



PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Planning Commission Agenda
January 14, 2026

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on January 14, 2026 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, **February 10, 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.**

Public Hearings

- * Item 1 Development Services requests Zone Map Amendments to approximately 39 acres of land within a quarter-mile of the 2230 North UVX Station, as part of the Station Area Plan implementation, from the RC and SC2 Zones to the VLDR, LDR, MDR, and SC3 Zones. Carterville Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250689
- Item 2 BYU requests Project Plan approval for the demolition and reconstruction of the BYU Administration building in the PF (Public Facilities) Zone, located approximately at 530 East 1230 North. University Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250289
- Item 3 Andrade Christensen requests Concept Plan approval for a 4.17-acre mixed-use development in a proposed CG (General Commercial) and VLDR (Very Low Density Residential) Zone, located approximately at 1560 South and 1100 West. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLCP20250025
- * Item 4 Andrade Christensen requests a Zone Map Amendment from the A1.5 (Agricultural) and RA (Residential Agricultural) Zones to the CG (General Commercial) and VLDR (Very Low Density Residential) Zones to develop a 4.17-acre mixed-use development, located approximately at 1560 South and 1100 West. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250028

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.



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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



**Planning Commission Hearing
Staff Report**
Hearing Date: January 14, 2026

***ITEM 1** Development Services requests Zone Map Amendments to approximately 39 acres of land within a quarter-mile of the 2230 North UVX Station, as part of the Station Area Plan implementation, from the RC and SC2 Zones to the VLDR, LDR, MDR, and SC3 Zones. Carterville Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250689

Applicant: Provo City Development Services

Staff Coordinator: Jessica Dahneke

Property Owner: GKT PARKWAY VILLAGE LC1 LLC (ET AL)
Complete list of property owners within the station area can be seen in attachment 1

Acreage: 39.00

Number of Properties: 71

Number of Lots: 71

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented.
The next available meeting date is January 28, 2026 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: Provo City started working on the state-mandated station area plans in 2023. On September 17, 2025, the plans were certified by the state. As part of the station area plan implementation, the city is required to rezone the station areas to match the use that is shown in the Station Area Plan Future Land Use Map

Neighborhood Issues: In addition to the planning outreach process, the rezones were presented at the November 19, 2025, District 4 neighborhood meeting. No issues were raised.

Summary of Key Issues:

- The 2230 North Station Area Plan was certified by the state on September 17, 2025.
- The State requires that once station area plans are certified, the properties must be rezoned to what is proposed in the plan's Future Land Use Map.

Staff Recommendation: That the Planning Commission **recommend approval** to the Municipal Council to rezone approximately 39 acres of land in the 2230 North Station Area to VLDR, LDR, MDR, and SC3 as per the 2230 North Station Area Plan Future Land Use Map.

OVERVIEW

In 2023, Utah State Legislature required that cities create station area plans for all fixed railway stations and frontrunner stations within their city. Development Services has spent the last two years creating station area plans that meet the State's criteria and the goals of the Provo City General Plan. Each plan has been reviewed multiple times by different departments and advisory committees. In addition to the survey at the beginning of the planning process, Development Services held an open house to get feedback on the future land use maps for each station area plan, and a final draft of each plan was posted online for additional citizen feedback. The plans were reviewed and approved by Planning Commission and the City Council and have been certified by the State. Once a station area plan is certified, the State requires the zoning within the station area to match the land uses proposed in the station area plan.

STAFF ANALYSIS

State Code requires all station area plans to address four objectives: increasing housing availability and affordability, promote sustainable environmental conditions, expand transportation choices and connections, and enhance access to opportunities. Staff evaluated several future land use maps with various zoning configurations to meet both the mandated State objectives and General Plan goals. Based on feedback from advisory committees and citizens, staff determined the best approach was to concentrate the most intense uses near the UVX station, with intensity decreasing at greater distances. The 2230 North Station Area Plan Future Land Use Map reflects this approach by integrating more commercial and dense uses closer to the UVX station while gradually decreasing density as the distance from the station increases. The proposed rezones balance State objectives, City goals, and neighborhood compatibility.

Provo City Code Title 14.02.020(2) sets for the following guidelines for consideration of amendments:

1. 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: To create the opportunity for redevelopment and infill development in the 2230 North Station Area that increases the availability and affordability of housing and enhances access to opportunities as shown in the 2230 North Station Area Plan Future Land Use Map.

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

Staff response: This zone map amendment serves as a signal to current and future property owners in the 2230 North Station Area of what kind of development or infill projects will help meet state requirements and the goals of the General Plan.

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

Staff response:

Land Use

1b. Encourage infill opportunities in downtown, mixed use, and transit-oriented developments.

1c. Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing, and small lot single-family.”

1d Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing, and small lot single-family.

Housing

1a. Encourage opportunities for small scale, infill housing development.

1f Encourage more options for entry-level housing including smaller lots and mixed housing, as well as smaller unit sizes including studios and apartments.

2 Strive to increase the number of housing units of all types across the whole of Provo in appropriate and balanced ways.

- (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 with this request.

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

Staff response: Staff does not believe that this proposal will hinder or obstruct General Plan policies.

- (f) Adverse impacts on adjacent landowners.

Staff response: The proposed map amendments will not force any current property owner or adjacent landowner to change their property in any way. Staff does 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: The General Plan Future Land Use Map shows the station area as “Mixed use”, “Residential”, “Open Space”, and “Public Facilities”. The proposed rezones within the station area are aligned with the respective areas on the General Plan Future Land Use Map.

(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 no conflict between the General Plan Map and Policies.

FINDINGS OF FACT

1. The 2230 North Station Area Plan was Certified by the State and Adopted by the City Council.
2. Updating the zone map to match the land uses proposed in the 2230 North Station Area Plan Future Land Use Map is a mandatory step in the station area plan implementation process.

CONCLUSIONS

The proposed rezones will provide opportunities for redevelopment and infill development in a way that is aligned with the General Plan and meets the state objectives. Staff recommend that the Planning Commission recommend approval of the proposed rezones to the Municipal Council.

ATTACHMENTS

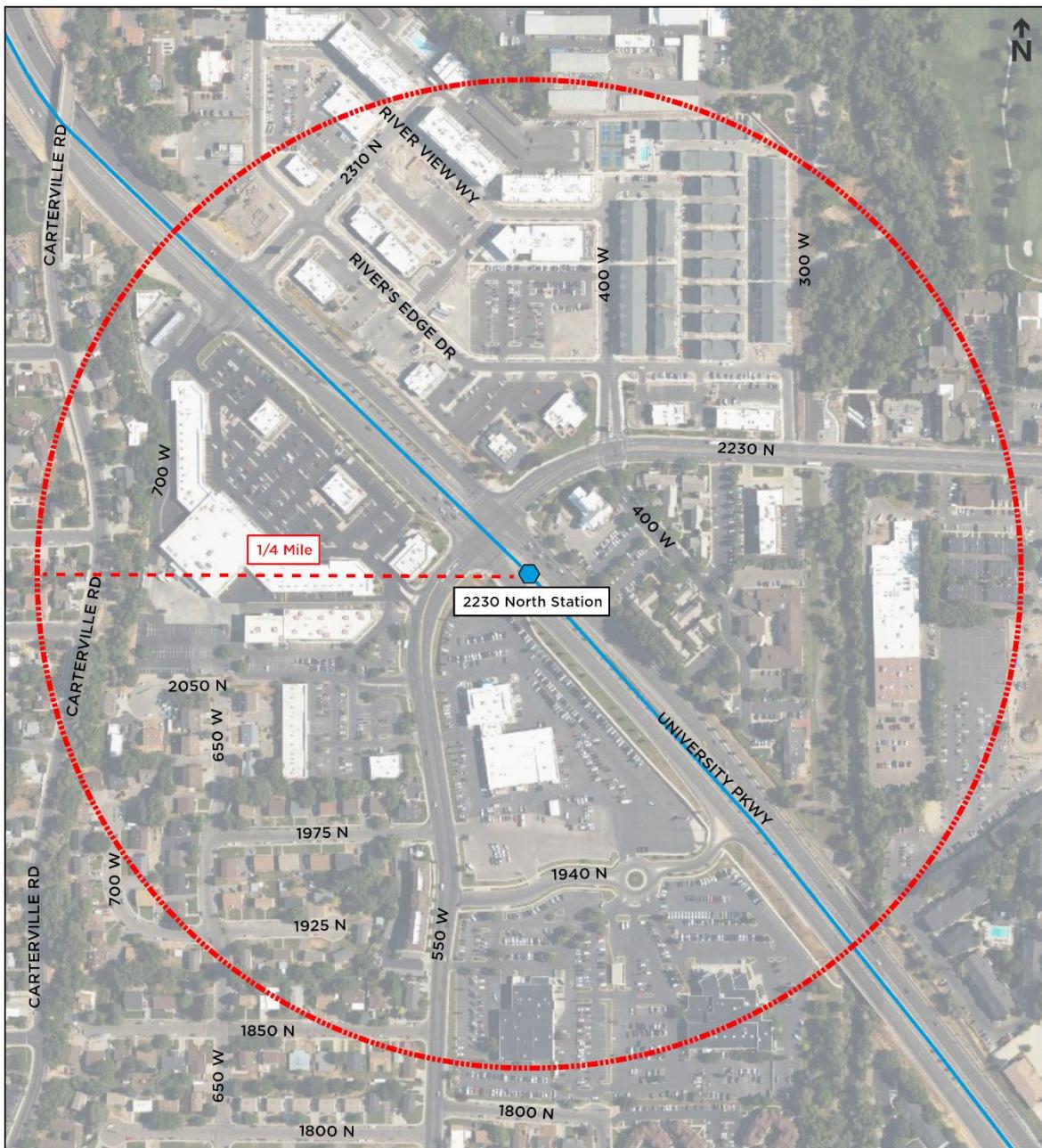
1. List of property owners within the station area
2. Aerial Map
3. Proposed Areas to be rezoned
4. 2230 North Station Area Plan Future Land Use Map

