Staff are concerned regarding the loss of commercially zoned land on the west side and the need for retail amenities in proximity to the residents. Additionally, residents have expressed concerns about losing the existing commercial property for more residential. The proposed concept plan shows 26 residential units and eight of them would have offices. This does not help preserve the remaining commercial potential in this area of town.

The MDR zone allows up to 30 units per acre. While this concept plan is under this at 20 units per acre, it should be noted that the development potential is higher. If the property is rezoned to MDR, there could be a revised project plan submitted that has more density developed site than is being proposed.

With 26 townhome units, the parking requirement is 2.25 stalls per 3-bedroom unit. The project provides 2.3 parking stalls per residential unit.

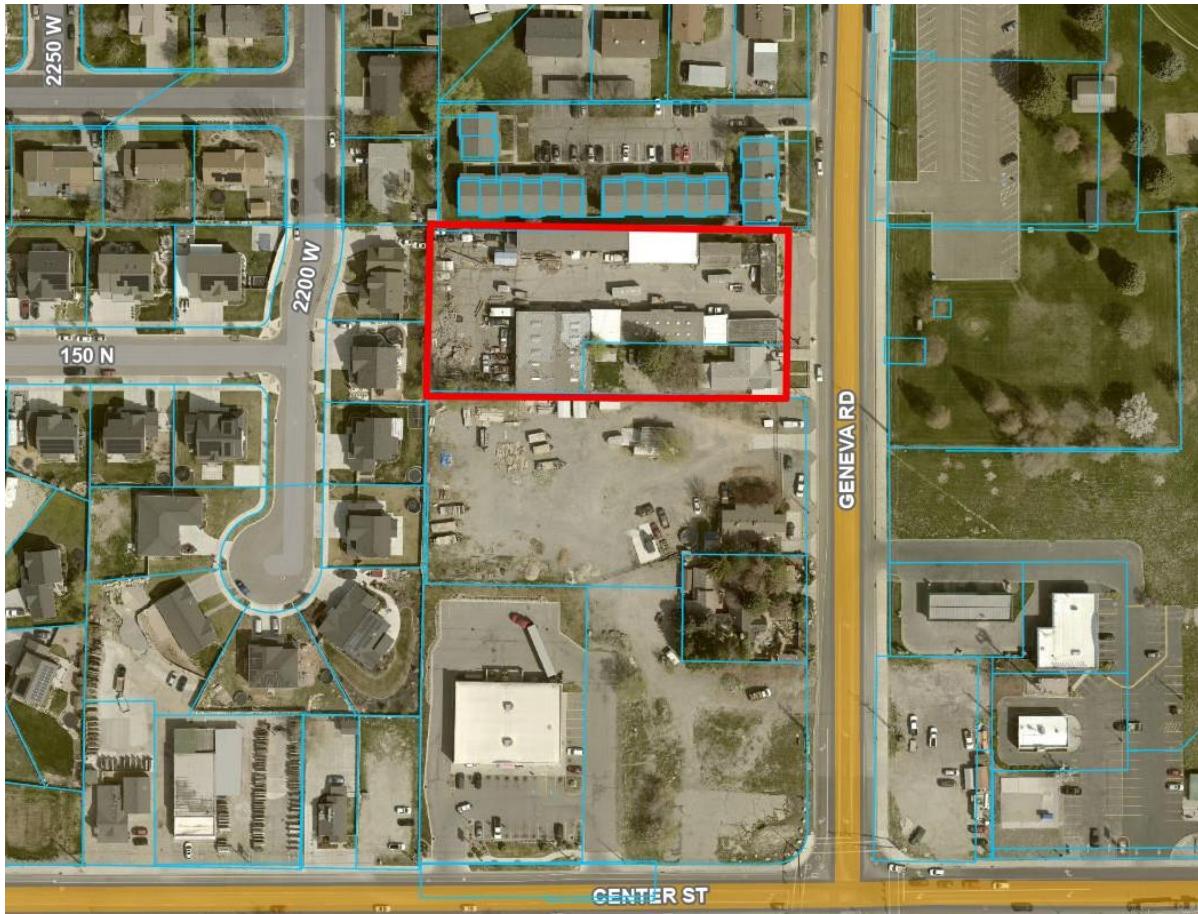
CONCLUSION

Staff recommend denial of the concept plan because staff are not supportive of losing commercially zoned land in favor of multi-family development at this location.

