

Provo City Planning Commission

Report of Action

September 23, 2026

ITEM 2 Cole West requests Concept Plan approval for a new 157-unit apartment building in a proposed Campus Residential (CR) Zone, located at 910 N 900 E. Foothills Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20260407

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 23, 2026:

APPROVED WITH CONDITIONS

On a vote of 7:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. That the rezone is approved and a development agreement is approved with the parking ratio is addressed.

Motion By: Jon Lyons

Second By: Jonathon Hill

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

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.

RELATED ACTIONS

Zone Map Amendment (PLRZ20260393) recommended for denial on September 23, 2026, Planning Commission Hearing.

APPROVED/RECOMMENDED OCCUPANCY

- 157 Total Units for batching occupancy (maximum 6 individuals per unit)
- 491 bedrooms with 1 individual per bedroom.

APPROVED/RECOMMENDED PARKING

- Required: 530 (1 space per bedroom and 0.25 per unit for visitors)
- Provided: 238 on-site and 57 off-site
- Planning Commission Recommended: 0.80 parking stalls per bedroom

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

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

- Traffic study may be required with future stages of approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 08/05/2026.

NEIGHBORHOOD AND PUBLIC COMMENT

- Neighbors or other interested parties were present or addressed the Planning Commission.
- Some student residents spoke in favor, expressing the ability to live near campus without a car with nearby UVX stations or carpooling opportunities.
- Others spoke about being opposed to the proposed 0.5 parking ratio as it would add to parking congestion in the area that is already bad. There would be a high likelihood of parking spillovers into the surrounding neighborhoods.
- The lack of public transit on Sundays is one reason people are car dependent.
- Here in Utah, even high school students have cars.

APPLICANT RESPONSE

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

- The applicant explained that the property is in disrepair and that with the proximity to campus the proposed rezone and concept plan will create a viable development that will help free up single family housing that is being used by students by giving them an alternative place to live.
- The applicant explained the elements of the proposed development agreement. There would be off-site parking made available to residents, and the agreement would be renewed after five years or relocated to a new location. Residents would be told upfront that this site has limited parking in the lease agreement. There would be 2 shared electric vehicles for the 491 students.
- The applicant discussed how other projects they built can function well with off-site parking. This allows costs to be lower.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The proposed parking ratios may or may not work, and this would be a big risk to take without more assurance that there would be good mitigation measures that city staff would be able to enforce if this lower parking ratio does not work. The applicant stated that they would add more off-site parking if they saw an issue with parking.
- The demographic for the higher-end housing that is proposed would likely have a car.
- The Commission wanted to better understand the building and if they could do something to break up the façade more. The applicant explained that there are large gathering spaces, private study areas, pool and terraces.
- The development agreement would have an educational component to let tenants know in the lease that there is a lower ratio of parking available for tenants.
- There will be 8 stalls dedicated to visitor parking which means there would be even less than .50 stalls available for tenants.
- There was a discussion about having the rooms shared instead of private so that rents would be lower and attract students that may not have cars.



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