ATTACHMENT 1 – LIST OF PROPERTY OWNERS WITHIN THE STATION AREA

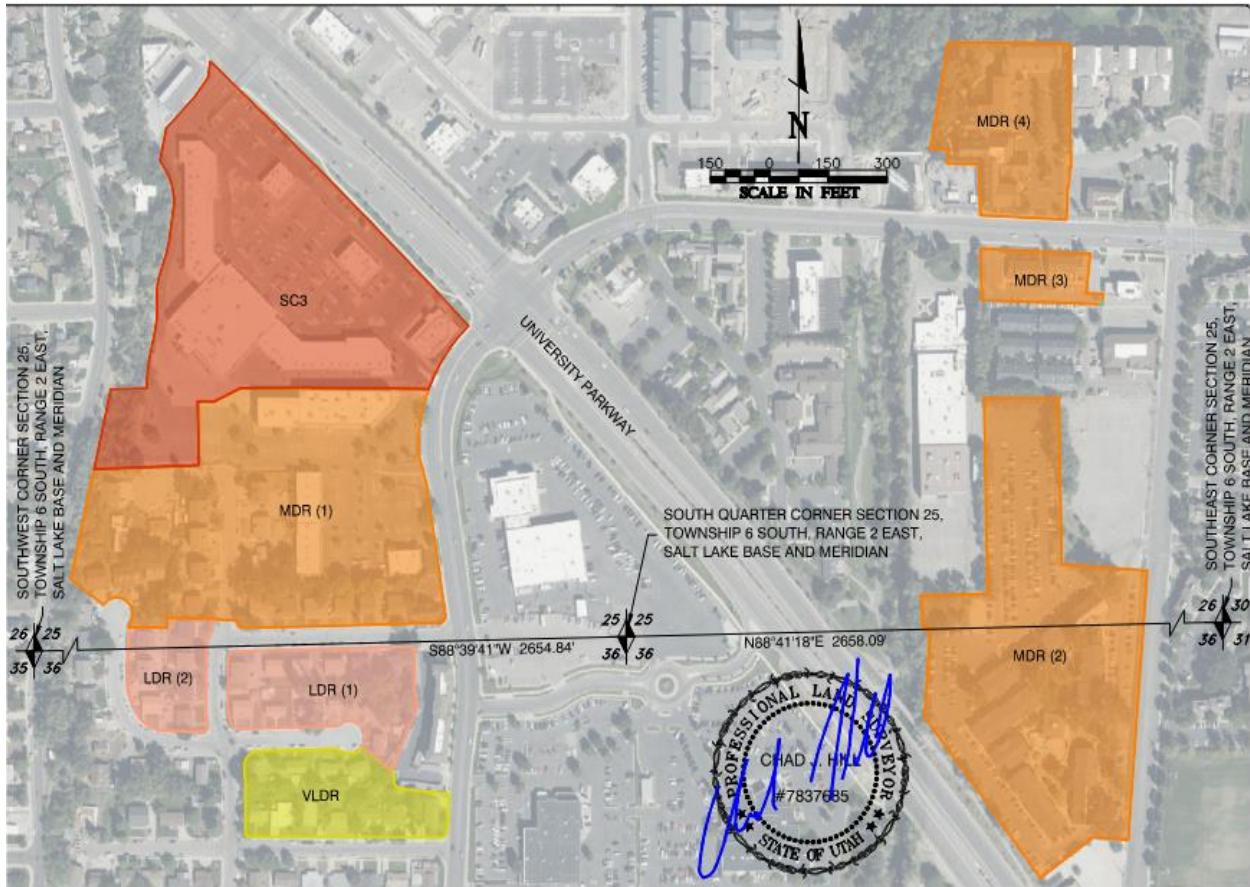
PLUMTREE LLC	WILLBURN - ALAN B & KRISANA R
UTAH VALLEY CAPITAL PARTNERS LLC	DAYLEY - K NEWELL & DIANE W (ET AL)
FLORES - MIGUEL A & SAYDA ELENA (ET AL)	FAE HOLDINGS 417635R LLC
ALTERSTIL HOLDINGS LLC	FOULK FAMILY PROPERTIES LLC
UTAH VALLEY CAPITAL PARTNERS LLC	PETERSON - DENNIS & SONJA
CHADBURN - RODNEY & KAREN	COMMON AREA
WATSON - BRIAN PRESTON & SKYE HOPE (ET AL)	GALUSHA - DEBORAH
FCPT RESTAURANT PROPERTIES LLC	PROVO CITY
BEE - JAN (ET AL)	SEEHAGEN - JODEE R
ELKINS - RYAN & LAURA J	PRIEDEMAN - DOUGLAS K & JOY E
RLR LC UTAH LIMITED LIABILITY COMPANY	LIN - SHAO-HUI (ET AL)
OREM CITY CORPORATION	FLINDT - KYLE HERBERT & LISA SPENDLOVE
PUDUR LLC	COMMON AREA
WOODWARD - TRISHA (ET AL)	BENNETT ADC BUILDING LLC
REEDER - ROBERT V & JUANITA	FRANCIS - WILLIAM R
CHO - SOOK	BENNETT ADC BUILDING LLC
RAIDER HOLDINGS LLC	PROVO INVESTMENT PROPERTIES LLC
RIVERSIDE COUNTRY CLUB	SS PROPS 4 LLC
BLACK - CODY & KARLI (ET AL)	WEVRE LLC
MINK LAKE INVESTMENT LLC	WARD - JAMES KARL & RACHEL
PROVO RIVER LODGING LLC	YACKTMAN - DONALD A & CAROLYN Z
JCWS LAND & HOLDING LLC	MEGA DIAMOND INDUSTRIES INC
APPLE SEVEN SPE PROVO - SAN DIEGO INC	KELLERSTRASS LAND AND LEASING LC
ARRHENIUS - NIKLAS BO	GKT PARKWAY VILLAGE LC1 LLC (ET AL)
RUIZ - ROBERT BERKLEY & GENIE	UTAH COUNTY ACADEMY OF SCIENCES
WILLBURN - ALAN B & KRISANA R	CURTIS & CURTIS LLC
MICKIEWICZ - RANDY & NANCY	BORGET HOLDINGS LLC
BRIGHAM YOUNG UNIVERSITY	GKT PARKWAY VILLAGE LC1 LLC (ET AL)
APEX EQUITY GROUP LLC	CARMACK - ADAM R & ANGELA
OR CAPITAL PARTNERS LLC	CARMACK - CURTIS & MELANIE Z
UTAH VALLEY CAPITAL PARTNERS LLC	CHRISTIAN - ISAAC & ADAM (ET AL)
RAINTREE OWNER LLC	CARMACK - CURTIS & MELANIE Z
WREN - CHRISTINE (ET AL)	HUBER - TANNER K (ET AL)
LEDUC - MATT & BRAXTON	LARSEN - TANEE
PROVO CITY CORP	CAHOON - MARK L & MARILEE
ANDREWS - CHASE B	BEAMES - LISA & BRYAN
2230 ASSOCIATES LLC	RIVERVIEW APARTMENTS LLC
JAW III PROPERTIES LC	GRIFFIN - ALAN & REGINA
MARK AT LAKE POINTE LLC (ET AL)	MATTHEWS - RICHARD A
TAL HOLDINGS LLC	RIVERS EDGE ON UNIVERSITY
UTAH LAKES NEUROSCIENCE MENTAL HEALTH CENTER PLLC	RIVERS EDGE APARTMENTS LLC
CSFW PROPERTIES LLC	PROVO 2024 LLC (ET AL)
BAKER - DENNIS	NB UTAH LLC (ET AL)
WOODBURY LAW PLLC	ART AND JOYCE GODI FAMILY INVESTMENTS LP

CLIFFORD - LINCOLN O	SEVEN CASTLES HOLDINGS LLC
ALM & ASSOCIATES INC	EVERYSTAR LLC
COTTONTREE LLC	PATEL - GIRISH A
BAUGH WORLD LLC	CRP INVESTMENT PROPERTIES LLC
VENTURE REAL ESTATES PROPERTY LLC	RIVERS EDGE CONDOS LLC
HUTCHINGS - D MARK & MARY S	CB&I PROPERTIES AND MANAGEMENT LLC
UTAH LAKES NEUROSCIENCE MENTAL HEALTH CENTER PLLC	HAMMOND FOOT AND ANKLE LLC
CARSON - SYLVIA	LF2 PROPERTY HOLDINGS LLC
P L WOOLSTENHULME FAMILY LIMITED PARTNERSHIP	FRITSCH - DANIEL L & ERIN J
NIELD - D KELLY	THORN - JOSHUA K
CSFW PROPERTIES LLC	JOLLEY - GREGORY GRANT & MARILEE E
C&A RESOURCES LLC	MUSE VENTURE LLC
DESTER - JOHN L & DEBRA (ET AL)	BAYLES - MARILYN DENA
HENDRICKSON HOLDINGS LLC	MALLORY - MITCHELL B & CAITLIN B
ROBINS - KIPP MORENO & TAMARA ANDERSON	DAY - RUSSELL H & HEATHER O
FLORES - MIGUEL A & SAYDA ELENA (ET AL)	PROVO CITY HOUSING AUTHORITY
CHADBURN - RODNEY & KAREN	STANLEY - BRUCE N & JEANEL OTTO
ROBINS - KIPP MORENO & TAMARA ANDERSON	DENSLEY - LOGAN T & APRIL T
WATSON - BRIAN PRESTON & SKYE HOPE (ET AL)	WAIT - MARK T & MARLA E
MICKIEWICZ - RANDY DAVID & NANCY MARIE (ET AL)	RIVERA - CHESTER & SATSUKI M
STOUT - GREGORY D & G KELLI	ERCANBRACK - MARYLYNN & LAURALEE
MCCABE - TARA & COREY	AUSSIE HOLDINGS LLC SERIES SILVER SHADOW 1979
RUIZ - ROBERT BERKLEY & GENIE	UNIHOLD LIMITED PARTNERSHIP
ARRHENIUS - NIKLAS B & TIFFANY K	BAYLES - MARILYN DENA
DEAN - RONALD & DIANA	LA CASA RAFAEL LLC
	BAYLES - MARILYN DENA
	1975 NORTH 6068 LLC
	COLEMAN - LUCAS S
	ASHDOWN - CASEY & JAMIE (ET AL)
	PRINCE - LELAND F & WENDE L
	BERNTSON - SABRA
	DEAD END PROPERTIES LLC
	HASEGAWA - GEORGE (ET AL)
	FINLINSON - JASON L & NICOLE
	HAILSTONE - CYNTHIA LOUISE (ET AL)
	MUIRHEAD - ERNEST BERNDT & KATHRYN ANN (ET AL)