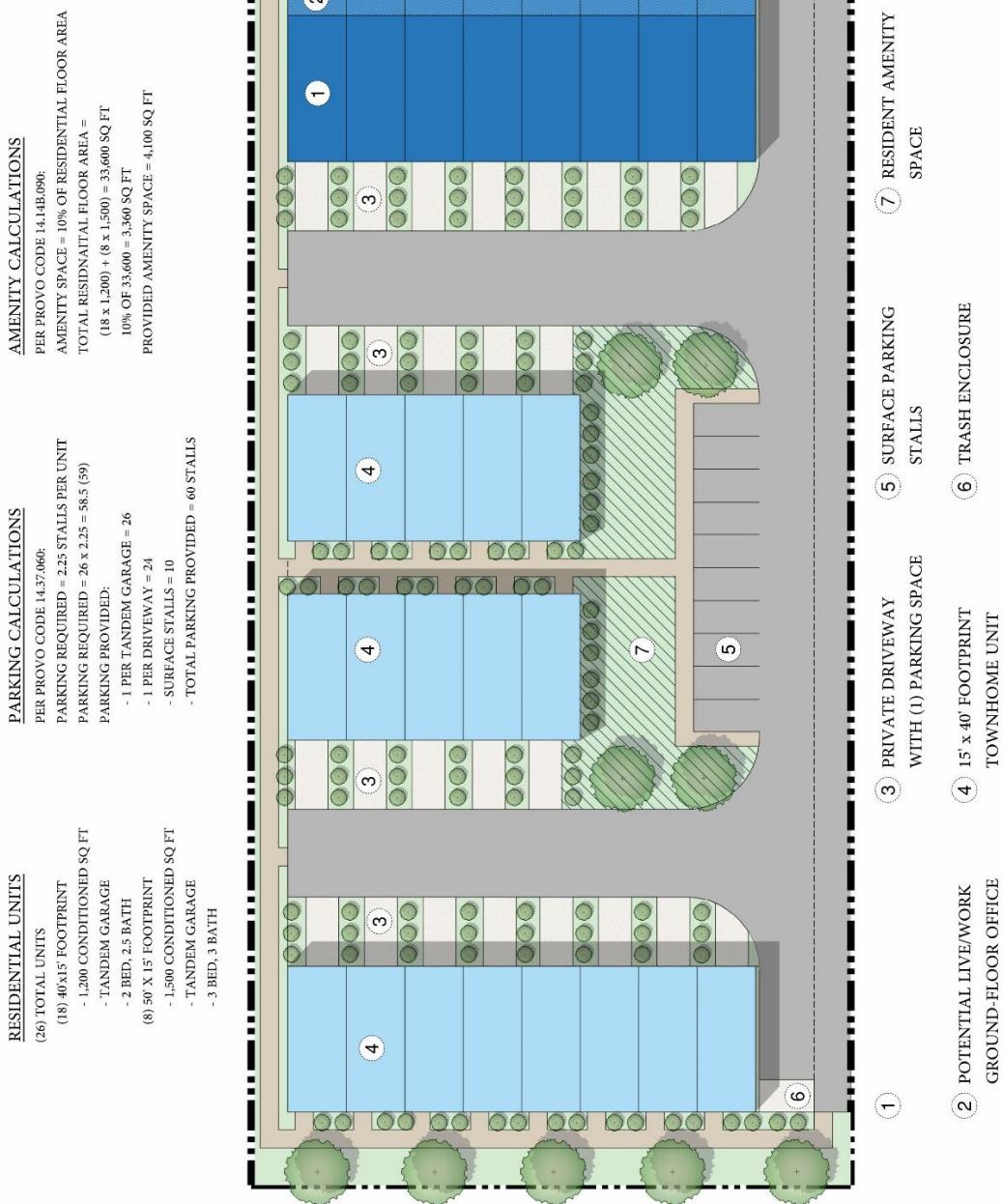
ATTACHMENTS

1. Aerial of Site
2. Concept Plan
3. Renderings
4. Floor Plans
5. Neighborhood District 3 Meeting Minutes 8/20/25

ATTACHMENT 1 – AERIAL OF SITE



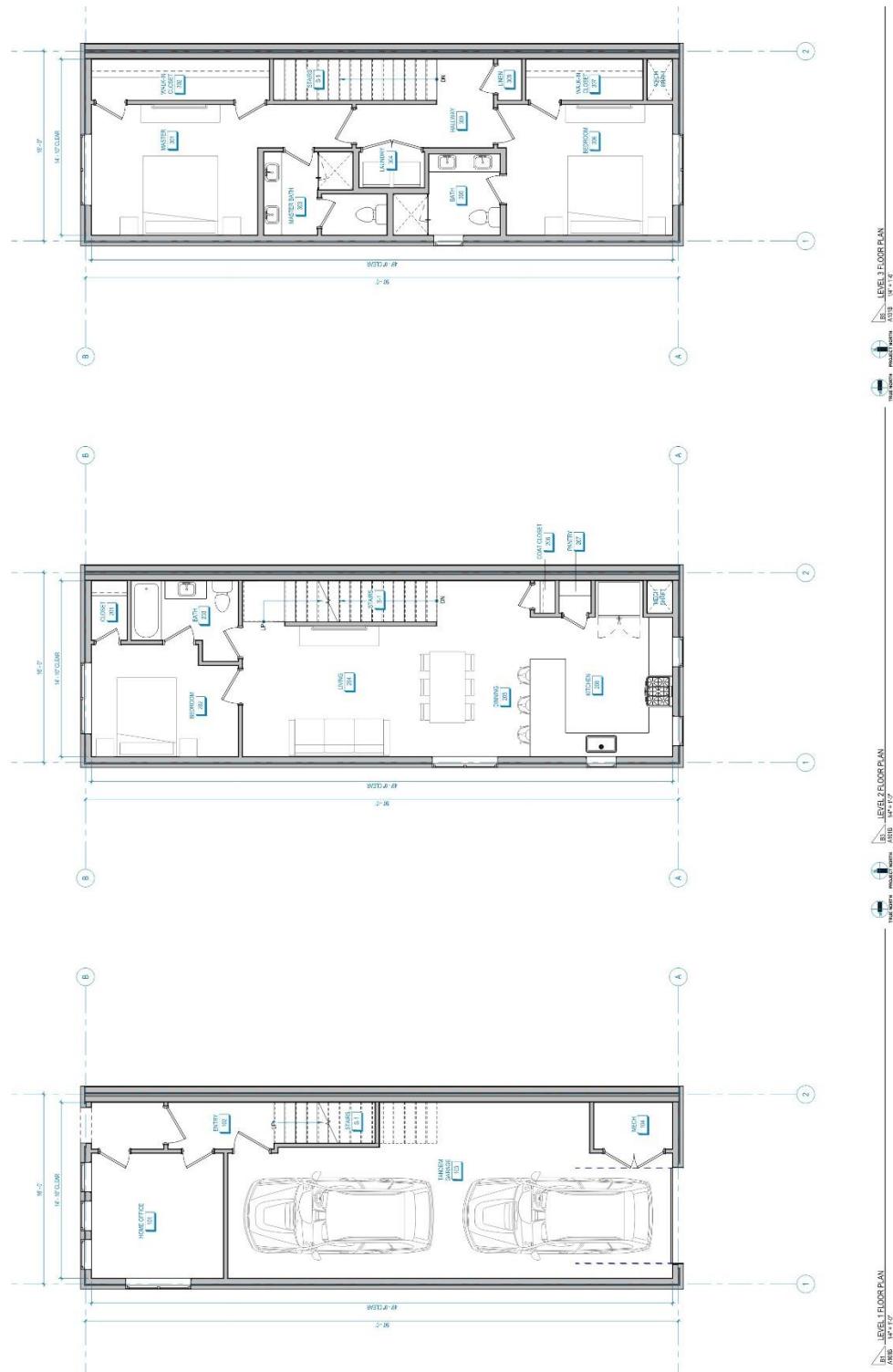
ATTACHMENT 2 – CONCEPT PLAN



ATTACHMENT 3 – RENDERING



ATTACHMENT 4 -FLOOR PLANS



ATTACHMENT 5 – NEIGHBORHOOD DISTRICT 3 MEETING MINUTES
8/20/2025

Jared Morgan explained that the property has been in the family since 1963, operating primarily as a cabinet shop. The family approached him to reinvent land use for the property. The proposal consists of two properties totaling approximately an acre and a quarter, located just southwest of Fort Utah Park on Geneva Road. It's a very deep parcel with not a lot of frontage on Geneva Road. They felt that middle housing would be a good use. The development would include both for-sale and for-rent products, with the family intending to hold on to some of the units and have a revenue stream for the family while selling others. Morgan noted that the general plan positions this area for mixed-use. He mentioned he had spoken with neighbors about the plans.

When asked about the number of units, Morgan confirmed it was currently 26, but this may change based on meetings with Planning and Public Works.

An online participant asked if this can stay commercial and that we need to reserve what commercial we can because we don't have the infrastructure to support all the growth. Morgan responded that they need to be wise about the product types and that the family asked him to pursue residential for this property.

When asked about the housing type, Morgan clarified it would be more like a Duplex product.

Regarding existing structures, he noted there was mostly vacant land, but the buildings that are there are commercial use.

A resident expressed concerns about parking, noting similar townhome developments along Geneva Road with 3 or more cars per unit. The resident worried about the impact on Fort Utah Park's parking lot directly across the street and that residents are going to park across the street or along Geneva Road, which is already packed with cars during sporting events. Morgan responded that they can definitely address parking appropriately with Planning.

When asked about the ratio of rental versus for-sale units, Morgan noted they hadn't determined the exact ratio, adding it's difficult to make things pencil right now.

An online question addressed green space requirements and Morgan said that they addressed this last week with Planning and Public Works department and the plan will be modified to meet the green space requirements.

Neighborhood District 3 Chair Andrew Terry asked that the for sale units have CC&Rs requiring owner-occupancy. Morgan acknowledged that comment.

A resident raised concerns about dust during construction. Morgan responded that they're sensitive to dust mitigation and controlling that.

