

Provo City Planning Commission

Report of Action

December 10, 2025

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

The following action was taken by the Planning Commission on the above described item at its regular meeting of December 10, 2025:

APPROVED

On a vote of 8:0, the Planning Commission approved the above noted application.

Motion By: Daneil Gonzales

Second By: Jon Lyons

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

RELATED ACTIONS

On December 10, 2025, the Planning Commission recommended approval of Item 5 - Rezone PLRA20250431.

APPROVED/RECOMMENDED OCCUPANCY

*35 Total Units = 26 new units (4 and 5-plex units), 7 single-family homes (existing), 1 duplex (existing)

*Type of occupancy approved: Family

*Standard Land Use Codes: 1111 (single-family), 1121 (duplex), 1131 (4-plex), and 1141 (5 plex)

APPROVED/RECOMMENDED PARKING

*44 Total parking stalls required

*58 Total parking stalls provided

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 09/17/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

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

- The development agreement needs to ensure that the existing single-family homes will be owner-occupied in perpetuity.
- The neighbors are not thrilled that more rentals will be added to the neighborhood, but to get more owner-occupied homes is worth it, they just want to be reassured that they will be in perpetuity when sold.
- The neighborhood thought this was a creative way to keep the existing homes.
- More owner-occupied housing will be great for the neighborhood for people to stay.

APPLICANT RESPONSE

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

- This property has been for sale for a long time and many of the other interested buyers looked to demolish the building and build new. The applicant met with people from the city and the neighborhood and learned that the best approach is to find a way to keep the existing homes and develop other portions of the property.
- Some of the existing homes will be renovated and some will be sold as is so that people will have sweat equity.
- The existing structures will be sold as single-family homes.
- The applicant will have two of the units be owner occupied by his daughters and their families. So, they are committed to this area and making it look nice.
- Widening sidewalks is something that the applicant is working with Public Works to determine what will be needed there.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The commission discussed which properties were being proposed to be sold for owner occupancy and which ones would be kept by the developer and rented. The only existing structure that would not be sold is the one that is currently located in the DT1 zone on 200 N.
- The existing single-family lots will be their own parcels so they can be sold, and the larger infill area will be under single ownership on its own parcel.
- The Timp Neighborhood plan identified the corner of 300 W and 300 N as a potential location for a park. This is not a requirement for the property owner to provide that at this location, but rather a suggestion as a potential location for a park within the neighborhood.
- This development will work well as a buffer between downtown and the neighborhood.
- Public Works addressed concerns about crossing freedom and indicated that it is safest at 200 N. There are city-wide improvements that will be looked at when the sidewalk is being worked on.
- Amenity space will be fully addressed with the Project Plan and not so much with the concept plan. Conceptually, they have shown a location that will be able to meet the size requirements for amenity space.
- The applicant has proffered a development agreement to push for owner-occupancy, but he has not proffered a deed restriction for owner-occupancy.



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