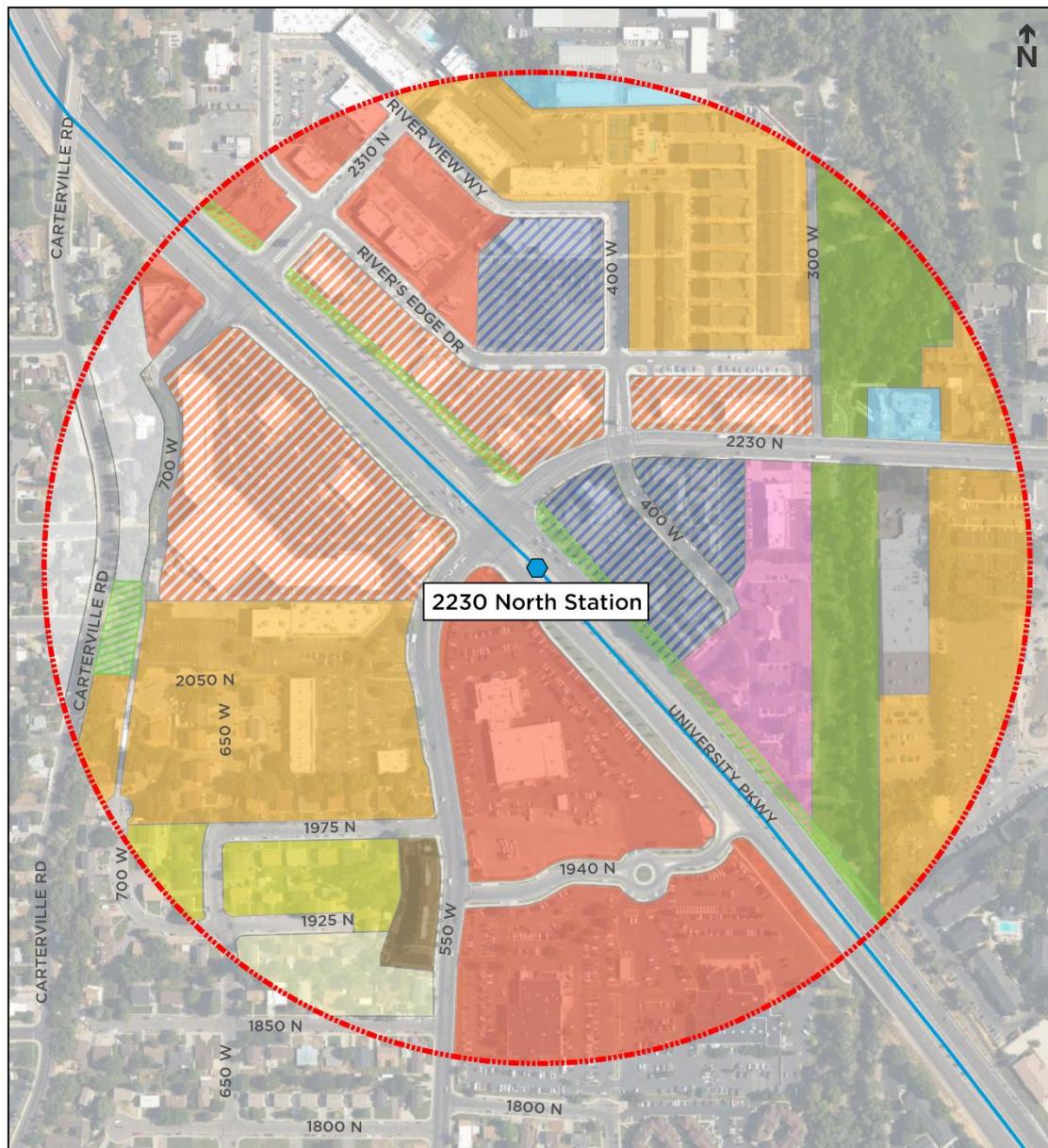
ATTACHMENT 2 – AERIAL MAP



ATTACHMENT 3 – PROPOSED AREAS TO BE REZONED



ATTACHMENT 4 – 2230 NORTH STATION AREA PLAN FUTURE LAND USE MAP



Single Family	Commercial	Civic/Religious
Multiplex 1-2s*	Commercial Full Mixed Use	Open Space
Rowhomes 2-3s*	Entertainment/Hospitality	Greenway Connection
Stacked Housing 3-4s*	Employment	Industrial/ Manufacturing
Stacked Housing 5s+*	Employment Non-Residential Mixed Use	
*Stories		

Station Area
BRT Station
BRT Route

**Planning Commission Hearing
Staff Report**
Hearing Date: January 14, 2026

ITEM 2 BYU requests Project Plan approval for the demolition and reconstruction of the BYU Administration building in the PF (Public Facilities) Zone, located approximately at 530 East 1230 North. University Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250289

<p>Applicant : BRIGHAM YOUNG UNIVERSITY MYKEL DAVIS, Edgar Coca, Travis Dance</p> <p>Staff Coordinator: Nancy Robison</p> <p>Property Owner: BRIGHAM YOUNG UNIVERSITY</p> <p>Parcel ID#: 35:700:0010</p> <p>Acreage: 2.60</p> <p>Number of Properties: 1</p> <p>Number of Lots: 1</p> <p>ALTERNATIVE ACTIONS</p> <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 January 28, 2026 6:00 P.M.</i>2. Deny the requested project plan. <i>This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.</i>	<p>Current Legal Use: The existing Administration Building for Brigham Young University.</p> <p>Relevant History: The building was constructed in 1961 and has been used as office space for Brigham Young University since that time.</p> <p>Neighborhood Issues: A neighborhood meeting was not held and there are no known issues at this time.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The current administration building will be demolished.• The new building will cover approximately the same area.• The new building will be four stories and 156,160 sq feet.• The approximate height will be 64 feet.• The parking lots will stay as they currently configured. <p>Staff Recommendation: Staff recommends that the Planning Commission approve the proposed project.</p>
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OVERVIEW

The existing Administration Building on the Brigham Young University campus was constructed in 1961. BYU is requesting approval to demolish the existing building and construct a new Administration Building on the same site.

FINDINGS OF FACT

1. The proposed building is in the Public Facilities (PF) zone.
2. The new building will be 156,000 square feet.
3. The parking lot to the north of the building contains 290 spaces.

ANALYSIS

The proposed building will contain approximately 156,000 square feet distributed across four floors and will reach a height of approximately 65 feet. The current administration building contains approximately 110,000 square feet. The parking ratio in city code for office space is one space per 250 gross square feet. Historically, staff has questioned this ratio because it requires parking for bathrooms, stairwells, reception areas, elevator shafts, utility closets and other non-occupied spaces. Staff will suggest a ratio in the new zoning ordinance based on net rather than gross square footage. Nonetheless, there would be an increase in office space while maintaining existing parking to the north and west. BYU will address any questions regarding parking in the Planning Commission meeting.

Additionally, in the new zoning ordinance, staff intend to have a parking ratio specific to universities that does not exist in our current ordinance. As staff has compared BYU to other universities, BYU has significantly more parking.

As part of the project, the landscaping surrounding the building will be removed and reinstalled to accommodate the new design.

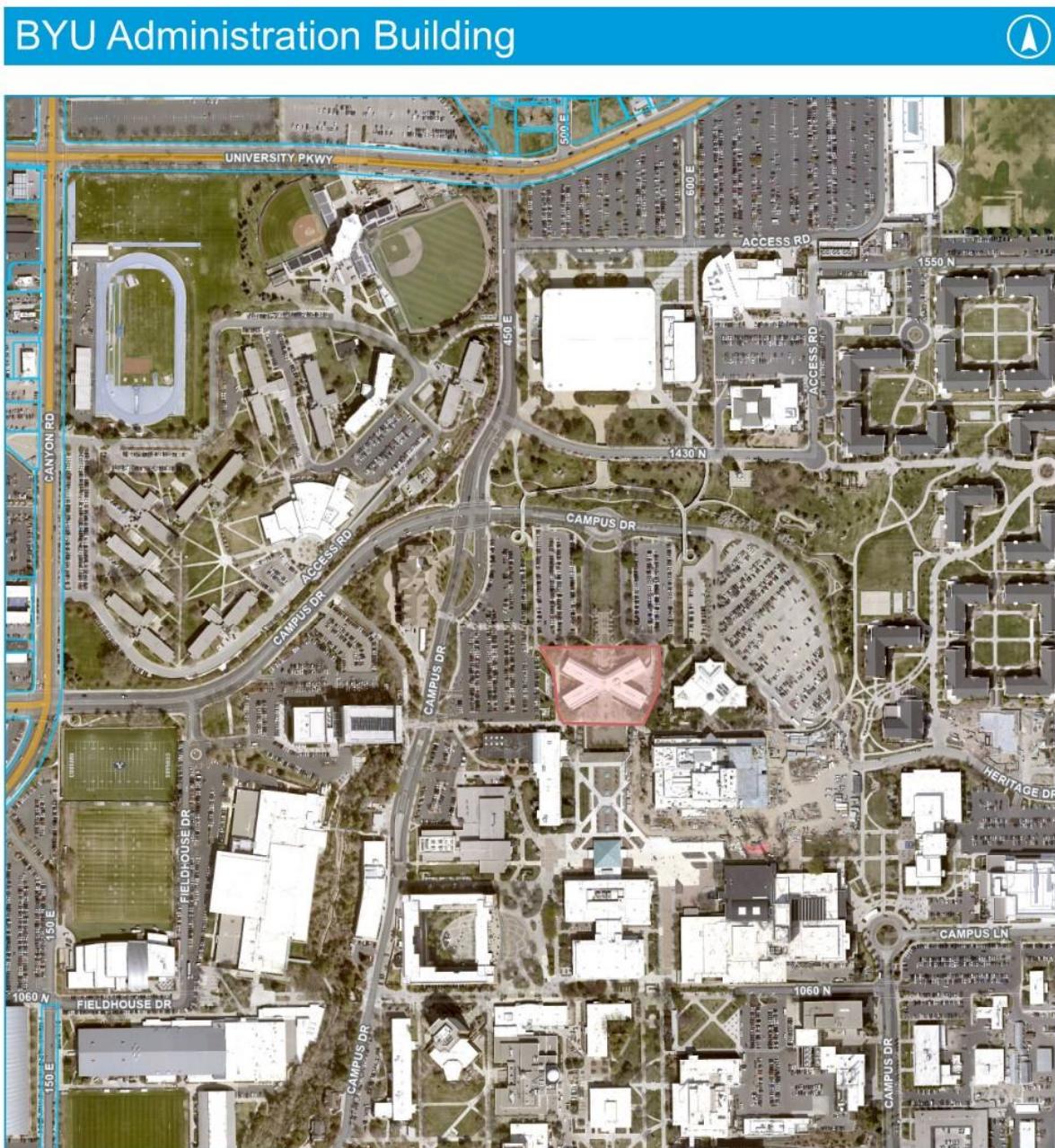
CONCLUSIONS

Staff have reviewed the Project Plan proposal recommend approval subject to satisfaction of the Planning Commission regarding parking. Staff believe this will enhance the experience for BYU students and add another beautiful building to the campus.