When asked about parking plans for residents, Morgan said that all the units have 2-car garages and driveways, so could park 4 vehicles. He felt that there is ample parking on the site.

**Planning Commission Hearing
Staff Report**
Hearing Date: November 12, 2025

***ITEM 6** Jared Morgan requests a Zone Map Amendment for 1.32 acres of land from the CG (General Commercial) Zone to the MDR (Medium Density Residential) Zone in order to develop a 26-unit townhome development, located at 113 and 191 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20250200

Applicant: Jared Morgan

Staff Coordinator: Dustin Wright

Property Owner: J & L PEARSON SHOP LLC

Parcel ID: 21:025:0045 and 21:025:0046

Acreage: 1.32

Current Zone: General Commercial (CG)

Proposed Zone: Medium Density Residential (MDR)

Council Action Required: Yes

Development Agreement: None

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider the information presented. *The next available meeting date is December 10, 2025, at 6:00 p.m.*
2. **Recommend approval** of the requested Rezone Application to the Municipal Council. This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.

Current Legal Use:

One property has a single-family home, and the other parcel has commercial.

Relevant History:

There is a concept plan application (PLCP20250293) to have the zone changed to MDR.

Neighborhood Issues:

A neighborhood district meeting was held on August 20, 2025. (See Attachment 4 for meeting notes for this item).

- Staff have received emails and calls from residents about desires to keep this property commercial because there is a low supply in west Provo.

Summary of Key Issues:

- Staff have reviewed the concept plans and there will need to be more information provided at the project plan phase to ensure compliance with proposed MDR zone.
- MDR zone allows 30 units per acre, and this concept shows 20 units per acre. If the property is rezoned to MDR, plans could change increasing the project to 30 units per acre.
- The applicant has stated that they would plan to sell some of the units and rent some of the units. This ratio has not been determined nor is there anything in place to ensure that they will be.

Staff Recommendation:

That the Planning Commission **recommend denial** of the requested rezone from CG to MDR at 191 N Geneva Road to the Municipal Council.

BACKGROUND

The applicant has submitted a rezone request for property located at 113 and 191 N Geneva Rd. (Attachments 1) to be rezoned from General Commercial (CG) to Medium Density Residential (MDR).

At the district meeting the applicant indicated that some of the units would be for sale and some would be for rent. The percentages have not been determined for how many units would be for sale and for rent by the applicant and they would be subject to change after approval of the rezone.

The designation for this area in the General Plan is for Mixed-use development. This would include commercial, residential, and office.

