

Provo City Planning Commission

Report of Action

July 08, 2026

ITEM 5 Eric Langvardt requests Concept Plan approval for a mixed-use development containing 90 condos, 168 townhomes, and approximately 10,000 sq. ft. of commercial space over 21.6 acres in proposed MDR and CG Zones, located approximately at 3657 S Sierra Vista Way. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLCP20260011

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

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application, subject to approval of the General Plan Map Amendment and Zone Map Amendment, with the following conditions:

Conditions of Approval:

1. Create cohesive access across Mountain Vista Pkwy for non-automobile travel.
2. Enhance buffers from adjacent industrial users.
3. Adjust site plan to address South State Street design corridor standards for setbacks on commercial property.
4. Create a shared-use path along South State Street frontage.
5. Improve pedestrian connections to site / UTA bus stop.

Motion By: Jon Lyons

Second By: Joel Temple

Votes in Favor of Motion: Jon Lyons, Joel Temple, Melissa Kendall, Matt Wheelwright, Tosh Metzger, Jonathon Hill
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.

RELATED ACTIONS

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

PLRZ20260006, agenda Item 4, July 8, 2026, Planning Commission agenda, recommended approval.

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

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