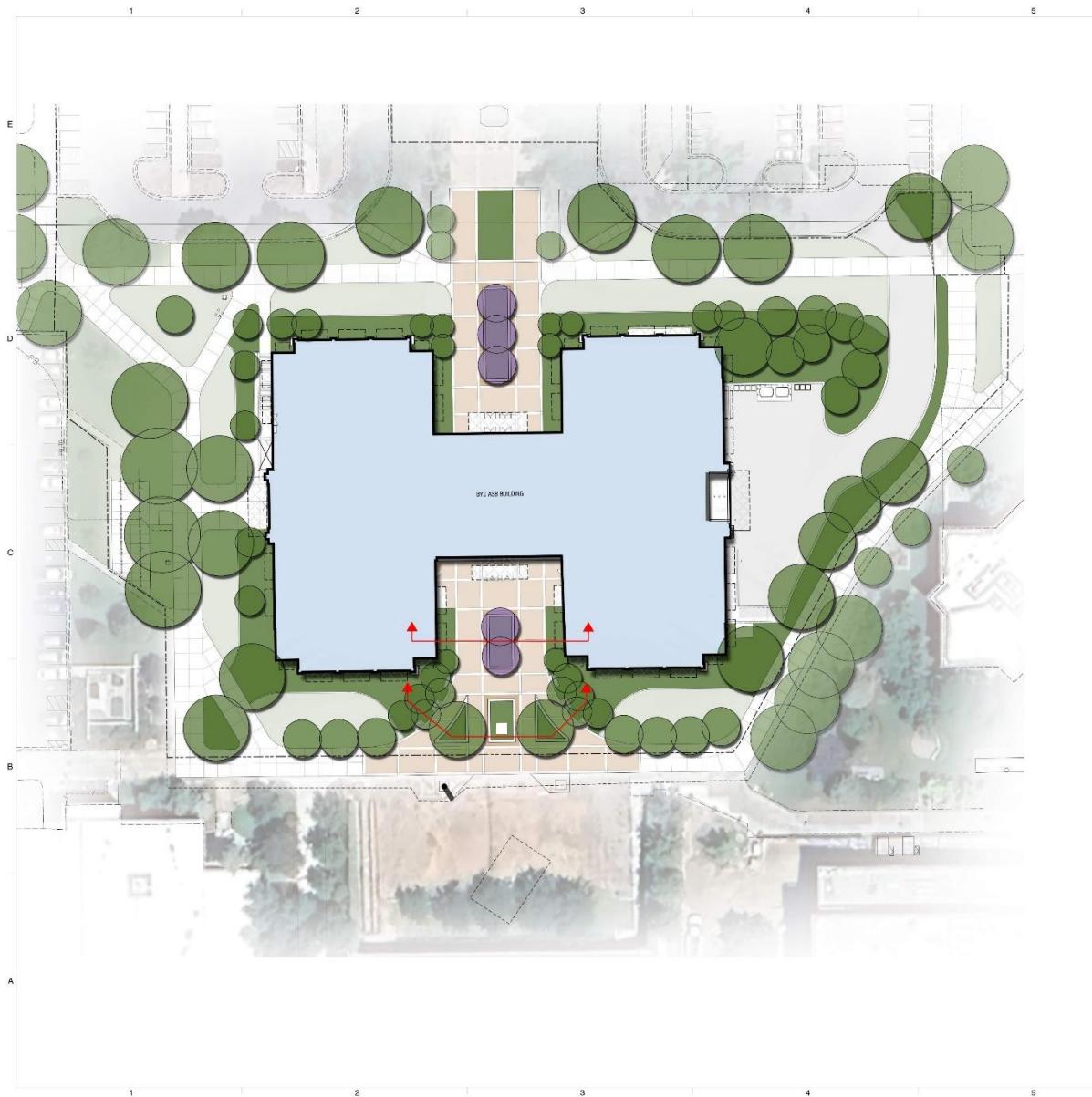
ATTACHMENTS

1. Vicinity Map
2. Landscape plan
3. Elevations

ATTACHMENT 1 – VICINITY MAP



ATTACHMENT 2 – LANDSCAPE PLANS



ATTACHMENT 3 – ELEVATIONS

1 2 3 4



1 2 3 4

1 2 3 4



1 2 3 4



1 2 3 4



1 2 3 4

**Planning Commission Hearing
Staff Report**
Hearing Date: January 14, 2026

ITEM 3 Andrade Christensen requests Concept Plan approval for a 4.17-acre mixed-use development in a proposed CG (General Commercial) and VLDR (Very Low Density Residential) Zone, located approximately at 1560 South and 1100 West. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLCP20250025

<p>Applicant: Andrade Christensen; Clearwing LC</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: CLEARWING LC</p> <p>Parcel ID#: 21:056:0102</p> <p>Acreage: 4.17</p> <p>Number of Commercial Lots: 2 (3.83 acres)</p> <p>Number of Residential Lots: 2 (0.32 acres)</p> <p>ALTERNATIVE ACTIONS</p> <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 January 28, 2026, 6:00 P.M.</i>2. Deny the requested concept plan. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i>	<p>Current Legal Use: Open, agricultural land.</p> <p>Relevant History: The property was parceled off from the home at 1055 W 1560 S over ten years ago and has been taxed as farmland since 2015. The current owner has owned the land since 2024 and has contracted with the applicant to entitle the property for a mixed-use development. The application vested in 2025 and has been through three staff reviews, receiving conceptual approval in December 2025.</p> <p>Neighborhood Issues: This proposal was heard at the 2/19/25 District 3 meeting (minutes attached), concerns heard at that time included:</p> <ul style="list-style-type: none">• traffic at 1100 West and Lakeview Pkwy;• transition from agricultural to commercial; and• lack of detailed plans for commercial units. <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• Concept lines up with proposed CG and VLDR Zone standards.• Proposal aligns with General Plan map and objectives.• Concept includes one large lot for a hotel or other service and seven smaller units for lease.• VLDR portion would provide two units as a twin home to provide transition. <p>Staff Recommendation: That the Planning Commission approve the concept plan for a 4.17-acre mixed-use development, subject to approval of the proposed zone changes.</p>
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OVERVIEW

Andrade Christensen, representing Clearwing LC, is proposing a 4.17-acre mixed-use concept plan associated with a zone change request from the RA (Residential Agricultural) and A1 (Agricultural) zones along the east side of 1100 West between 1560 South and Lakeview Parkway.

The conceptual layout includes 3.83 acres of commercial land proposed as CG zoning, and 0.32 acres (or approximately 14,000 sq. ft.) of residential land proposed as VLDR zoning. Commercial lot one (adjacent to Lakeview Pkwy) could provide space for a motel (as shown in the concept plan), a gas/service station, or some other large commercial use; while the other commercial lot could support up to seven small neighborhood services, as shown in the concept plan. The residential lots could provide space for two new families to reside adjacent to these new commercial services and provides as a transition from the detached single-family neighborhoods to the north and east.

STAFF ANALYSIS

As these plans are shown as concepts, they may change. However, the density, setbacks, parking and utilities for the concept shown would be achievable under the proposed CG and VLDR zones. This proposed layout follows the General Plan for mixed-use at the intersection of 1100 West and Lakeview Parkway and could help achieve goals of mixed housing types and increased commercial opportunities on the west side of Provo.

FINDINGS OF FACT

1. The current zones are A1 and RA (PCC 14.08 and 14.09).
2. The proposed zones are VLDR and CG (PCC 14.14F and 14.22).
3. The proposed concept includes a 91,506 sq. ft. hotel (commercial lot one), 22,200 sq. ft. of retail/service space (commercial lot two), and two residential units.
4. Parking required for commercial lot one is one space per guest room (104 provided).
5. Parking required for retail/service is one space per 250 sq. ft. (89 required, 104 provided).
6. Parking required for residential use is three per unit (6 required, 8 provided).

APPLICABLE ZONING CODES

Provo City Code 14.14F:	VLDR Zone
Provo City Code 14.22:	CG Zone
Provo City Code 14.37.060:	Parking Spaces Required

