

Provo City Planning Commission

Report of Action

August 26, 2026

Item 9 Ivory Land Corporation 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 West. Lakeview North Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov
PLPPA20260292

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

APPROVED

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

Motion By: Jonathon Hill

Second By: Tosh Metzger

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

APPROVED/RECOMMENDED OCCUPANCY

*35 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code: 1112

APPROVED/RECOMMENDED PARKING

*78.75 Total parking stalls required

*93 Total parking stalls provided

*Required parking stalls per unit 2.25 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

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

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:

- A written comment by Jonny Liu, Provo Resident, was received prior to the meeting stating concerns around open space, additional amenities, and connectivity.

APPLICANT RESPONSE

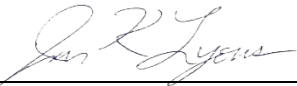
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The development of future phases is market dependent; they are considering a few different product types for the future phases. They are hoping to provide additional townhomes, condos, and single-family homes to create a good mix of housing types at different price points.
- The applicant highlighted that some of townhomes will be kept as rentals for the time being as a part of the property owner's foundation to support affordable housing needs.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Hill asked why the property was broken into these different phases, staff explained that it is easier for the developer to build and finance using phases.
- Commissioners Lyons and Kendall asked questions regarding the amenity space for the project and if more amenities will be provided as other phases of the project are built and if there will be another clubhouse built. The applicant explained that they do not have plans for another clubhouse, but that could change if they decide to do a condo or apartment project in a future phase. He also explained that there will be additional parks and a connected walking trail through the villages.
- Commissioners Hill and Lyons asked questions regarding density and concerns around sewer capacity. Staff explained that the density of this project was determined previously and there should not be any sewer concerns with this development.
- Commissioner Temple asked for more information regarding subsidized housing. The applicant explained that it is all voluntary and not run through a government program.
- Commissioner Temple stated that he likes the project and the mix of housing types, his one comment was that keeping commercial to just village 7 was a missed opportunity and he would love to see more mixed used throughout the project.
- Commissioner Hill and Metzger both agreed that this is a good project and a good mix of product types.



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