

Provo City Planning Commission

Report of Action

August 12, 2026

ITEM 8 Bret Nelson requests Project Plan approval for a 7-unit flex office development in the MP (Manufacturing Park) Zone, located at 1722 West 820 North. Grandview South Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLPPA20250700

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

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application with a variance to build in the 30% slope, with the following conditions:

Conditions of Approval:

1. A plat is recorded that combines the two parcels into one.
2. Remaining items are addressed and CRC approval is given.
3. Add a note for a 6' decorative masonry wall between the residential properties to the site plan.

Motion By: Melissa Kendall

Second By: Tosh Metzger

Votes in Favor of Motion: Melissa Kendall, Tosh Metzger, 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.

APPROVED VARIANCE

*The Planning Commission approved a variance to build into the 30% slope area as shown in the staff report.

APPROVED/RECOMMENDED OCCUPANCY

*Standard Land Use Code 6379 – warehouse with office

APPROVED/RECOMMENDED PARKING

*73 Total parking stalls required

*75 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.

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood District Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

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:

- A resident that worked in the building is excited to see something happening with the vacant land.

APPLICANT RESPONSE

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

- They may not be using 7 units and may lease the building to only one or two tenants. The preference is to have less tenants and that they use the majority of the space.
- Parking is the reason for the encroachment into the 30% slope, there will be no buildings in that area, just parking. There needs to be some work done at the foot of the hill to with retaining walls that will be 4 to 6 feet in height.
- They will sure up the hillside with the work that they are proposing.
- The city has an easement coming through the hillside already.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The building height will be less than required by code and will be setback more than required by code.
- There is a need to have a 6' masonry wall between the residential zone. This is listed as a condition of approval to ensure that this meets code.
- The number of flex units is still being decided by the developer and so Public Works just wants to make sure that whatever that final count is for units, that there will be utilities for each unit.



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