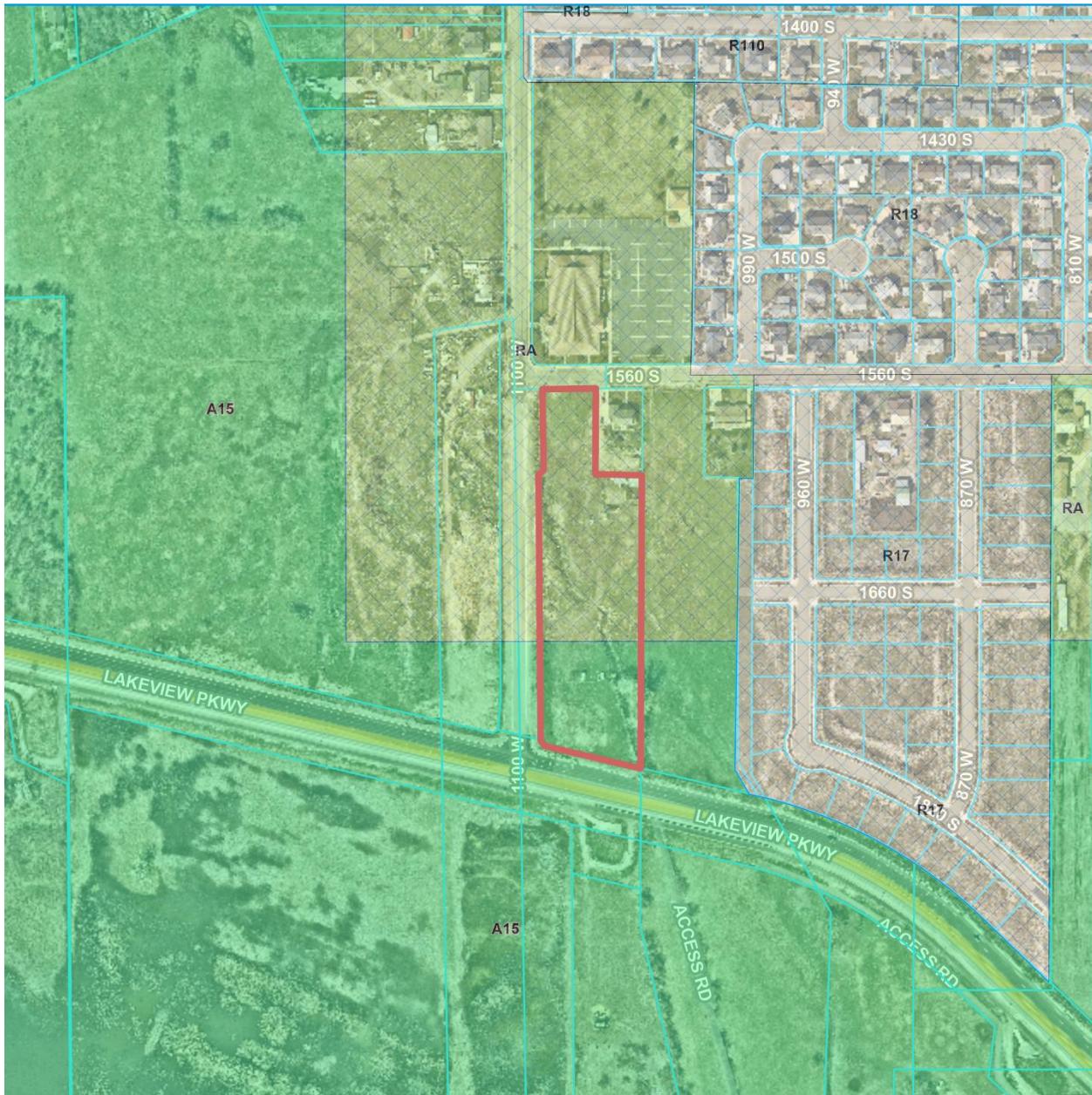
CONCLUSIONS

Staff are comfortable with the concepts to illustrate the effective use of the property if the proposed zones are approved. These uses are permitted under the proposed zones, and the site plan shows the ability to meet their zone standards, as well as their ability to provide the necessary infrastructure to the development. The ability to bring mixed-use to the area and along the Lakeview Parkway corridor would be a good step in meeting several goals of the General Plan. Development Services support the proposed concept and are ready to work with the property owner and applicants on specific project plans if the City Council approves the requested zone map amendments.

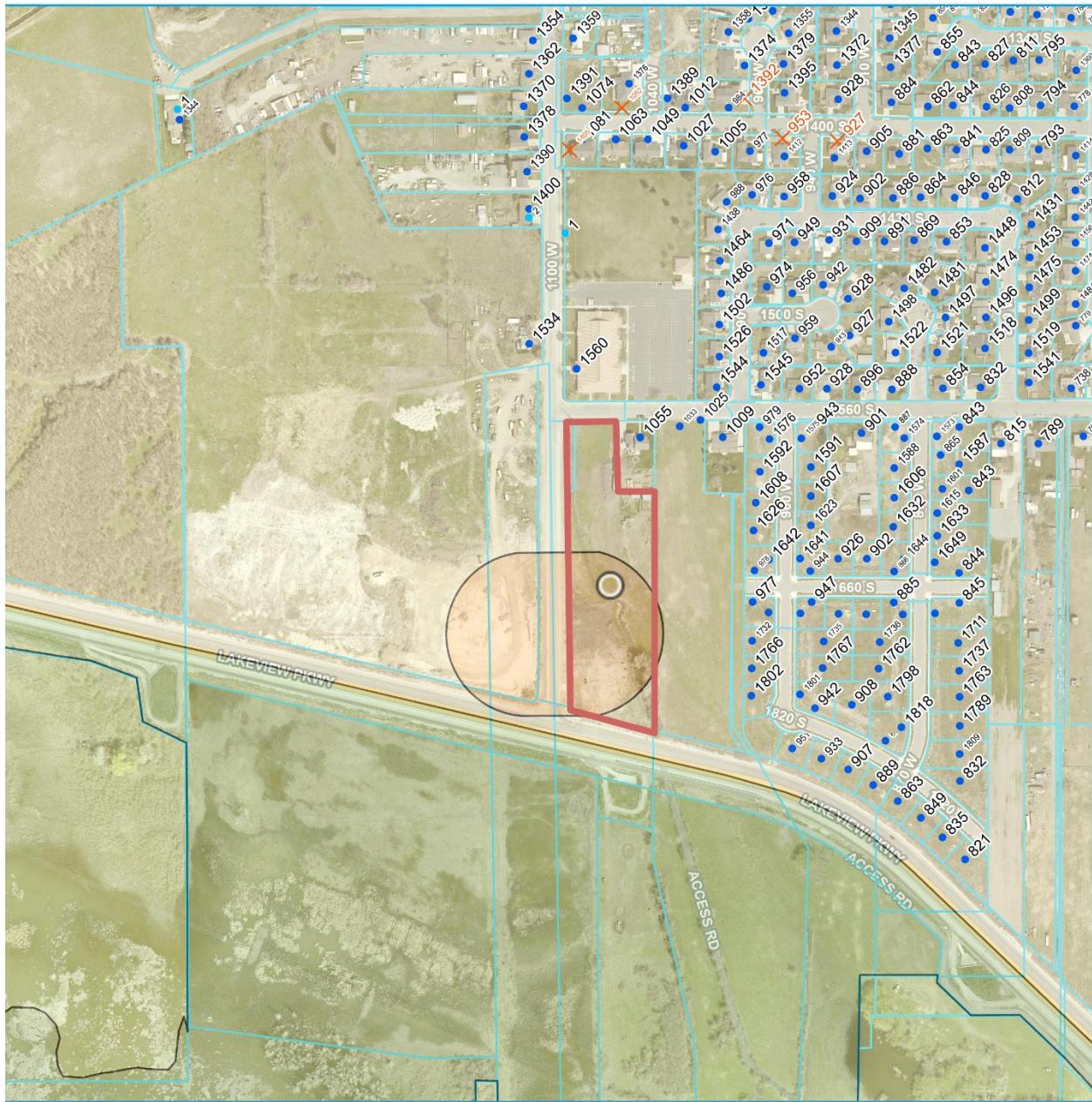
ATTACHMENTS

1. Area/Zone Map
2. General Plan Map
3. Concept Site Plan
4. Concept Elevations
5. Concept Floor Plans
6. Neighborhood Meeting Minutes