The adjacent property to the west is currently zoned single-family residential (R1.8) and the property to the east, across Geneva Rd., is zoned Open Space, Preservation, and recreation (OSPR), and the property to the north is in the Residential Conservation (RC) zone, and the property to the south is in the General Commercial (CG) zone.

FINDINGS OF FACT

Sec. 14.020.020(2) establishes criteria for the amendments to the zoning title as follows: **(Staff response in bold type)**

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: The amendment would provide additional housing units which are needed.

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

Staff response: While housing units are needed, there is also a need for more commercial on the west side of the city. This location is already zoned commercial, and it would best serve the public to either keep it commercial or change it to a mixed-use zone to ensure that there is a strong commercial presence to help with walkability and nearby opportunities for residents.

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

Staff response: The General Plan shows this area as mixed-use. Changing to just residential is not in alignment with the plan's designation.

(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 not any issues with timing and sequencing.

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

Staff response: Staff does not recommend this amendment because it does not follow the General Plan mixed-use designation. It is hard to add new commercial zones into areas that need it, so keeping it in this location where it already exists is a better option.

- (f) Adverse impacts on adjacent landowners.

Staff response: The impacts of MDR compared to the existing zoning would not be different for adjacent landowners.

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

Staff response: The land use map from the General Plan has been reviewed and found to be correct for this area.

- (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 are no conflicts noted by staff.

STAFF ANALYSIS

The proposed plan to develop the site with residential does not align with the General Plan. Residents have expressed concerns about losing the existing commercial property for more residential and staff share this concern. Preserving the remaining commercial potential in this area of town is key to helping ensure that needs of surrounding residents are best served. Having commercial opportunities within close travel distance promotes walkability and sustainability. Mixed-use developments promote these opportunities. Having residential here is not a bad thing, but maintaining the opportunity for commercial use will play an important role as the surrounding area continues to grow.

CONCLUSION

Staff are not supportive of the property being rezoned to MDR and losing the commercial opportunities that will help support the growing community. The General Plan designation for mixed-use development will better serve the area now and in the future. Therefore, staff suggest that the Planning Commission recommend denial of the proposed zone change from General Commercial to Medium Density Residential for land located at 191 N Geneva Road.

