Provo City Planning Commission

Report of Action

October 14, 2026

ITEM 6 Cole West requests Concept Plan approval for a seven-unit townhome development in a proposed MDR (Medium Density Residential) Zone, located at 908 E 1060 S. Spring Creek Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20260348

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

DENIED

On a vote of 6:0, the Planning Commission denied the above noted application.

Motion By: Jon Lyons
Second By: Joel Temple
Votes in Favor of Motion: Jon Lyons, Joel Temple, Tosh Metzger, Matthew Wheelwright, Melissa Kendall, David Conger.
Votes in Opposition to Motion: None.
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
PLRZ20260349 - Item #5 was recommended for denial at the Planning Commission Hearing on October 14, 2026.

APPROVED/RECOMMENDED OCCUPANCY
*7 Total Units
*Type of occupancy approved: Family
*Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING
*16 Total parking stalls required
*16 Total parking stalls provided
*2.25 Required parking 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 MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

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:

- There were concerns raised about the height of the townhomes and how they would be adjacent to single-story residential and that they should look at only two-story maximum.
- The street is only about 25' wide and when people park on the street, it becomes one direction at a time only. Adding more density here is dangerous, especially since there are no sidewalks on the street, so kids have to be in the street.
- The existing homes in the area are already surrounded by townhomes, and they don't need more pushing out single-family homes.

APPLICANT RESPONSE

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

- The applicant stated that he would be proposing deed restrictions to limit the percentage of renters at any given time.
- The negative findings in the staff report are due to the LDR designation in the Neighborhood Plan, but there is this type of density in the area already.
- The plan is to provide more affordable housing and if they must do LDR density, they will only get four units and they will have to charge more for each unit, making them less affordable.
- The Neighborhood Plan says LDR is 15 units per acre, and the code says 12 units per acre. Staff pointed out that when the plan was done it was 15 units per acre but has since been lowered to 12 units per acre in the code.
- The applicant asked for the required street side yard setback to be reduced from 20' to 14.9' for the townhome development to fit on the site.
- The applicant asked for the required 10' landscape buffer to be modified to allow for parking two vehicles in that area.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The neighbors have presented valid concerns about the height of the proposed building being three-stories next to one-story homes.
- The area already has a good mix of housing types with single-family and townhomes.
- The height is more of an issue than density.
- The street is very narrow with parking only on one side, and this development is asking to be placed closer to the street and it is three-story.
- More units on this site create less visual interest.
- This would be better if it were six units and only two stories.

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