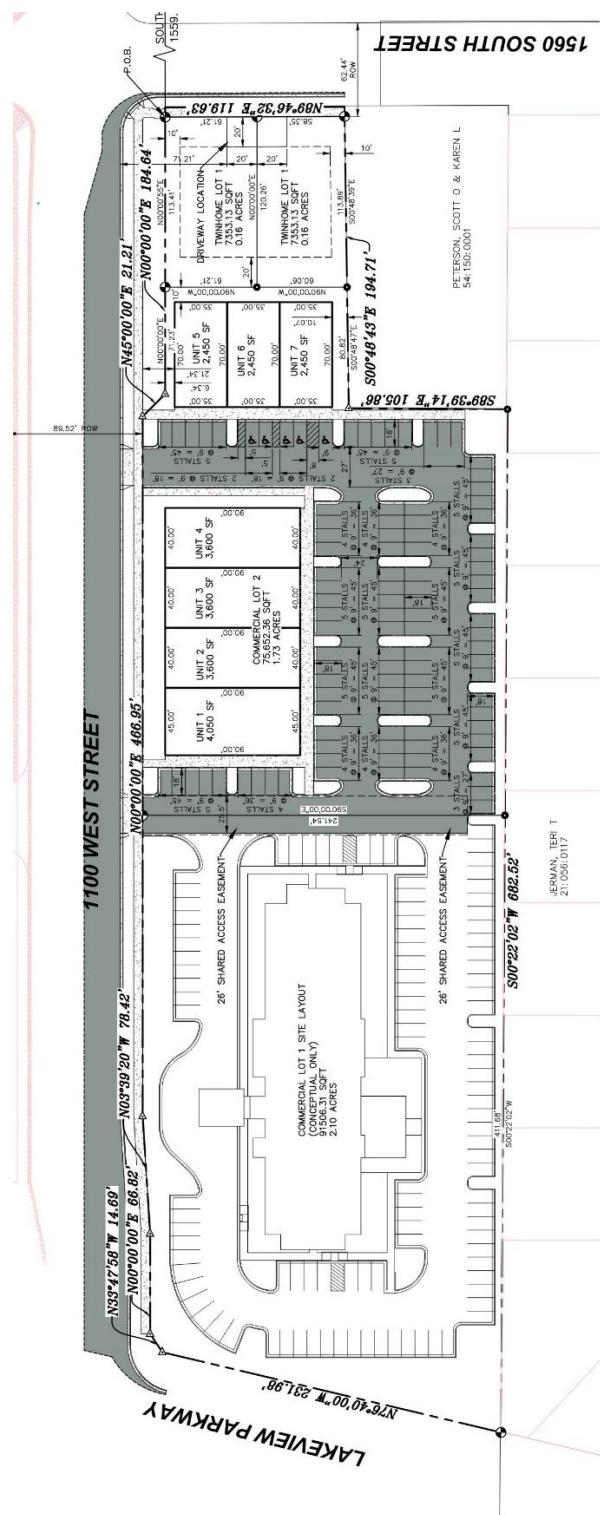
ATTACHMENT 1 – AREA/ZONE MAP



ATTACHMENT 2 – GENERAL PLAN MAP



ATTACHMENT 3 – CONCEPT SITE PLAN



ATTACHMENT 4 – CONCEPT ELEVATIONS

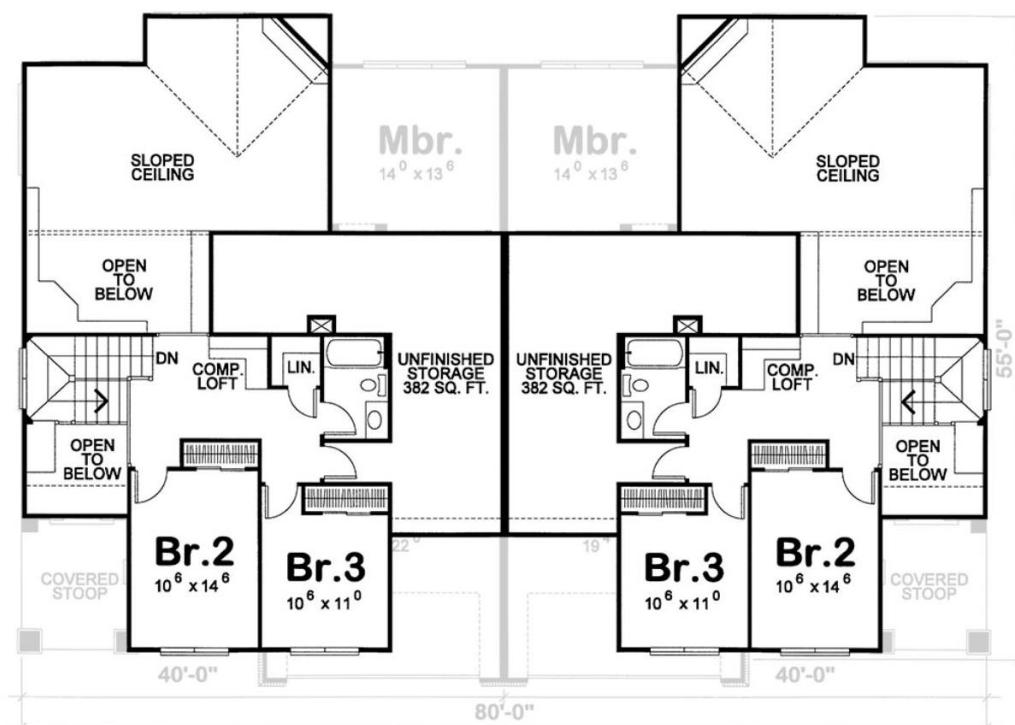
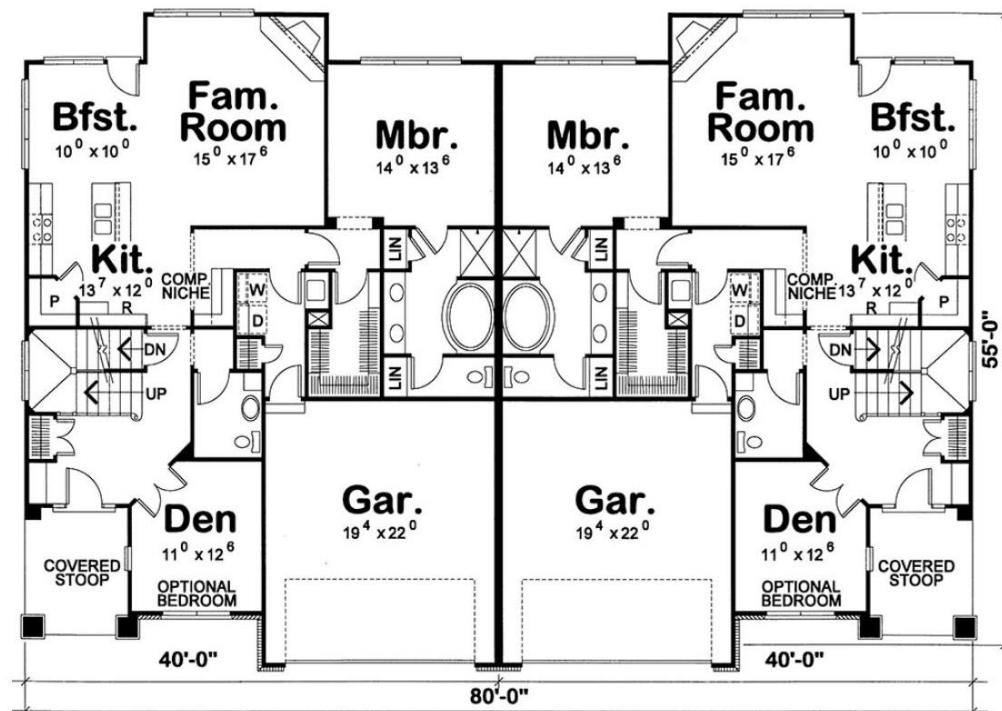
Commercial Retail Elevations



TWIN HOME ELEVATION



ATTACHMENT 5 – CONCEPT FLOOR PLANS



ATTACHMENT 6 – NEIGHBORHOOD MEETING MINUTES

Proposed zone change from A1.5 and RA to CG and VLDR at 1560 S 1100 W

Andrade Christensen presented a proposed commercial project with some residential elements:

- The project is located at Lakeview Parkway and 1100 West.
- It follows the city's designation for a commercial area.
- The plan includes residential areas to keep them separated from commercial spaces.
- The zoning matches the subdivision across the street.
- Potential uses include credit unions, hotels, restaurants, and convenience stores.
- A traffic study has been conducted, but no specific users have been confirmed yet.

Residents raised concerns about:

- The need for a traffic light at 1100 West and Lakeview Parkway.
- The impact on traffic in the area.
- The transition from agricultural to commercial zoning.
- The lack of specific plans for the commercial spaces.

The developer explained that the zoning change is necessary to attract potential users and that they are following the city's zoning plan.

**Planning Commission Hearing
Staff Report**
Hearing Date: January 14, 2026

***ITEM 4** Andrade Christensen requests a Zone Map Amendment from the A1.5 (Agricultural) and RA (Residential Agricultural) Zones to the CG (General Commercial) and VLDR (Very Low Density Residential) Zones to develop a 4.17-acre mixed-use development, located approximately at 1560 South and 1100 West. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250028

Applicant: Andrade Christensen; Clearwing LC

Staff Coordinator: Aaron Ardmore

Property Owner: CLEARWING LC

Parcel ID#: 21:056:0102

Acreage: 4.17

Number of Commercial Lots: 2
(3.83 acres)

Number of Residential Lots: 2
(0.32 acres)

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented.

The next available meeting date is January 28, 2026, 6:00 P.M.

2. **Recommend Denial** of the requested zone map amendment.
This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.

Current Legal Use: Open, agricultural land.

Relevant History: The property was parceled off from the home at 1055 W 1560 S over ten years ago and has been taxed as farmland since 2015. The current owner has owned the land since 2024 and has contracted with the applicant to entitle the property for a mixed-use development. The application vested in 2025 and has been through three staff reviews, receiving conceptual approval in December 2025.

Neighborhood Issues: This proposal was heard at the 2/19/25 District 3 meeting (minutes attached), concerns heard at that time included:

- traffic at 1100 West and Lakeview Pkwy;
- transition from agricultural to commercial; and
- lack of detailed plans for commercial units.

Summary of Key Issues:

- The proposal aligns with the General Plan map.
- The CG and VLDR Zones will deliver a mix of uses along 1100 West between the Lakeview Parkway and 1560 South.
- The request helps to meet several General Plan goals.

Staff Recommendation: That the Planning Commission **recommend approval** to the City Council for a zone map amendment from the A1 and RA Zones to the CG and VLDR Zones for parcel 21:056:0102, located approximately at 1560 South and 1100 West.

OVERVIEW

Andrade Christensen, representing Clearwing LC, is proposing a zone map amendment from the RA (Residential Agricultural) and A1 (Agricultural) zones to the CG and VLDR Zones to allow for a 4.17-acre mixed-use development along the east side of 1100 West between 1560 South and Lakeview Parkway.

The conceptual layout includes 3.83 acres of CG zoning, and 0.32 acres (or approximately 14,000 sq. ft.) of VLDR zoning. The concept splits the property into three main parts. Part one, commercial lot one (adjacent to Lakeview Pkwy), could provide space for a motel (as shown in the concept plan), a gas/service station, or some other large commercial use. Part two, the other commercial lot, could support up to seven small neighborhood services, as shown in the concept plan. The VLDR portion is the third part and could provide space for two new residential units.

STAFF ANALYSIS

This proposal follows the General Plan for mixed-use at the intersection of 1100 West and Lakeview Parkway and could help achieve goals of mixed housing types and increased commercial opportunities on the west side of Provo.

Further analysis is provided by responding to the criteria for amendments found in Provo City Code 14.02.020, as follows:

(a) Public purpose for the amendment in question.

Applicant Response: “To allow commercial uses to be established on this corner to allow services to be available to residence of nearby community.”

Staff Response: Staff agree with the stated public purpose from the applicant. Residents of the west side have continually asked for convenient commercial services.

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

Staff Response: Staff believe that a mix of the CG and VLDR zones will allow for a variety of uses to create a mixed-use node for this area and are good tools for establishing a mix of uses and services in an area that is identified in the General Plan map for exactly that.

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

Applicant Response: “Because of new development and the airport, sports park, etc., this will allow services available to community, and patrons of airport and sports park facilities. This rezone is in alignment with Provo City’s general plan.”

Staff Response: Staff agree that this proposal is in line with the General Plan. Specifically, this proposal can help to meet the following goals:

- GP Chapter 3, goal 1a: Encourage the development of additional single-family home developments in key areas to address housing shortages and facilitate additional economic opportunities.
- GP Chapter 3, goal 1c: Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing and small lot single-family.
- GP Chapter 4, goal 2: Strive to increase the number of housing units of all types across the whole of Provo in appropriate and balanced ways.
- SW Plan Chapter 3, goal 2: Amend zoning map to be consistent with the plan.

(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: This proposal is adjacent to established homes and across 1100 West from a recently entitled mixed-use development, Lakeview Grove.

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

Staff Response: Staff do not foresee this proposal being a hindrance or obstructive to the goals of the General Plan.

(f) Adverse impacts on adjacent landowners.

Staff Response: There will be an increase in traffic, but will be handled and mitigated by the traffic management of Provo City Engineering.

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

Staff Response: They are correct.

(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: No conflict exists.

Additionally, since this request has a small residential portion, staff have reviewed it against the questions on page 45 of the General Plan for evaluating proposed rezone applications for housing developments below (staff responses in **bold**).