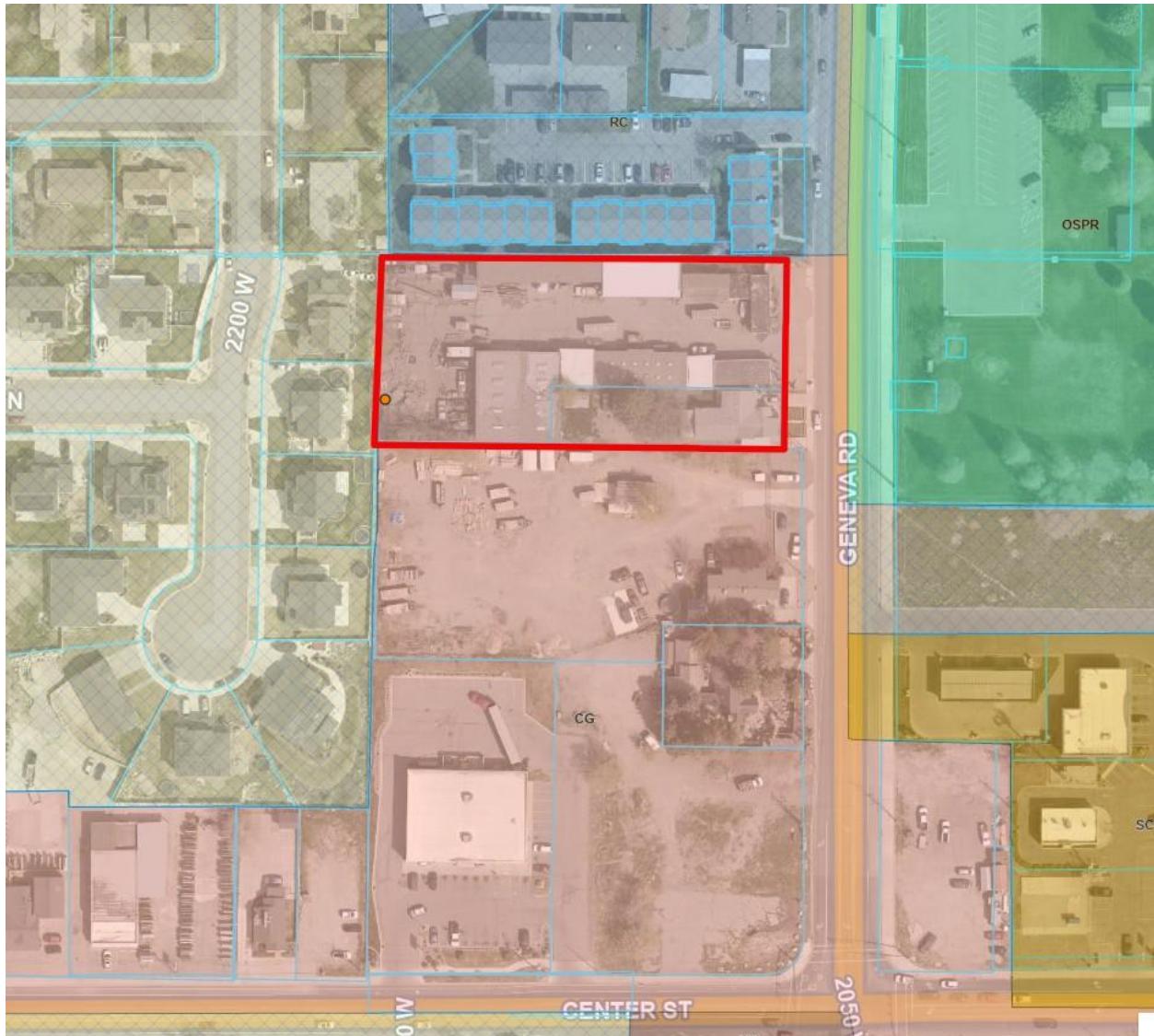
ATTACHMENTS

1. Area to be Rezoned
2. Current Zone Map
3. General Plan Map
4. Neighborhood District 3 Meeting Minutes 8/20/25

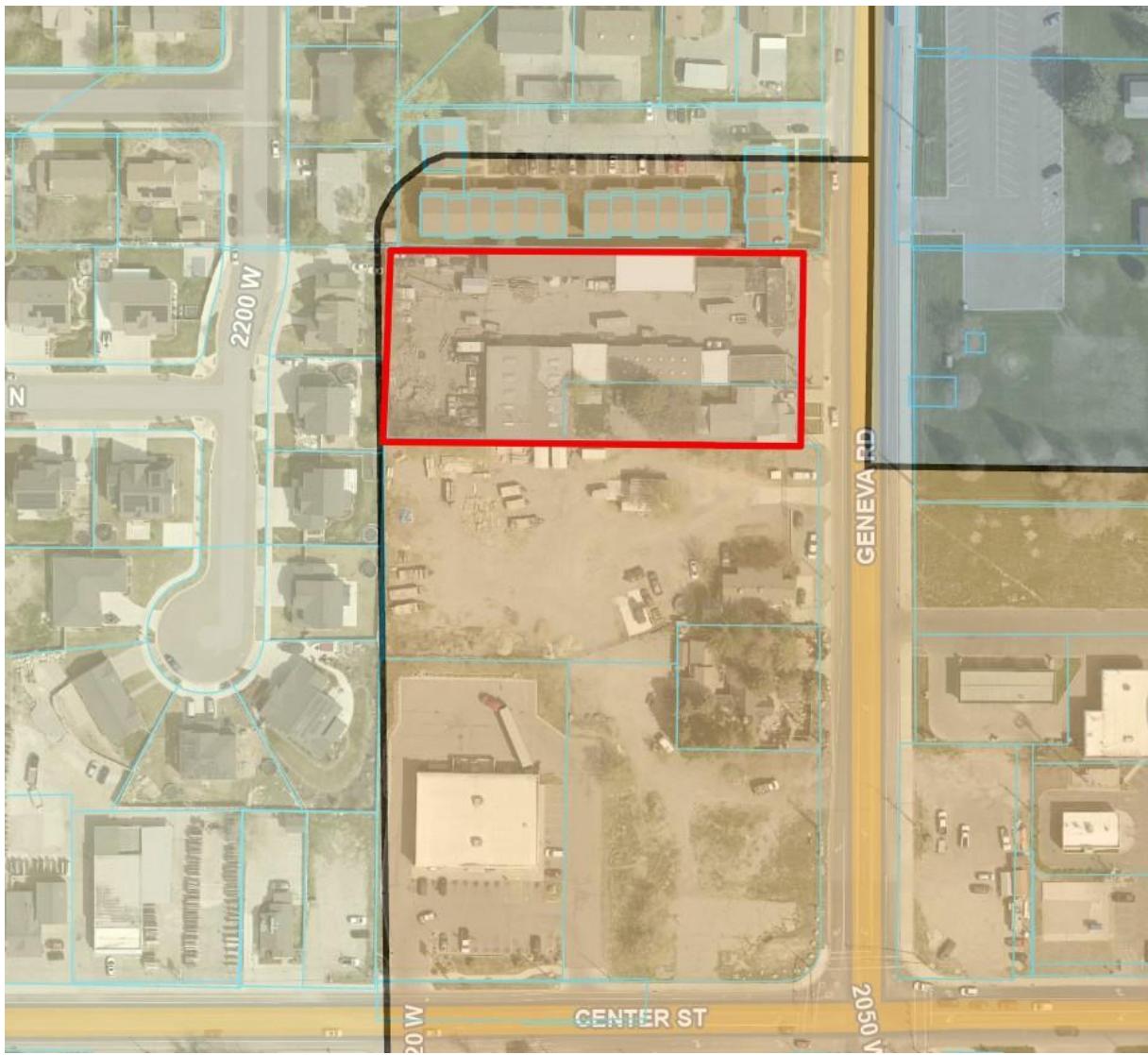
ATTACHMENT 1 – AREA TO BE REZONED



ATTACHMENT 2 – CURRENT ZONE MAP



ATTACHMENT 3 – GENERAL PLAN MAP



ATTACHMENT 4 – NEIGHBORHOOD DISTRICT 3 MEETING MINUTES

8/20/25

Jared Morgan explained that the property has been in the family since 1963, operating primarily as a cabinet shop. The family approached him to reinvent land use for the property. The proposal consists of two properties totaling approximately an acre and a quarter, located just southwest of Fort Utah Park on Geneva Road. It's a very deep parcel with not a lot of frontage on Geneva Road. They felt that middle housing would be a good use. The development would include both for-sale and for-rent products, with the family intending to hold on to some of the units and have a revenue stream for the family while selling others. Morgan noted that the general plan positions this area for mixed-use. He mentioned he had spoken with neighbors about the plans.

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Natalie King | November 12, 2025

Annexing Land at Lakeview Parkway

Hello,

As a resident of the Lakeview neighborhood, I am writing to urge you not to annex the land along Lakewview Parkway into Provo - given the express purpose will be to then consider a housing development there.

I find it to be the pinnacle of greed and hubris to think housing is a good idea in these wetlands. Not only will the housing be threatened by flood and water, the developments will harm the existing wildlife, as well as neighboring homes. Further light pollution will also harm migrating birds. If we truly wish to see benefit from restoring the Provo River Delta, we must keep this land undeveloped, and look inward of the city to satisfy housing needs.

