

Provo City Planning Commission

Report of Action

October 14, 2026

ITEM 3* Bret Nelson requests a Zone Map Amendment from the RC (Residential Conservation) Zone to the LDR (Low Density Residential) Zone in order to create a 4-unit townhome development, located at 152 E 500 S. Maeser Neighborhood. Megan Van De Graaff (801) 852-6408 mvandegraaff@provo.gov
PLRZ20250470

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

RECOMMENDED APPROVAL

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Joel Temple

Second By: David Conger

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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the LDR Zone is described in the attached Exhibit A.

RELATED ACTIONS

The Planning Commission approved the associated concept plan, PLCP20250515, at the October 14, 2026 meeting.

APPROVED/RECOMMENDED OCCUPANCY

*4 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING

*9 Total parking stalls required

*20 Total parking stalls provided

*2 Required parking stalls per unit (plus 1 visitor stall)

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

- A neighborhood meeting was held on 09/17/2025.

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. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Rod Lewis stated that the fences adjacent to the property to the south are not in good repair. Additionally, he mentioned that the property slopes to the south considerably. Lastly, he was concerned the project may become student housing.

APPLICANT RESPONSE

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

- The applicant explained the external stairwells are for emergency ingress and egress. They are not planning on including ADU's. ADU's are not allowed for this housing type.
- There will be parking area in the driveways.
- There will be an HOA once the property is platted.
- The landscaped area is planned to be lawn which could be used as play areas.
- The applicant stated that they will build retaining walls and bring in fill to level out the slope.
- They will be installing privacy fencing.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- This plan shows two separate buildings which differs from the plan proposed in 2022 and is a positive change that breaks up the east wall.
- Public Works has reviewed and approved the concept plan. A project plan will need to be approved if the rezone is approved by the Municipal Council.
- Circulation at the southern end of the lot may need to be addressed at the project plan phase. There could be conflict if a car is parked in Unit 4's driveway and the easternmost visitor stall.
- It was clarified that only three unrelated people would be able to live in these units.
- The home to the east is close to the shared property line, but it was unknown the exact distance.
- There is no pedestrian pathway to the units on the eastern side of the buildings. Pedestrians would need to walk along the driveway for access from 500 South.
- Jon Lyons inquired about lawn area for children to play.
- There was a concern that plans show unfinished basements with independent access which could encourage illegal accessory apartments.
- The commission generally thought it was a good design given the linear shape of the lot, and that the density matched the surrounding context considering the close proximity to Provo Central Station.



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

COM. 163 FT W OF NE COR OF BLK 3, PLAT B, PROVO CITY SURVEY; W 74.5 FT; S 232 FT; E 74.5 FT; N 232 FT TO BEG.