

Provo City Planning Commission

Report of Action

June 24, 2026

***ITEM 1** R. Jay Henrie requests approval of a Zone Map Amendment from the R1.20 (One-Family Residential) Zone to the SDP4 (Lakeview Fields) Zone in order to create a 33-lot single-family subdivision, located at 1804 N Geneva Road. Lakeview North Neighborhood. Dustin Wright (801) 852-6414
dwright@provo.gov PLRZ20260092

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 24, 2026:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application with the following conditions:

Conditions of Approval:

1. That a pedestrian access to the property to the south for future access to the church property near lot 11 is added to the site layout.

Motion By: Lisa Jensen

Second By: Melissa Kendall

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

Matt Wheelwright 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the SDP4 (Lakeview Fields) Zone is described in the attached Exhibit A.

APPROVED/RECOMMENDED OCCUPANCY

- 33-35 Total Units
- Type of occupancy approved: Family

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

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 05/06/2026.

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:

- Neighbors or other interested parties did not address the Planning Commission.

APPLICANT RESPONSE

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

- They have owned the property for about 6 years and did come in the past asking for townhomes, and that was not approved by the city. They have gone back to this layout that is part of the General Plan.
- The property to the northwest will be coming before the city in the coming weeks.
- The property to the southwest will remain as is and don't want to have the stub road provided to them.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The reason for the SDP4 request instead of the R1.8 zone is because of the General Plan designation and the existing zoning to the north and the anticipated intervening zone being SDP4.
- The city has seen a lot of townhome applications in recent years and recognized the need for affordable housing. There is also a need for single-family lots of this size, as we have not seen as much of this development type.
- The stub road may help reduce future trips on Geneva. It would help pedestrian walkability to have a stub or pedestrian access to the south. Public Works will look into the option to have a potential access for future use.



Planning Commission Chair



Director of Development Services

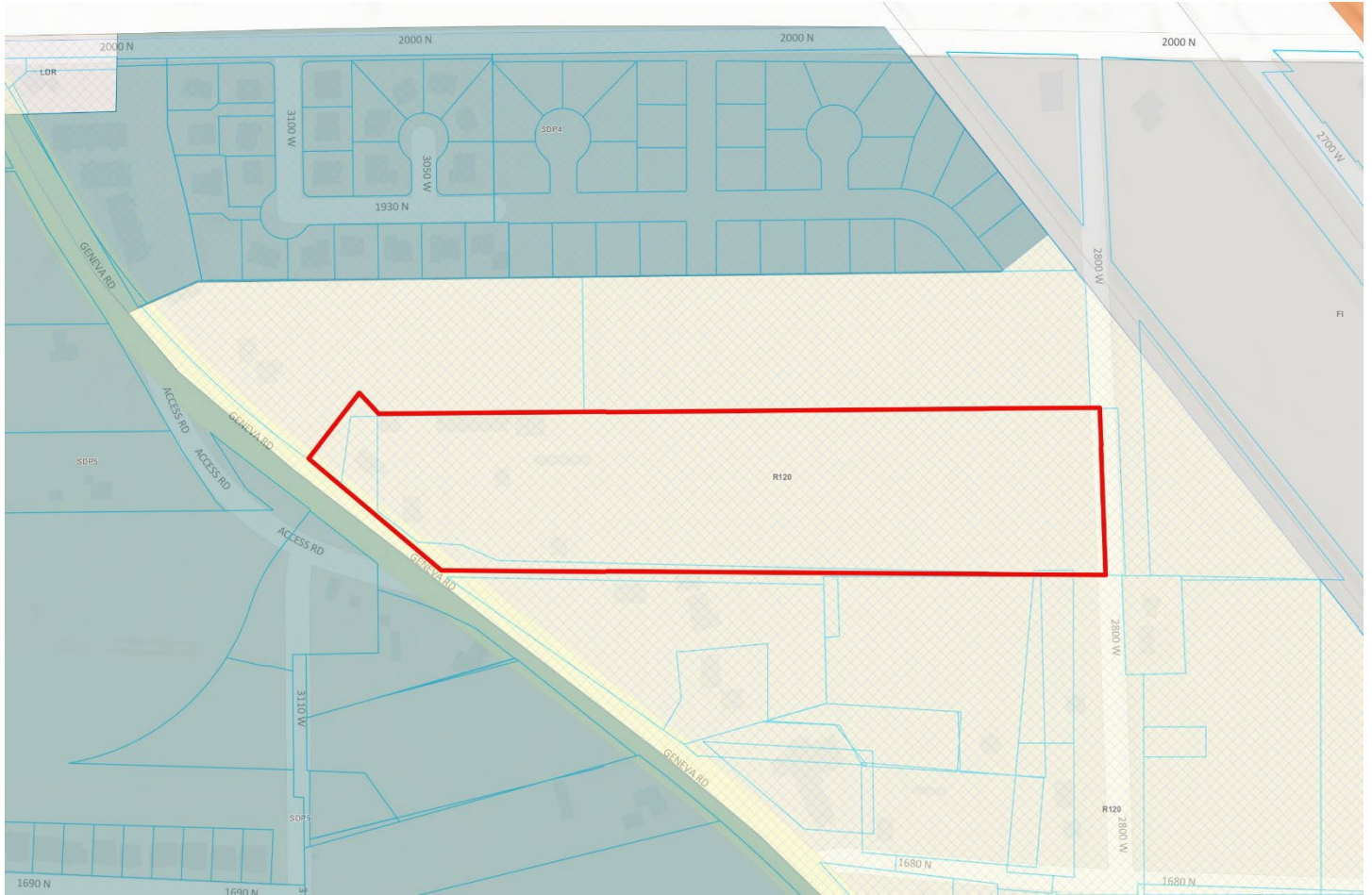
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ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

EXHIBIT A



Legal Description:

Commencing at a point located South 00°36'37" East along the Section line 873.34 feet and East 72.93 feet from the Northwest corner of Section 34, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 08°54'00" East 125.95 feet; thence North 89°26'23" East 915.35 feet; thence North 89°38'23" East 581.70 feet; thence South 02°08'37" East 337.32 feet; thence North 89°49'57" West 609.85 feet; North 88°48'50" West 681.48 feet; North 52°15'37" West 300.86 feet, to the point of beginning.

AREA=471,092 sq. ft. or 10.81 acres