Best,

Natalie King.

Neil Thornock | November 12, 2025

Lakeview South annexation

We are writing to voice my opposition to the annexation of 38.79 acres by Gardner and Associates in west Provo. That land is potentially critical for the health of the wetlands and deserves full environmental review before any hasty decisions regarding annexation and development. The potential strain on the new delta could be irreversible. Please take the necessary time for public input and environmental review.

Thank you,

Neil and Tammy Thornock
West Provo residents

Mary White | November 12, 2025

Opposed to Lakeview South Annexion

I'm writing to express concern about the proposed annexation of land in the Lakeview South Neighborhood by Gardner & Associates. This land is just down the street from my home where I've lived for 22 years.

I know Provo is running out of space to develop, but I urge you to not develop this land. I would maybe be okay with building homes or high density housing to address the housing crisis for young families who want to stay in Utah, but let's focus on the high density housing plans around Center Street first. I've heard the plan is to put warehouses on this land---please don't approve that.

I know everyone has a "not in my backyard" mentality about development, but I believe Provo's beautiful wetlands are a gem we should protect and it would be a mistake to eat them up with development.

In 2009 (I think it was 2009) the river flooded and Utah Lake rose. We had flooding in those wetlands all the way up into the backyards of the current cul de sacs. I'm sure developers would bring in soil to raise ground level, but it still seems unwise to put homes or other buildings in a place that was so recently flooded.

The Provo River Delta Project has preserved some beautiful space to the west of this proposed development, but adding buildings and traffic to the east of Lakeview Parkway would negatively impact the scenery, the ecosystems, and the enjoyment of the area. I encourage you to visit this part of Provo, get out of your car on Lakeview Parkway, face the sunset reflecting on the mountains, and see for yourself why it's important to preserve this open space.

Please oppose this annexation.

Mary White

(Councilor Bogdin responded to this email)

Thanks for the feedback.

The Minnow Annexation being heard by the planning commission tonight is just a petition for annexation.

Annexation is a complicated process. People annex their property into the city for many reasons. Most reasons we have heard lately is annexation to acquire services, like police, fire and even library.

Currently this land is zoned residential agriculture through the county. Houses could be built in the existing zoning.

When it comes into Provo City it will carry a zone of Open Space Preservation and Recreation. If the landowner would like to do something different they would need to go through the zone change process. Currently, Provo City does NOT know if the landowner would have any development plans,

Also, currently all school taxes for this property go to Alpine School District. If annexed into Provo, it would go to Provo City School District.

Mary White | November 12, 2025

Re: Opposed to Lakeview South Annexation

Thanks for getting back to me so quickly, Becky!

So it sounds like annexation into Provo would actually help keep this land for open space and recreation. If that's correct, then I favor annexation.

Mindy Gonzalez | November 11, 2025

Please oppose annexation

I am writing to urge the Commission to oppose the annexation of the 38.79 acres of land located along Lakeview Parkway. This area is a prime habitat spot for a lot of wildlife in addition to being a beautiful, scenic area along walkable trails. Especially after so much time, energy, and money was put into the Provo River Delta Restoration Project, this area is unlike anywhere else in the county. It merits our protection. It would be a huge, irreparable loss if it were developed.

Sincerely,
Malinda W. Gonzalez

Elizabeth Meltzer | November 11, 2025

Item 4 on today's agenda (11/11/2025)

To whom it may concern -

I am a resident of Provo and I am writing to say that I do NOT support Item 4, the request by Gardner & Associates to annex 38.79 acres of lands located along Lakeview Parkway. I support our marshland being protected; it is a critical ecosystem and a treasure for Provo. Once it is paved over by development we can never get it back.

Thank you,
Elizabeth Meltzer

Provo City Planning Commission

Report of Action

November 12, 2025

***ITEM 1** The Provo City Council proposes a General Plan Text Amendment to Appendix E (Parks and Recreation Master Plan) to clarify intent for city-owned land around Slate Canyon Park. Provost Neighborhood. DeAnne Morgan (801) 852-6408 dmorgan@provo.gov PLGPA20250605

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

RECOMMENDED APPROVAL

On a vote of 8:0, 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: Jonathan Hill, Melissa Kendall, Lisa Jensen, Joel Temple, Matt Wheelwright, Jon Lyons, Daniel Gonzales, Anne Allen

Jonathan 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.

NEIGHBORHOOD MEETING DATE

- Citywide application; all Neighborhood District Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Vice-Chair was present/addressed the Planning Commission during the public 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. 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:

- Staff gave an overview of the background for the request.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Jensen raised a question whether a map is needed to delineate what is meant by the Slate Canyon Area
- Commissioner Jensen also stated that funding for Slate Canyon Park has not been a high priority for the City and therefore the current language was put in place as a solution to that.

- Commissioner Wheelwright asked how the funding gap for Slate Canyon Park will be addressed.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

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

- Commissioner Hill determined that as this is a unanimous desire of the Municipal Council and the neighborhood is in support of this text amendment and it applies to only Slate Canyon Park, the Planning Commission supports recommending approval.



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

EXHIBIT A

Parks and Recreation Master Plan Chapter 7.1 (Page 94)

Slate Canyon Park

- Prepare an updated Master Plan for recreation facilities and trails in the Slate Canyon area.
- ~~Consider all of the City owned land at State Canyon and evaluate select parcels that may be suitable for residential development and utilize proceeds for park development.~~
- Realign the Bonneville Shoreline Trail on property newly acquired by the City that connects the canyon to the south Provo boundary.
- Coordinate with Public Works Department to integrate courts on the water tank decks.
- Consider integration of Mountain Bike elements.