- Would the rezone promote one of the top 3 housing strategies? **Yes, see below.**

- Promote a mix of home types, sizes, and price points **Yes, the twin-home concept would deliver a different home type and price point for the area.**
- Support zoning to promote ADUs and infill development **No.**
- Recognize the value of single-family neighborhoods **Yes, by buffering the CG area with a VLDR product.**
- Are utilities and streets currently within 300 feet of the property proposed for rezone? **Yes.**
- Would the rezone exclude land that is currently being used for agricultural use? **No, the property has been recently used for grazing.**
- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transit stops or stations? **No, the closest bus stop is approximately 1 mile away (500 W 920 S).**
- Would the rezone encourage development of environmentally or geologically sensitive, or fire or flood prone, lands? If so, has the applicant demonstrated these issues can reasonably be mitigated? **Yes, the site will need to be brought up above the flood plain with additional fill.**
- Would the proposed rezone facilitate the increase of on-street parking within 500 feet of the subject property? If so, is the applicant willing to guarantee use of a TDM in relation to the property to reduce the need for on-street parking? **No, the concept has more than sufficient parking for the uses.**
- Would the rezone facilitate a housing development where a majority of the housing units are owner-occupied? Is the applicant willing to guarantee such? **Unknown at this time.**
- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making between 50-79% AMI? Is the applicant willing to guarantee such? **Unknown at this time.**

APPLICABLE ZONING CODES

Provo City Code 14.14F: VLDR Zone
Provo City Code 14.22: CG Zone

CONCLUSIONS

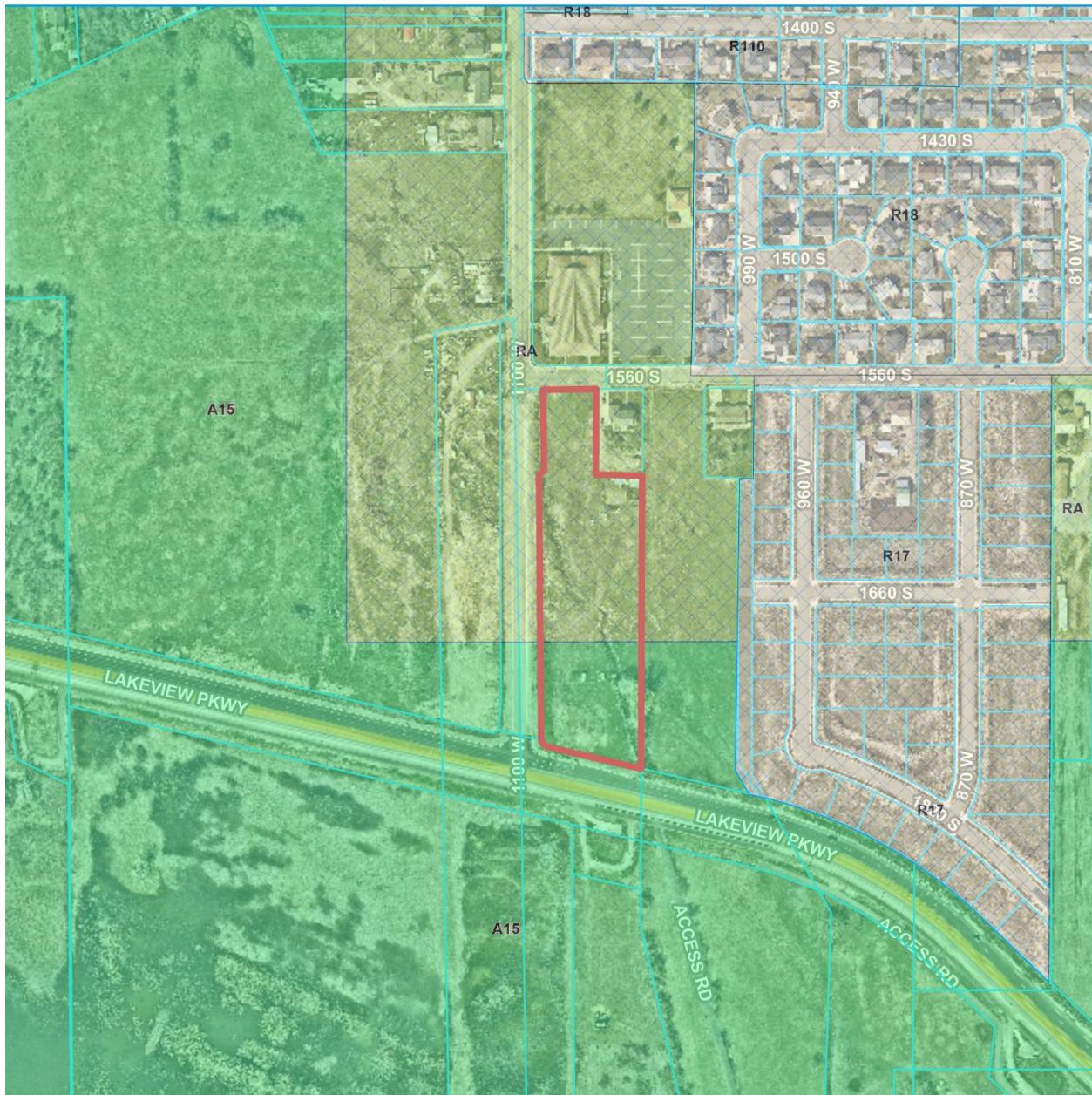
Staff are supportive of this rezone request and with the concepts to illustrate the effective use of the property if the proposed zones are approved. Developing a mixed-

use area along the Lakeview Parkway corridor would be a good step in meeting several goals of the General Plan and align with the General Plan map.

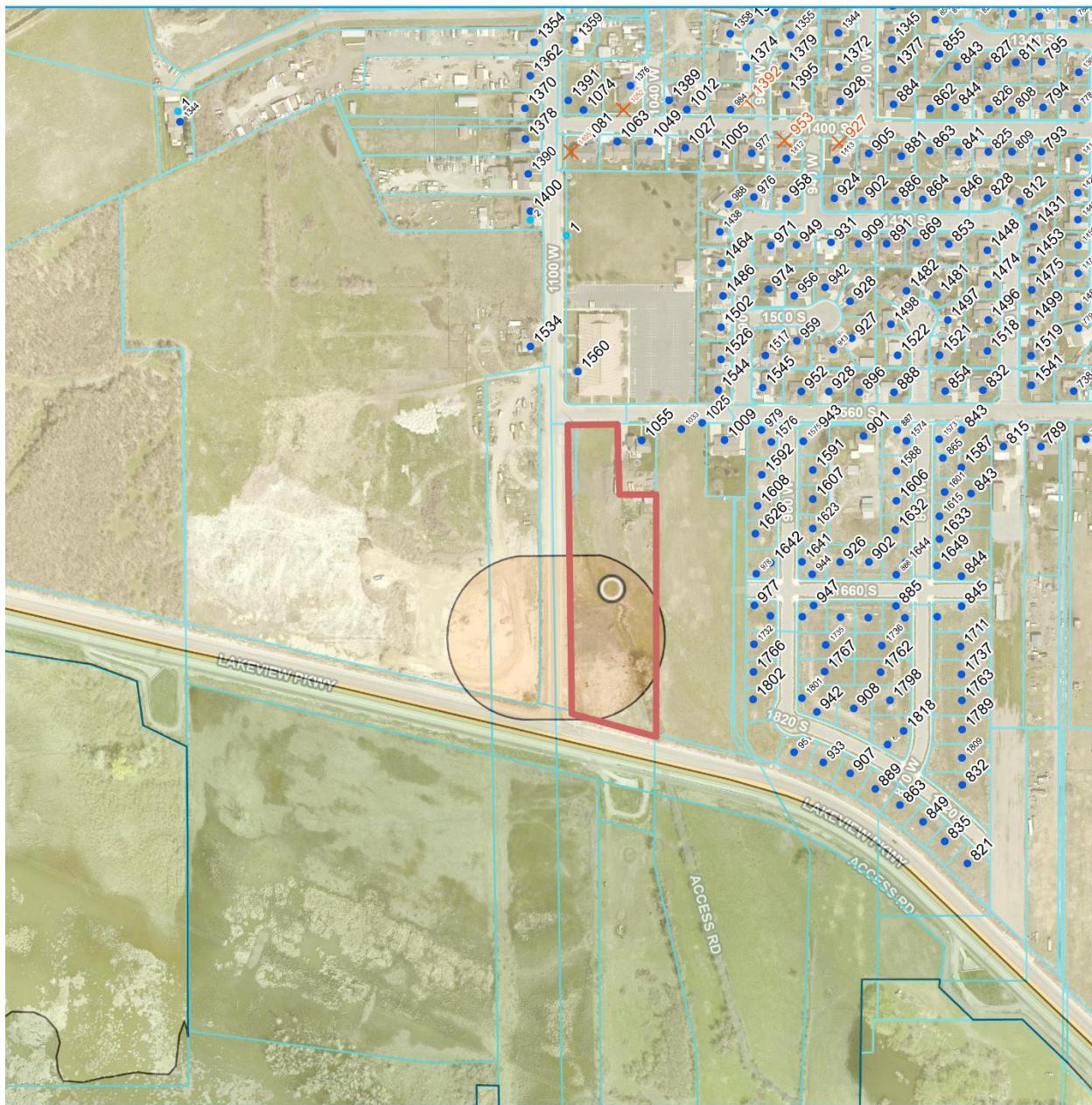
ATTACHMENTS

1. Area/Zone Map
2. General Plan Map
3. Concept Site Plan
4. Neighborhood Meeting Minutes

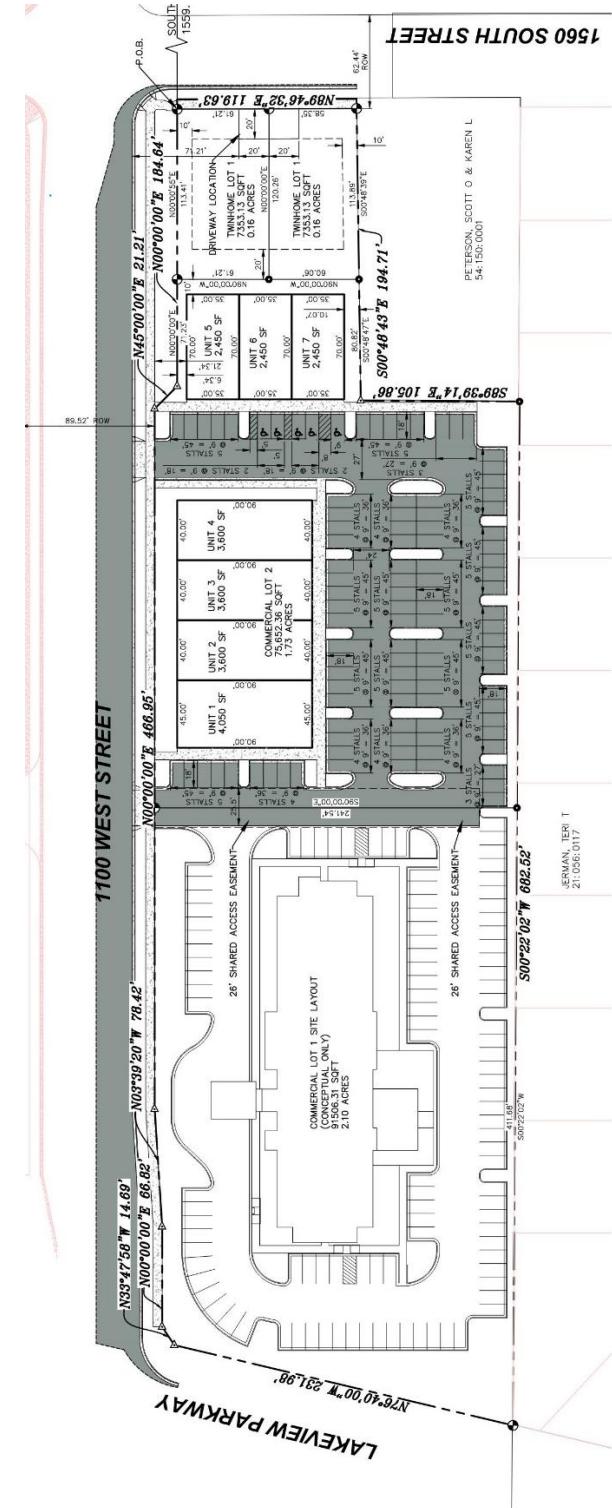
ATTACHMENT 1 – AREA/ZONE MAP



ATTACHMENT 2 – GENERAL PLAN MAP



ATTACHMENT 3 – CONCEPT SITE PLAN



ATTACHMENT 4 – NEIGHBORHOOD MEETING MINUTES

Proposed zone change from A1.5 and RA to CG and VLDR at 1560 S 1100 W

Andrade Christensen presented a proposed commercial project with some residential elements:

