

Provo City Planning Commission

Report of Action

August 12, 2026

ITEM 5 Jared Morgan requests Concept Plan approval for a mixed-use development containing 18 townhomes and commercial space in a proposed MU (Mixed-Use) Zone, located at 113/191 N Geneva Road. Fort Utah Neighborhood. Megan Van De Graaff (801) 852-6408 mvandegraaff@provo.gov PLCP20260261

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 12, 2026:

APPROVED

On a vote of 4:2, the Planning Commission approved the above noted application.

Motion By: Jon Lyons

Second By: Tosh Metzger

Votes in Favor of Motion: Jon Lyons, Matthew Wheelwright, Joel Temple, Tosh Metzger

Votes Not in Favor of Motion: Melissa Kendall, Jonathon Hill

Matthew 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

The Planning Commission recommended approval on the related zone map amendment (PLRZ20260264, Item #4) at the August 12, 2026 hearing.

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.
- Traffic study may be required with future stages of approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting is scheduled for 09/02/2026.

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:

- Public concerns included traffic volume on Geneva Road and Center Street with the increased residential units in the area.
- Additionally, there were concerns with the site not having enough parking leading residents to park on public streets.

APPLICANT RESPONSE

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

- The applicant stated that they have reached out to the neighborhood chairs, and this project will be presented at a neighborhood meeting before Municipal Council.
- The applicant explained that retail is an unproven product in this area and therefore the property owners are hesitant to invest in that type of project. They explained that the current proposal shows a flex type of commercial product which can accommodate more versatile uses.
- The applicant explained that there could be a mezzanine second floor, or a full second story in the commercial units.
- Some of the commercial units would be for sale and some would be for lease.
- The applicant expressed a desire for connectivity for the subject site to surrounding parcels. There are plans to demolish the wall that is between the subject parcel and property to the north.
- The applicant stated they feel the townhomes offer missing middle-housing, and that some would be for sale and some would be for rent. They understand that some units would be deed restricted for owner-occupancy for the first-year of ownership, and that there would be a rental cap.
- The applicant expressed they feel they have enough parking on the site.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Jon Lyons stated that the rezoning to Mixed Use is compatible with the general plan, and that the commercial use along Geneva Road with townhomes in the back is a neat horizontal mixed use. He expressed a desire to combine the subject property with the property to the south for larger retail development, but that the applicant does not have control over that property. He stated the proposed development would be an improvement to the existing site.
- Matthew Wheelwright stated that when the Planning Commission reviewed this site in 2025, they were concerned the proposed live/work units from that application were not going to be a catalyst for other retail development in the area. Reviewing it now in 2026, he stated that the proposed development would be a step forward for the area.
- Melissa Kendall and Jonathan Hill expressed a desire to hear from the neighborhood before making a decision.
- Jonathan Hill expressed concern that the garage spaces in the commercial units would lead to the units being used as storage space rather than true retail space. Additionally, he voiced a desire for shared access in the future with the lot to the south, and that he's concerned the proposed townhomes are not integrated enough with the surrounding residential uses, so they may oppose future retail development near them.
- Tosh Metzger recommended a pavilion in the green space.
- Melissa Kendall expressed that she would like to hear from the neighborhood because they expressed in 2025 they would like to have more traditional retail uses on this site, and she expressed that she would also like to have more retail on this site and that moving forward with this rezone and concept plan may forgo the option to have more meaningful retail on this site.
- Joel Temple stated that this proposal may be a good transition to more intense uses near the intersection.
- The commission discussed if more traditional retail uses are viable at this site.
- Jonathan Hill and Jon Lyons expressed they were not too concerned with the level of traffic created from this project since UDOT will be widening the roads, and that Lakeview Parkway will be connected in Orem which is expected to take some traffic off of Geneva Road.



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