

Provo City Planning Commission

# Report of Action

May 13, 2026

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**\*ITEM 3** David Bragonje requests a Zone Map Amendment from the MDR (Medium Density Residential) Zone to the PRO-A10 (Arbors on the Avenue) Zone, along with amendments to the Development Agreement, in order to develop a 46-unit condominium project, located at 5568 N Canyon Road. North Timpview Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20260076

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

## RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

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.

### LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the PRO-A10 Zone is described in the attached Exhibit A.

### RELATED ACTIONS

The Planning Commission approved the related concept plan, subject to approval of this zone change (PLCP20260077, Item 2 at the May 13, 2026, hearing).

### 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.
- The motion for recommending approval to the City Council included recommendations to align the access road with the future road plan of Canyon Road, that traffic calming measures are installed, that they make sure parking for visitors is included, consider snow storage, and that the maximum height and unit count be locked in.

#### **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.



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Planning Commission Chair



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Director of Development Services

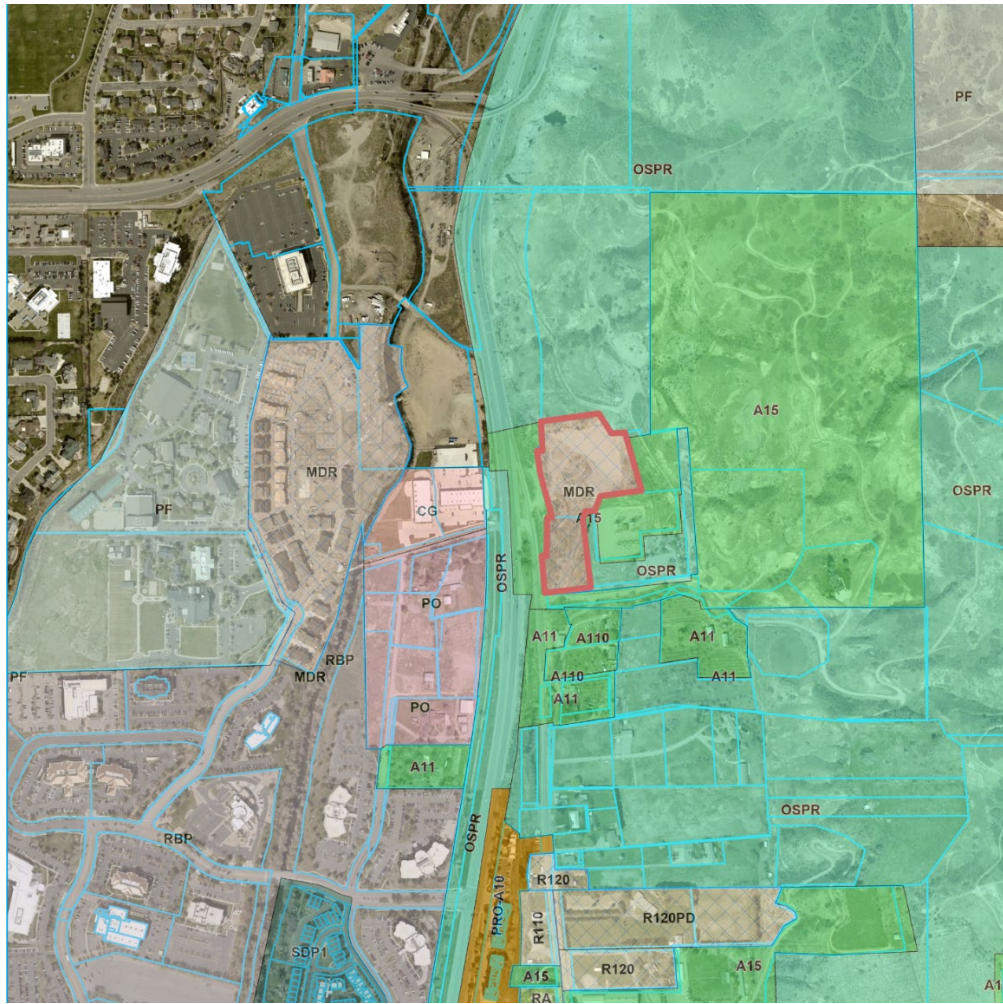
See [Key Land Use Policies of the Provo City General Plan](#), applicable [Titles of the Provo City Code](#), and the [Staff Report to the Planning Commission](#) for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission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



**Serial Number:** 20:014:0109

**Taxing Description:** COM N 0 DEG 53' 7" W 747.8 FT & E 1084.18 FT FR SW COR. SEC. 7, T6S, R3E, SLB&M.; S 84 DEG 59' 0" W 214.47 FT; N 8 DEG 34' 0" W 188.79 FT; E 26.71 FT; ALONG A CURVE TO L (CHORD BEARS: N 0 DEG 37' 51" W 184.02 FT, RADIUS = 5358.71 FT); E 190.79 FT; S 4 DEG 16' 27" E 352.92 FT TO BEG. AREA 1.733 AC.

**Serial Number:** 20:014:0110

**Taxing Description:** COM N 1216.175 FT & E 1324.257 FT FR SW COR. SEC. 7, T6S, R3E, SLB&M.; S 85 DEG 17' 39" W 181.29 FT; S 64 DEG 36' 13" W 35.57 FT; S 28 DEG 26' 35" W 54.48 FT; W 32.98 FT; S 9 DEG 43' 0" W 39.04 FT; W 162.8 FT; N 16 DEG 21' 16" W 1.33 FT; N 16 DEG 21' 16" W 229.05 FT; N 16 DEG 21' 16" W .05 FT; E 7.73 FT; N 8 DEG 54' 12" W 89.93 FT; N 80 DEG 37' 1" E 9.79 FT; N 6 DEG 31' 33" W 22.98 FT; N 80 DEG 36' 56" E 14.19 FT; N 7 DEG 2' 26" W 22.44 FT; N 2 DEG 41' 31" E 94.78 FT; N 80 DEG 37' 0" E 284.01 FT; S 30 DEG 53' 56" E 123.73 FT; N 80 DEG 37' 0" E 65.81 FT; S 15 DEG 40' 13" E 299.11 FT TO BEG. AREA 4.170 AC.