Provo City Planning Commission
Report of Action

November 12, 2025

***ITEM 2** Sandra White and Donna Hall request annexation of 1.99 acres of property into Provo City, located at 5480 and 5490 North Canyon Road. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLANEX20240260

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application with the condition that an annexation agreement be signed.

CONDITIONS OF APPROVAL: An annexation agreement being signed prior to the Municipal Council passing an ordinance to accept the annexation.

Motion By: Lisa Jensen

Second By: Matt Wheelwright

Votes in Favor of Motion: Jon Lyons, Joel Temple, Matt Wheelwright, Melissa Kendall, Lisa Jensen, Daniel Gonzales, Anne Allen, 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE ANNEXED

The property to be annexed 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 on the condition that an annexation agreement is signed.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 10/1/2025.

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. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- No public comment was made at the meeting.

APPLICANT RESPONSE

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

- The applicant stated they are annexing into the city but have no intentions to develop the property. Annexing in was natural with the other areas annexing in.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Temple asked if annexing in as agricultural is in line with the plan for the area, Staff stated that it is slightly less dense, but still an appropriate fit.
- Commissioner Gonzales asked if the property is part of the Critical Hillside Overlay, Staff stated that it is not currently a part of the overlay.
- Commissioner Hill stated that the standard process for annexations is to have the area come in as OSPR and asked if that is a requirement. Staff explained that it is general practice for this area, but it is not necessary. In this case agriculture respects the history of use at the property.
- Commissioner Hill asked about the annexation agreement and any specific development concerns tied to these two lots. Staff explained that this area does not have specific concerns but wants current and future owners to be aware that if the property develops, the developer will be the one who is responsible for impacts to existing infrastructure and utilities.
- Commissioner Wheelwright asked what an annexation agreement requires the applicants to do differently and what is commonly addressed in an annexation agreement. Staff explained that in this case it is to ensure all parties are informed about who is responsible for infrastructure and utilities and that this is the most common item detailed out in an annexation agreement.
- Commissioner Jensen asked about the difference between area 5 and 6 in the Annexation Policy. Staff explained that the main reason is that area 6 is owned by the federal government and is less likely to be annexed.
- Commissioner Wheelwright asked why this was a separate annexation from the larger one in the same area. Staff stated that the intent of the larger annexation is to develop the area where this one is just seeking to come into the city.
- Commissioner Jensen asked if they needed to be concerned that one lot would be non-conforming in size if it comes in zoned as A1.1. Staff explained that there is no concern with one lot only being .99 acres.
- Commissioner Wheelwright stated that this is in our annexation policy map and that it makes sense to annex it in.



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

Provo City Planning Commission
Report of Action

November 12, 2025

***ITEM 3** Mandy Madrid requests annexation of approximately 144 acres of land located at approximately 5078 N Canyon Road. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLANEX20240331

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application with the condition of an annexation agreement being signed.

CONDITIONS OF APPROVAL:

An annexation agreement being signed prior to the Municipal Council passing an ordinance to accept the annexation.

Motion By: Matt Wheelwright

Second By: Jon Lyons

Votes in Favor of Motion: Melissa Kendall, Lisa Jensen, Daniel Gonzales, Joel Temple, Jon Lyons, Matt Wheelwright, Anne Allen, 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE ANNEXED

The property to be annexed 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 on the condition that an annexation agreement is signed.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 7/16/2025 and 10/1/2025.

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. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

APPLICANT RESPONSE

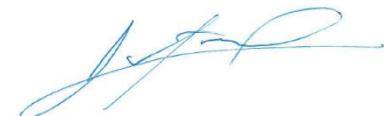
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicant stated that through this process they will be working with the neighbors to help address some long-standing issues on some of the existing lots.
- The applicant highlighted their intent to work within what is recommended in the General Plan and the Northeast Neighborhood Plan.
- In response to a question about concerns that were raised at the July neighborhood meeting the applicant stated that the biggest concern was regarding possible townhomes which they will remove as part of the final concept plan.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Temple asked about the proposed zoning for the area, Staff stated that it will be annexed with the OSPR zoning
- Commissioner Wheelwright asked how this annexation agreement would be different, Staff stated that the agreement is expanded to include additional information because it is a larger area.
- Commissioner Hill asked what the City knows about the potential development in the area, Staff explained that there have been many meetings to discuss possible development ideas and best practices for the hillside area to ensure that the applicant has a good understanding of the development options, but nothing has been agreed to or is binding at this stage. He then asked if the applicant couldn't develop the way they wanted to, is there a downside to still annexing the property. Staff stated that being in the City does give them more options than staying in the county.
- Commissioner Wheelwright stated that he was a part of the July neighborhood meeting and stated that in addressing some of the concerns with the townhomes and that with that addressed a majority of the neighborhood is very excited about this annexation.
- Commissioner Jensen highlighted that they will review the final concept plan after the annexation is approved but she wanted to ensure that they evaluate if the townhomes are the best planning option for the area.



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.

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Provo City Planning Commission

Report of Action

November 12, 2025

***ITEM 4** Gardner & Associates request annexation of 38.79 acres of land located along Lakeview Parkway, from approximately 300 North to 880 North. Lakeview South Neighborhood. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLANEX20250603

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

RECOMMENDED APPROVAL

On a vote of 9:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jon Lyons

Second By: Matt Wheelwright

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

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 ANNEXED

The property to be annexed is shown 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

- 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.

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:

- Five residents (Elizabeth Meltzer, Mary White, Mindy Gonzales, Natalie King, and Neil Thornock) emailed to say that they wanted the area to be protected wetlands, and they were concerned about the possibility of an annexation leading to development of the parcels.

