

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on August 26, 2026 at 6:00 PM. Located at: Council Chambers 445 West Center Street. The items listed below will be discussed, and anyone interested is invited to participate and provide comment. Hearings can be viewed live and on-demand at: YouTube youtube.com/provocitygovernment and on Facebook facebook.com/provochannel17.

NOTICE OF PUBLIC MEETING BEFORE PROVO MUNICIPAL COUNCIL

On Tuesday, **September 22, 2026**, at 5:30 PM. the Provo Municipal Council will consider the items noted below with a star (*). Items noted on the agendas with a star require legislative action by the Municipal Council. Council agendas can be viewed at the Provo City Council web site on the Thursday prior to the Council meeting at <http://agendas.provo.gov>. For more information, call (801) 852-6120.

Unmarked items are administrative and require the approval only of the Planning Commission. Decisions on the unmarked items may be appealed to the Board of Adjustment by making application by 6:00 PM. **within 14 days of the Planning Commission decision.**

Public Hearings

- Item 1 Brigham Young University requests a Conditional Use Permit for an accessory housing parking reduction related to the redevelopment of Wymount Terrace apartments in the PF (Public Facilities) Zone, located generally at 150 Wymount Terrace. University Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCUP20260263
- Item 2 Brigham Young University requests Project Plan approval for a partial redevelopment of the Wymount Apartments in the PF (Public Facilities) Zone, replacing 354 units with 456 units and new admin and maintenance buildings, located generally at 150 Wymount Terrace. University Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLPPA20260198
- * Item 3 *****CONTINUED***** Provo Public Works request an Ordinance Text Amendment to Provo City Code 15.03.200, to provide more flexibility on street access standards for new development. Citywide Application. Megan Van De Graaff (801) 852-6408 mvandegraaff@provo.gov PLOTA20260344
- * Item 4 *****CONTINUED***** Flickinger Boulton Robson Weeks request an Ordinance Text Amendment to Provo City Code 14.38.085 to amend height regulations for monument signs within the North University Avenue Riverbottoms Design Corridor. North District Neighborhoods. Scott Johnson (801) 852-6417 snjohnson@provo.gov PLOTA20260312
- * Item 5 Dudley & Associates request a Zone Map Amendment from the R1.20 (One Family Residential) Zone to the SDP4 (Lakeview Fields Overlay) Zone for 5.06 acres, located at 1878 N Geneva Road. Lakeview North Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20260298
- Item 6 Kevin Jimenez requests a Variance to Provo City Code 15.05.160 (Hillside Development Standards) to allow grading and the building of a single-family home on slopes 30% or greater in the R1.10 (One Family Residential) Zone, located at 1065 E Hillside Circle. Sherwood Hills Neighborhood. Scott Johnson (801) 852-6417 snjohnson@provo.gov PLVAR20260373
- * Item 7 Dudley & Associates request a Zone Map Amendment from the R1.10 Zone to the R1.8 Zone to allow a lot line adjustment between properties, located at 3998 N 300 W. Riverbottoms Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20260387

- Item 8 Ivory Land Corporation requests Project Plan approval for phase 10 of Broadview Shores, a 22-unit townhome development in the SDP5 (Broadview Shores Overlay) Zone, located approximately at 1797 N Geneva Road. Lakeview North Neighborhood. Jessica Dahneke (801) 852-6413
jdahneke@provo.gov PLPPA20260292
- Item 9 Ivory Development requests Project Plan approval for phase 11 of Broadview Shores, including 10 single-family lots and 35 townhomes, in the SDP5 (Broadview Shores Overlay) Zone, located approximately at 1800 N 3110 W. Lakeview North Neighborhood. Jessica Dahneke (801) 852-6413
jdahneke@provo.gov PLPPA20260256
- Item 10 Ivory Development requests Project Plan approval for phase 12 of Broadview Shores, including 4 single-family lots and 28 townhomes, in the SDP5 (Broadview Shores Overlay) Zone, located approximately at 1800 N 3250 W. Lakeview North Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov
PLPPA20260255
- Item 11 Ivory Land Corporation requests Project Plan approval for phase 13 of Broadview Shores, a 18-unit townhome development in the SDP5 (Broadview Shores Overlay) Zone, located approximately at 1700 N 3110 W. Lakeview North Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov
PLPPA20260285
- Item 12 Richard Franz requests Project Plan approval for a 50-lot residential subdivision in the R1.6(PD)(CH) (One Family Residential with Performance Development and Critical Hillside Overlay) Zone, located approximately at 2085 S Montana Ave. Provost South Neighborhood. Jessica Dahneke (801) 852-6413
jdahneke@provo.gov PLPPA20260129

Preceding the public hearing, there will be a Study Session at 5:00 PM. at the Provo Peak Conference Room, 445 W Center Street. The Study Session is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 PM.

To send public comments to Planning Commission members, email them at dspublichearings@provo.gov. Please submit public comment emails before 6:00 PM the day before the hearing. Additional information can be found at provo.gov/publiccomments.

Copies of the agenda materials, public hearing procedure, and staff reports are available the week of the hearing at a reasonable cost at 445 W Center Street, Suite 200, Provo between the hours of 7:00 AM. and 6:00 PM., Monday through Thursday. Agendas and staff reports are also generally available on the Provo City Development Services web site the week of the meeting at provo.gov/agendacenter.

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Development Services Department at (801) 852-6400 before 12:00 PM. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission
Planning Secretary, (801) 852-6424

