

Provo City Planning Commission

Report of Action

October 14, 2026

ITEM #2 Tom Stuart Construction requests Project Plan approval for a new flex warehouse development in the PIC (Planned Industrial Commercial) Zone, located at approximately 3100 S Sierra Vista Way. Spring Creek Neighborhood. Megan Van De Graaff (801) 852-6408 mvandegraaff@provo.gov
PLPPA20250623

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 14, 2026:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. A TDM plan must be submitted and approved by city staff.

Motion By: Jon Lyons

Second By: Tosh Metzger

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

APPROVED/RECOMMENDED PARKING

*250 Total parking stalls required

*133 Total parking stalls provided

*A TDM plan and agreement must be approved, signed, and recorded.

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.

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

- The Neighborhood District Chair determined that a neighborhood meeting would not be required.

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

No comments were received prior to completion of the Staff Report or were raised in written comments received subsequent to the Staff Report or public comment during the public hearing.

APPLICANT RESPONSE

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

- Jeff Stuart explained that his company, Tom Stuart Construction, built the building directly south with a 50% parking reduction and they have not had parking issues. They own other buildings in the area and find that they are often overparked.
- Jeff Stuart explained they are meeting the design corridor standards and that the slope from State Street will provide some screening for the building.
- The applicant explained that if parking became an issue, they could consider providing more parking stalls on the property to the south, which the applicant also owns.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Staff explained that parking reductions had been granted for other buildings in this area and the city has not had enforcement issues on these properties. The percent reduction was unknown for these projects.
- It was clarified that a TDM plan should be submitted for the parking reduction. A TDM agreement will need to be signed and recorded.
- The project meets the South State Street Design Corridor standards including landscaping and pedestrian entryways and architecture. Joel Temple expressed concern that the parking lot was along State Street. Staff expressed they felt this parking lot location was adequate considering it would be screened by the slope along State Street.
- David Conger expressed that he wants to avoid empty parking lots but that needs to be balanced with city code requirements. It is worth considering the lack of parking congestion in comparable sites.
- Matthew Wheelwright suggested lowering the parking ratio required for these types of uses.
- Jon Lyons expressed that he feels the project is appropriate to the area, and that a TDM should be submitted to follow process.
- Matthew Wheelwright stated that parking lots seem over parked in this area.
- David Conger stated that it is in the best interest of the developer to size the parking lot accurately to the needs of its tenants.
- Tosh Metzger expressed that based on the parking counts provided, it seems buildings in this area have a lot of surplus parking stalls, and he does not have an issue with approving the parking reduction.



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