APPLICANT RESPONSE

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

- George Bills with Gardner and Associates agreed with the staff presentation and said that he does not know of any current plans to develop. When asked why he and the other property owners wanted to annex, Mr. Bills explained

that property owners in the northern portion were interested in potentially developing residential units, but that there were no current plans.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Temple asked what restrictions the City would be able to put on future development in this area. Given that the area has a high water table and is in a designated wetlands area, there would be high mitigation criteria and development standards.
- Commissioner Jensen asked what development would be permitted under the OSPR zone. The zone permits only parks, open spaces, and trails.
- Commissioner Wheelwright sought clarification that the current County RA-5 zone permits housing that would not have to go through Provo's approval. Staff confirmed that this is correct.
- Commissioner Jensen stated that she had no problem with annexing the parcel so that Provo could screen potential future development and conservation options.
- Commissioner Lyons agreed with Commissioner Jensen. He shared the concerns expressed by the public but thought that annexing the land would give Provo more control over their future.
- Commissioner Hill expressed that annexing the parcels would actually resolve the concerns raised by the public about development in sensitive wetlands.
- Commissioner Wheelwright asked whether an Annexation Agreement would help. Staff replied that the current wetlands delineation already sets any standards that would be recorded in an Annexation Agreement.



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

Provo City Planning Commission

Report of Action

November 12, 2025

ITEM 5 Jared Morgan requests Concept Plan approval for a 26-unit townhome development over 1.32 acres in a proposed MDR (Medium Density Residential) Zone, located at 113 and 191 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20250293

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

DENIED

On a vote of 6:2, the Planning Commission denied the above noted application.

Motion By: Lisa Jensen

Second By: Anne Allen

Votes in Favor of Motion: Lisa Jensen, Anne Allen, Melissa Kendall, Joel Temple, Matt Wheelwright, Jon Lyons

Votes Against the Motion: Jonathon Hill, Daniel Gonzales

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.

RELATED ACTIONS

Planning Commission - November 12, 2025 - Item 6 - Rezone – PLRC20250200 - This item was recommended for denial.

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.

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.

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:

- The traffic along Geneva Rd. is too fast.
- The commercial property to the south didn't want to sell.
- With a three-story residential building development, there would be less privacy for the surrounding residents.
- There is already a lot of MDR across the street being built now.
- The part of the city west of I-15 needs more commercial development.
- The applicant needs to investigate affordable housing options.

APPLICANT RESPONSE

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

- Infill development is challenging, and they have been working to find a way to make this work.
- The thing that makes mixed-use challenging is the requirement to have ten thousand square foot sites.
- The live-work units would allow for things like small office use, salons, or insurance office.
- The owner would like to control how the property is used and not leave it up to adjacent property owners to join in development. The adjacent property owners did not want to sell the property to this property owner.
- The market for commercial development is not there and that is a reason that residential is the best use for them.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- There is vacant commercial space in this area already. There is growth coming in just across the street, and there will be more in the future. If the commercial is lost now, it would be very difficult to bring it back later once the residential uses are in place.
- Adding rooftops can help encourage commercial, but multi-family doesn't always meet the discretionary income thresholds retailers are looking for.
- There has been a focus on developing centers to better serve communities. The General Plan identified this area as a type of center. Thought has gone into the General Plan, and it identifies how areas should develop in the future.
- Looking at the whole corner that is currently zoned commercial, it would be wise to look at either finding a way to have it developed together or if that is not a possibility, to have this site develop in a way that would be able to tie into the other property in the future. The access to all of that area would be better the further away it is from the busy intersection.
- The 200' lot depth is ideal for commercial development.
- Home ownership is an important goal, but there needs to be more commitment here towards that goal.
- More parking that is not tandem would be nice to see.
- If it is a change from the General Plan, it would need to be something better.



Planning Commission Chair



Director of Development Services

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Provo City Planning Commission
Report of Action

November 12, 2025

***ITEM 6** Jared Morgan requests a Zone Map Amendment for 1.32 acres of land from the CG (General Commercial) Zone to the MDR (Medium Density Residential) Zone in order to develop a 26-unit townhome development, located at 113 and 191 N Geneva Road. Fort Utah Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20250200

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

RECOMMENDED DENIAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council deny the above noted application.

Motion By: Lisa Jensen

Second By: Anne Allen

Votes in Favor of Motion: Lisa Jensen, Anne Allen, Jonathon Hill, Melissa Kendall, Joel Temple, Matt Wheelwright, Jon Lyons, Daniel Gonzales.

Jonathon Hill was present as Chair.

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LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the Medium Density Residential (MDR) Zone is:

Parcel 1

COM. 17 CHS S & 2.15 CHS W OF NE COR OF SE1/4 OF SEC 3, T 7 S, R 2 E, SLM; S 1 W 114 FT; W 200 FT; S 1 W 50 FT; N 89 W 150.46 FT; N 1 E 2.48 CHS; S 89 E 5.31 CHS TO BEG. AREA 1.09 ACRES.

And

Parcel 2

COM. 17 CHS S & 2.15 CHS W & S 1 W 114 FT OF NW COR OF SE1/4 OF SEC 3, T 7 S, R 2 E, SLM; S 1 W 50 FT; N 89 W 200 FT; N 1 E 50 FT; S 89 E 200 FT; TO BEG. AREA .23 OF AN ACRE.

RELATED ACTIONS

Planning Commission - November 12, 2025 - Item 5 - Concept Plan - PLCP20250293 - This item was denied.

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.

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.

CONCERNS RAISED BY PUBLIC

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APPLICANT RESPONSE

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- The market for commercial development is not there and that is a reason that residential is the best use for them.

PLANNING COMMISSION DISCUSSION

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Planning Commission Chair



Director of Development Services

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