

Provo City Planning Commission

Report of Action

August 26, 2026

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

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 26, 2026:

APPROVED WITH CONDITIONS

On a vote of 5:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. Remaining CRC items are addressed.

Motion By: Jonathon Hill

Second By: Tosh Metzger

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

Jon Lyons 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

Item 1 on August 26, 2026 Planning Commission agenda (PLCUP20260263) was approved.

APPROVED/RECOMMENDED OCCUPANCY

*456 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1153

APPROVED/RECOMMENDED PARKING

*684 Total parking stalls required

*684 Total parking stalls provided

*1.5 Required parking stalls per unit

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 study was conducted for units with one or two-bedroom units, but it would be interesting to know what the results would be if there was study done for three-bedroom units.
- A sibling could live there and have a car while attending school.
- A parking ratio of 1.5 is too much of a reduction.

APPLICANT RESPONSE

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

- In 2013 108 apartments were removed. This would bring the total number of units closer to that, but still less than the number of units that was adequately parked historically.
- There have been multiple parking studies done over the years, not just a single night. The parking justification is based on historic parking demands for the site and there has been a surplus of parking available.
- There is no access into the adjacent residential neighborhood and so there has not been an issue with spillover of parking into the surrounding areas.
- The property is close to campus, transit, and other amenities.
- There is an annual review in the code for the conditional use permit and if parking has been determined to be an issue, there could be additional existing surplus parking made available to residents. These surplus parking spaces are currently not permitted for the residents' use but would be made available in the future if needed.
- There are no plans for the north portion of the property currently.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The parking study suggests that demographic for this product type does not use more cars than the requested parking ratio provides.
- It does not make sense to require more parking that would reduce the amount of landscaping that would be a nice amenity for the families living in these units.
- BYU clarified that they would have contracts with the tenants that the unit would not be for other family members such as siblings to live in the units. It would only be for the students, spouses and children.
- Half of the units would have one parking space and the other half would have 2 parking spaces.
- 2 parking passes would be provided 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