

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