- The project is located at Lakeview Parkway and 1100 West.
- It follows the city's designation for a commercial area.
- The plan includes residential areas to keep them separated from commercial spaces.
- The zoning matches the subdivision across the street.
- Potential uses include credit unions, hotels, restaurants, and convenience stores.
- A traffic study has been conducted, but no specific users have been confirmed yet.

Residents raised concerns about:

- The need for a traffic light at 1100 West and Lakeview Parkway.
- The impact on traffic in the area.
- The transition from agricultural to commercial zoning.
- The lack of specific plans for the commercial spaces.

The developer explained that the zoning change is necessary to attract potential users and that they are following the city's zoning plan.

Provo City Planning Commission
Report of Action

January 14, 2026

***ITEM 1** Development Services requests Zone Map Amendments to approximately 39 acres of land within a quarter-mile of the 2230 North UVX Station, as part of the Station Area Plan implementation, from the RC and SC2 Zones to the VLDR, LDR, MDR, and SC3 Zones. Carterville Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250689

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 14, 2026:

RECOMMENDED APPROVAL

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

Motion By: Lisa Jensen

Second By: Barbara DeSoto

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

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the VLDR, LDR, MDR, and SC3 Zone 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.

Staff also answered the following questions:

- In addressing the concerns raised by the Northwest District Co-Chair, Staff explained that any future development would have to provide traffic studies and pay for both on and off-site improvements to the road infrastructure necessary to support their project. Staff also highlighted that our code also requires open space and amenities for developments.
- In addressing questions raised by commissioners regarding tools we have for developments to be affordable, Staff explained that there were no additional incentives attached to the rezones, affordability would be addressed with future development plans as projects are submitted.
- Staff confirmed that these proposed rezones would not require any of the existing properties to change use. The current properties can exist as is, future development would need to meet the requirements of the new zones.

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 11/19/2026.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing. The Northwest District Co-Chair, Beth Hedengren, stated that the two concerns from the neighborhood are the future increase of traffic from developments and the impact that will have the neighborhood and ensuring that future development provide green space for the residents to utilize.

CONCERNS RAISED BY PUBLIC

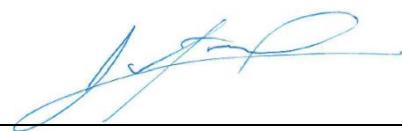
Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Eric Chase, District 4 resident, stated that he was in favor of the proposed rezones, but wished that there was more area to be rezoned to encourage more housing or commercial uses in the station area.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Wheelwright commented that having the boundaries between the different zones cut through the street instead of through the rear property line wouldn't encourage the most cohesive development types. He stated that housing of the same type facing each other encourages better community building compared to a single-family dwelling facing an apartment complex.
- Commissioner Temple asked if there are some TOD centric amenities that can increase the walkability.
- Commissioner DeSoto echoed his concerns stating that finding ways to encourage micromobility will lessen the traffic in the station area.
- Commissioner Jensen agreed stating that while not directly related to the rezones, she wants to encourage ways that these rezones do create a more walkable neighborhood. Additionally, she stated that she was in favor of the rezones. She also agreed with evaluating where the rezone lines are so that zone boundaries are running through a rear yard rather than across a street.
- Commissioner Hill summarized the two main points that were being discussed, first, where the zone boundaries are and if the Planning Commission wants to recommend adjusting them, so they aren't being drawn along streets. Second, having staff look into creating an overlay to make sure that future development in the area is designed to encourage a variety of transportation options, especially micromobility options.
- Commissioner Jensen made a motion to recommend approval of the rezones to the Municipal Council with the additional recommendation that the zone boundaries are evaluated so they do not go through the streets.



Planning Commission Chair



Director of Development Services

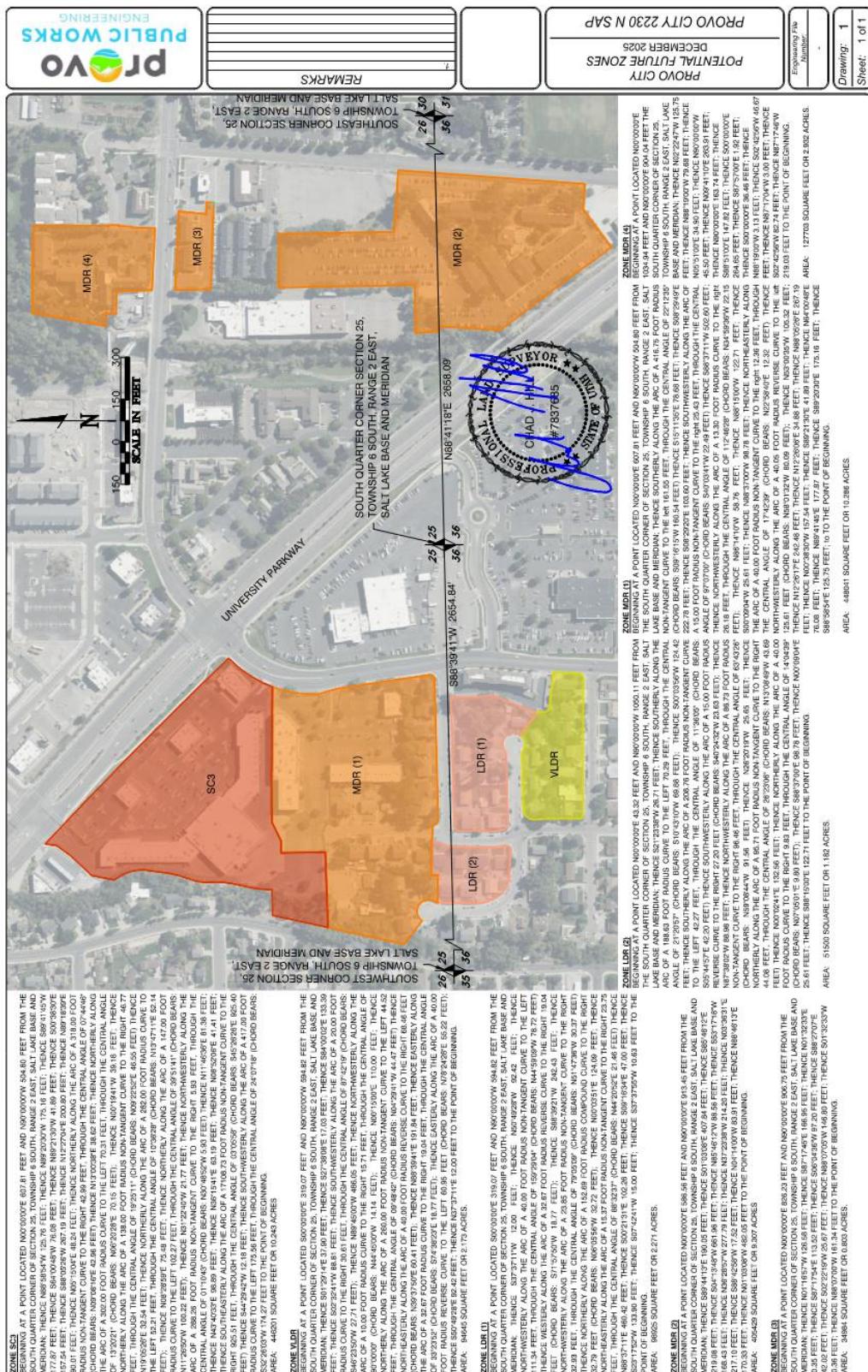
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ 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

January 14, 2026

ITEM 2 BYU requests Project Plan approval for the demolition and reconstruction of the BYU Administration building in the PF (Public Facilities) Zone, located approximately at 530 East 1230 North. University Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250289

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 14, 2026:

APPROVED

On a vote of 9:0, the Planning Commission approved the above noted application.

Motion By: Matt Wheelwright

Second By: Lisa Jensen

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

Jonathon Hill was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

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

- The Neighborhood District Chair determined that a neighborhood meeting would not be required.

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:

- Two individuals from the community commented, they agreed that parking in proximity to certain areas on campus is lacking, but they like the proposed project plan.

APPLICANT RESPONSE

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

- Most of the discussion was around parking for this new building and parking in general on BYU Campus. BYU is now allowing rideables on campus. Things like skateboards, scooters, and rollerblades were against the rules. They now allow them and have created undercover parking spaces for electric scooters.
- BYU gives all employees and students bus passes.
- Additionally, they have created routes, with their student movement program that service surrounding housing to bring students to campus, on more frequent schedules than UTA.
- The new Administration Building will only house employees, it will not be used for student classes or such.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The planning commission had many comments and questions about parking on BYU campus in general.
- They agreed that they weren't concerned about parking for this building in particular.
- They would like to see a greater effort from BYU to discourage students from bringing cars, when attending BYU.
- Additionally, they would like to see data collected on the number of cars that students have in the proximate area just outside of campus and have that information shared with Provo. With that information possibly more creative solutions could be implemented to continue to work on the parking issues that exist in Provo around the campus.
- The Planning Commission made the determination that parking was sufficient to meet Provo City Code 14.37.060 due to the fact the new building is not creating any additional parking demand from the existing, that there is no current specific standard for a university administration building, and that Provo City Code allows for discretion on uses that are not specified.



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