



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Planning Commission Agenda
December 10, 2025

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on December 10, 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, **January 13, 2026**, 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. Provo Mall Redevelopment – Brixton Capital

Public Hearings

Item 1 Ryan Salmon requests Project Plan approval for a new 14-unit residential project in the MDR (Medium Density Residential) Zone, located at 2044 N Canyon Road. Pleasant View Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20240288

* Item 2 *****WITHDRAWN***** Maverik Inc. requests an Ordinance Text Amendment to Provo City Code 14.38.105 (Signs Permitted in the Downtown Zones) to allow for pole signs. Citywide Application. Dustin Wright (801) 852-6414 dwright@provo.gov PLOTA20250554

* Item 3 Development Services requests Ordinance Text Amendments to Provo City Code 15.05 to eliminate the existing exemption from the 100-foot river setback and streamline building permit procedures. Citywide Application. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLOTA20250567

Item 4 Corbin Church requests Concept Plan approval for an infill development and a restoration and reuse of existing homes in a proposed MDR (Medium Density Residential) Zone, located generally at 258 W 200 N. Timp Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20250441

* Item 5 Corbin Church requests a Zone Map Amendment from the RC (Residential Conservation) Zone to the MDR (Medium Density Residential) Zone for an infill development and a restoration and reuse of existing homes, located generally at 258 W 200 N. Timp Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20250431

Item 6 Trent Hatch requests Concept Plan approval for a three-lot residential subdivision in a proposed LDR (Low Density Residential) Zone. Rivergrove Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLCP20250576



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- * Item 7 Trent Hatch requests a Zone Map Amendment from the R1.8 (One Family Residential) Zone to the LDR (Low Density Residential) Zone in order to subdivide the property and create new building lots. Rivergrove Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLRZ20250571
- * Item 8 Provo City Public Works Department requests Ordinance Text Amendments to Sections 15.03.020(3) and 15.03.200 to update 2025 standards to 2026 standards. Citywide Application. David Day (801) 852-6735 dday@provo.gov PLOTA20250658

Preceding the public hearing, there will be a Study Session at 5:00 PM. at the Provo Peak Conference Room, 445 W Center Street. The Study Session is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 PM.

To send public comments to Planning Commission members, email them at dspublichearings@provo.gov.

Please submit public comment emails before 3:00 PM the day of the hearing. Additional information can be found at provo.gov/publiccomments.

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at a reasonable cost at 445 W Center Street, Suite 200, Provo between the hours of 7:00 AM. and 6:00 PM., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Development Services web site the week of the meeting at provo.gov/planningcommission.

Provo City 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

