

Provo City Planning Commission

Report of Action

July 08, 2026

***ITEM 4** Eric Langvardt requests a Zone Map Amendment from the PIC (Planned Industrial Commercial) Zone to the MDR and CG Zones for 21.6 acres of land as part of a mixed-use development plan, located approximately at 3657 S Sierra Vista Way. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20260006

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 08, 2026:

RECOMMENDED APPROVAL

On a vote of 4:2, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Tosh Metzger

Second By: Jon Lyons

Votes in Favor of Motion: Tosh Metzger, Jon Lyons, Matt Wheelwright, Melissa Kendall

Votes Not in Favor: Jonathon Hill (believes de-annexing to Springville may be better), Joel Temple

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 MDR and CG Zones is described in the attached Exhibit A.

RELATED ACTIONS

PLGPA20260012, agenda item #3, July 8, 2026, Planning Commission agenda, recommended approval.

PLCP20260011, agenda item #5, July 8, 2026, Planning Commission agenda, approved with conditions.

APPROVED/RECOMMENDED OCCUPANCY

*258 Total Units

*Type of occupancy approved: Family

*Standard Land Use Codes 1112, 1151, 5810

APPROVED/RECOMMENDED PARKING

*582 residential and 94 commercial total parking stalls required

*659 residential and 146 commercial total parking stalls provided

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. Staff responded to Planning Commission questions regarding code standards, parking, concept site plan details, and adjacent uses during the hearing.

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 10/15/2025.

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: None.

APPLICANT RESPONSE

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

- Adam Ostler (Clyde Companies) gave an overview of the proposal and answered planning commission questions

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Transition standards from the adjacent industrial users;
- Annexation or de-annexation of property so development falls entirely in Springville;
- Price points, design of residential units;
- Potential for overflow parking;
- Desire for improved walkability and connectivity within the area;
- Remediation efforts for the soils in the area; and
- Powerline corridor design and setbacks.
- Commissioners directed the applicant to comply with the South State Street design corridor by bringing a structure to the State Street frontage in the proposed CG zone area.
- The Commission deliberated on the proposals, indicating that there is some concern with the adjacent uses, connectivity, and isolated feel of the proposal. There was also some concern regarding the loss of industrial land to residential without a tax benefit to Provo.
- Some commissioners noted that the development fits with the pattern of South State Street and that this would be a good starting point for development in this area.
- The Commission determined that the South State Street design corridor does apply to the entire site and project plans will need to reflect compliance with those standards.



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

MDR (NORTH PARCELS)

All of Lot 3 of New Vista South Subdivision located in the Northwest Corner of Section 21, Township 7 South, Range 3 East, Salt Lake Base and Meridian, recorded as Entry Number 11625-2019 in Map Book 47, Page 358 of the Utah County Recorder's Office.

CONTAINING 153,007 SQUARE FEET OR 3.513 ACRES, MORE OR LESS.

PARCEL ID: 47-358-0003

BEGINNING AT A POINT NORTH 76°21'13" WEST, A DISTANCE OF 1078.45 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 30°36'56" WEST, A DISTANCE OF 29.94 FEET; THENCE SOUTH 75°36'56" WEST, A DISTANCE OF 95.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 14°23'02" WEST, A RADIAL DISTANCE OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 63°49'57", A DISTANCE OF 278.52 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 40°33'03" WEST, A DISTANCE OF 502.51 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 09°35'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 58.55 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 34°11'46" WEST, A DISTANCE OF 49.41 FEET; THENCE EAST, A DISTANCE OF 627.22 FEET; THENCE SOUTH 14°36'38" EAST, A DISTANCE OF 510.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 251,083.93 SQUARE FEET OR 5.7641 ACRES, MORE OR LESS.

PARCEL ID: 23-002-0041

BEGINNING AT A POINT NORTH 83°27'43.67" WEST, 1018.22 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE S 14°36'03.43" E, 523.57 FEET; THENCE S 81°22'31.49" W, 46.82 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS S 85°41'15.75" W, 45.12 FEET; THENCE S 89°59'60.00" W, 361.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE LONG CHORD BEARS S 76°04'30.32" W, 72.20 FEET; THENCE S 62°09'00.64" W, 121.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS S 76°03'19.63" W, 48.06 FEET; THENCE S 89°57'38.61" W, 113.68 FEET; THENCE N 00°00'46.51" W, 351.56 FEET; THENCE N 90°00'00.00" E, 12.49 FEET; THENCE N 00°43'39.00" W, 122.41 FEET; THENCE N 00°43'39.00" W, 444.02 FEET; THENCE S 40°33'05.51" E, 278.55 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 63°50'00.22", AND WHOSE LONG CHORD BEARS S 72°28'03.00" E, 370.08 FEET; THENCE N 75°36'56.00" E, 95.60 FEET; THENCE S 59°23'04.00" E, 31.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 432,621.50 SQUARE FEET OR 9.93 ACRES, MORE OR LESS.

CG (SOUTH PARCEL)

BEGINNING AT A POINT SOUTH 56°50'19.39" WEST, 1013.48 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE S 14°36'03.43" E, 91.18 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,116.80

FEET, A DELTA ANGLE OF 01°23'39.75", AND WHOSE LONG CHORD BEARS S 06°12'57.00" E, 75.85 FEET; THENCE N 89°54'40.00" W, 821.78 FEET; THENCE N 00°00'46.51" W, 66.33 FEET; THENCE N 89°57'38.61" E, 113.68 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS N 76°03'19.63" E, 48.06 FEET; THENCE N 62°09'00.64" E, 121.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE LONG CHORD BEARS N 76°04'30.32" E, 72.20 FEET; THENCE N 89°59'60.00" E, 361.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS N 85°41'15.75" E, 45.12 FEET; THENCE N 81°22'31.49" E, 46.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 105,225.19 SQUARE FEET OR 2.42 ACRES, MORE OR LESS.