

Provo City Planning Commission

Report of Action

June 10, 2026

ITEM 4 Brighton Development requests Project Plan approval for a 26-unit townhome development in the DT1 (General Downtown) Zone, located at approximately 88 West 500 North. North Park Neighborhood. Megan Jensen (801) 852-6408 mejensen@provo.gov PLPPA20260152

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 10, 2026:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application.

Conditions of Approval:

1. All CRC comments be resolved.

Motion By: Jon Lyons

Second By: Daniel Gonzales

Votes in Favor of Motion: Matthew Wheelwright, Lisa Jensen, Melissa Kendall, Daniel Gonzales, Jon Lyons, 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.

APPROVED/RECOMMENDED OCCUPANCY

*26 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code: 1112

APPROVED/RECOMMENDED PARKING

*44 Total parking stalls required

*55 Total parking stalls provided

*1.68 Required parking stalls per unit

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.

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

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.
- Traffic study required and reviewed at this stage of project review or approval.

NEIGHBORHOOD MEETING DATE

- The Neighborhood District Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

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:

- Bruce Holt inquired about the height of the buildings and if it would overshadow the house to the north of the property.

APPLICANT RESPONSE

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

- Brigham Hill explained that the previous apartment building proposed on this property was not pursued due to financial constraints.
- He explained that garage storage could be restricted in the CC&Rs of the community to make room for vehicle parking. On-street parking is being added to provide more parking beyond what is required on site.
- The applicant explained that the 2-year owner-occupant deed restriction would only be from initial purchase from the developer. There would still be a 25% rental unit maximum in the development. Shawn Poor explained that the 25% rental limit would be tracked by an HOA management company. They stated they could define a specific number of units that could be rented.
- Brigham Hill explained the amenities in the community and the floor plans in the homes.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Lisa Jensen stated the setback of the building seems like it will not overshadow the home to the north. Staff clarified the height of the buildings is 31 feet.
- Lisa Jensen expressed concern about how the rental limit will be enforced, but that it may be first come, first serve and rely on neighbors reporting non-compliance. Bill Peperone explained that the deed restriction is enforceable by the city.
- Staff clarified there is no minimum density in the DT1 zone.
- Jonathon Hill stated that having the deed restriction is helpful in notifying residents of restrictions and qualifying for federal loans.
- Matthew Wheelwright expressed that the deed restriction will attract the type of homebuyers the city would like to have.
- Staff clarified that the furthest building is less than 150 feet from the nearest fire hydrant.
- Matthew Wheelwright suggested that the applicant provides more vehicle back up space for Unit 8.
- Jon Lyons expressed he liked the project and prefers this density ratio to the previously proposed apartment building.
- Daniel Gonzales expressed appreciation for the architectural design and owner-occupancy requirements.
- Lisa Jensen expressed concern over the kitchen location.



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