

Provo City Planning Commission

# Report of Action

March 25, 2026

---

**ITEM 2** Terry Cirac requests Project Plan approval for an 8-unit apartment building in the CR (Campus Residential) Zone, located at 71 West 880 North, North Park Neighborhood. Dustin Wright (801) 852-6414  
dwright@provo.gov PLPPA20260031

---

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 25, 2026:

## APPROVED

On a vote of 5:0, the Planning Commission [approved the above noted application.

Motion By: Jon Lyons

Second By: Anne Allen

Votes in Favor of Motion: Jon Lyons, Anne Allen, Matt Wheelwright, Jonathon Hill, Joel Temple

*Jonathon Hill was present as Chair.*

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

### APPROVED/RECOMMENDED OCCUPANCY

\*8 Total Units

\*Type of occupancy approved: Family

\*Standard Land Use Code 1152

### APPROVED/RECOMMENDED PARKING

\*14 Total parking stalls required

\*15 Total parking stalls provided

### STAFF PRESENTATION

The Staff Report to the Planning Commission provides details, analysis, and conclusions of the proposal. Staff gave an overview of this report and responded to questions from the Planning Commission regarding the proposal.

### CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

### 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.
- 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:

- Mr. Metler provided an email to the Planning Commission and spoke about property line dispute that he has with the property in this item. He said there is a deed overlap that needs to be addressed and the surveyor for this project is planning to meet with him onsite in the coming weeks to address the issues. He asked the Planning Commission to continue the item so that this could be investigated more.

## APPLICANT RESPONSE

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

- The applicant spoke about the lot lines and the issues with the whole block, and he had his engineer review this issue.
- The units will be rented to students.
- The custodian closet will be used for long-term bike parking, and he is willing and able to fence off the short-term bike parking and even able to use the additional vehicle parking stall to accommodate bike parking needs.

## PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The lot line dispute was discussed, and it was determined that this is an issue that the property owners would need to work out, as that is not something that the city would get involved with.
- There is space between the proposed structure and property line; the structure is not being built to property line. The code requires a ten-foot setback.
- The parking stalls are half under the building, and the other half are in the side yard.



---

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