

Provo City Planning Commission

Report of Action

September 09, 2026

- *ITEM 1 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
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The following action was taken by the Planning Commission on the above described item at its regular meeting of September 09, 2026:

RECOMMENDED APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jon Lyons

Second By: Joel Temple

Votes in Favor of Motion: Melissa Kendall, Jonathon Hill, David Conger, Tosh Metzger, Joel Temple, Jon Lyons, Matthew Wheelwright, Anne Allen.

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.

TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A.

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 MEETING DATE

- A neighborhood meeting was not necessary for this item.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.

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:

- No public comments were received for this item either in written comments or public comment during the public hearing.

APPLICANT RESPONSE

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

- Gordon Haight explained that the existing code specifies that a development with only one street access can generate up to 250 average daily trips.
- To provide more flexibility for developments (typically infill developments), the Public Works department proposes the text amendment (Exhibit A) that corresponds with existing Fire code.
- The proposed amendment requires a second access for single-family developments over 30 units and for multi-family developments over 100 units.
- There are opportunities for exemptions for the Wildland Urban Interface.
- The proposed code is less restrictive than the current code. If the Fire code changes, this section will be updated as well.
- This amendment would only apply to residential development.
- Developments three acres or greater, or 10 units or greater, will still require a Traffic Study.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Jon Lyons stated that his concerns have been assuaged because the amendment is in line with Fire code, and it seems the city would not benefit from keeping the existing code.



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

EXHIBIT A

15.03.200 Street Standards.

(14) A development with a single street access (ingress and egress) shall have a maximum ADT not higher than two hundred fifty (250) vehicle trips. ADT shall be determined by trip generation rates obtained from the City Traffic Engineer. A second street access shall be required for projects which exceed the designated trip rate. Developments with single family or two-family dwelling units with more than 30 units must be served by at least two separate public streets. Multiple-family developments (apartments, townhomes, or condominiums) with more than 100 dwelling units must be served by at least two separate public streets. If located in the Wildland Urban Interface area, more than 20 units must be served by at least two separate public streets.

The fire marshal and city engineer may consider exemptions to the Wildland Urban Interface requirement of two public street accesses with a specific plan that implements such safety measures including, but not limited to, shelter in place, fire safety zones, fire breaks, fire protection systems, etc. However, the distance from the beginning point of the single access road cannot exceed 500 feet to the furthest door in the Wildland Urban Interface area on a single access road.