

Provo City Planning Commission

Report of Action

May 13, 2026

ITEM 4 Dudley & Associates request Final Subdivision approval for a two-lot residential subdivision in the R1.8 (One Family Residential) Zone, including a Variance request to Provo City Code 15.05.160, located at 2132 N Carterville Road. Carterville Neighborhood. Jessica Dahneke (801) 852-6413 PLFSUB20250356

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 7:1, the Planning Commission approved the above noted application

Motion By: Matt Wheelwright

Second By: Anne Allen

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

Votes Against the Motion: Daniel Gonzales

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.

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

- A neighborhood meeting was held on March 4, 2026.

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:

- No public comment was made

APPLICANT RESPONSE

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

- The property owners were originally going to rezone and build twin homes on each lot but have changed plans and are proposing a single-family dwelling on each lot.
- The property owners have owned this property for many years and intend to live in one of the homes they want to build.
- The development of the property will clear out some of the dense and dead vegetation where there have been safety concerns.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Jensen asked if the 30% slope standards were the same as the Critical Hillside standards,

Development Services Staff explained that they are separate and the lot is not in the Critical Hillside Overlay.

- Commissioner Lyons and Commissioner Temple asked if there are any concerns regarding runoff to the property to the east. Public Works Staff stated that this has satisfied all the Public Works concerns. He highlighted that all the drainage will have to remain on the lot which will be done through the front portion draining to Carterville Road and participation in the rear being handled with a retaining wall and revegetation of lawn on the lot.
- Commissioner Jensen asked if this would interfere with the walkway goal in the station area plan. Development Services Staff explained that this parcel is not going to interfere with that goal.
- Commissioner Wheelwright stated that it seems like a good idea for the lot size and they are addressing the slope as best they can.
- Commissioner Hill agrees, stating he is concerned about the slope but trusts that staff will ensure the geotechnical report will be followed.
- Commissioner Temple asked if stormwater retention was required to remain on site, Public Works Staff explained that yes, the stormwater would be required to remain on site.



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