

Provo City Planning Commission

Report of Action

May 13, 2026

ITEM 2 David Bragonje requests Concept Plan approval for a 46-unit condominium development in a proposed PRO-A10 (Arbors on the Avenue) Zone, located at 5568 N Canyon Rd. North Timpview Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLCP20260077

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 13, 2026:

APPROVED

On a vote of 8:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. That the City Council approves the rezone request.

Motion By: Lisa Jensen

Second By: Matt Wheelwright

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

Jonathon Hill was present as Chair.

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

RELATED ACTIONS

The Planning Commission recommended approval on the related zone map amendment (PLRZ20260076, Item #3 at the May 13, 2026, hearing).

APPROVED/RECOMMENDED OCCUPANCY

*46 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1151

APPROVED/RECOMMENDED PARKING

*104 Total parking stalls required

*104 Total parking stalls provided

*2.25 Required parking stalls per unit

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

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. David Day (Public Works) also detailed that the city received better data on sewer that would allow this project to advance, since that was a concern on the applicant's previous proposal.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.
- Traffic study may be required with future stages of approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 04/01/2026.

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:

- Bonnie Morrow gave an overview of the neighborhood meeting feedback from the April 1 District Meeting.
- Victoria Baird shared concerns about traffic in the area.
- Julie Smith hoped to understand how this development will impact the future looping of Canyon Road into University Ave.
- There were additional comments from the public questioning the street network, improvements, and traffic concerns existing in the area and how those were to be addressed with this development.

APPLICANT RESPONSE

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

- David Bragonje gave an overview of his proposal, providing updated renderings and information for the project, and indicated the value it would bring to the city with improved infrastructure, more for-sale condo units, and a more appealing entrance into the city.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioners asked some follow-up questions to staff regarding infrastructure, zoning, road design and traffic.
- Providing at least half of the units as for-sale is a benefit of the project, it meets parking requirements, and fits the General Plan for the area.
- Joel Temple noted his concern for traffic with the grade and access locations and hoped that the plan could include traffic calming measures, but he does like the proposal.
- Anne Allen expressed some concern for the project changing, but it was noted that elements of the current proposal would be regulated through a development agreement.
- Jonathon Hill feels like this proposal is a good opportunity to provide this type of housing, and the design helps to make it fit in the area.
- The commission was agreed that there needs to be improvements on the surrounding road network to improve safety.
- The Commission discussed the ability to enforce owner-occupancy to this project, but found value in the applicant offering a project where owners and/or tenants would want to stay.
- Commissioners discussed recommendations for the City Council to address, including addressing the connection into Canyon Road, ensuring there is enough guest parking, and defining the height and unit count.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

That the proposed concept meets the proposed zone requirements, it provides a needed housing type to the city, and will help to improve infrastructure in the area; and that the development agreement will help to secure this plan. The zone and plan fit the General Plan and Neighborhood Plan for the area.



Planning Commission Chair



Development Services Director

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