PROVO MUNICIPAL COUNCIL
Redevelopment Agency Governing Board
Work Meeting

12:00 PM, Tuesday, April 22, 2025
Provo Peaks Conference Room (Room 110)
Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or
https://www.youtube.com/provocitycouncil

The in-person meeting will be held in the **Council Chambers**. The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: youtube.com/provocitycouncil and facebook.com/provocouncil. If one platform is unavailable, please try the other. If you do not have access to the Internet, you can join via telephone following the instructions below.

To listen to the meeting by phone: April 22 Work Meeting: Dial 346-248-7799. Enter Meeting ID 834 2791 0634 and press #. When asked for a participant ID, press #.

Agenda

Roll Call

Approval of Minutes

April 8, 2025 Work Meeting

Business

1 An ordinance adjusting the common boundary between Provo and Springville along 1400 North in Springville. (25-021)

2 A resolution to place an 11.136 acre parcel of ground located on the southeast corner of Bulldog Lane and Lakeview Parkway on the surplus property list and authorize the mayor to dispose of the property. (25-054)

3 A resolution approving the first amendment to the Lakeview Fields Development Agreement to allow updated plans, optional basements, vinyl fencing, and a separate HOA for the subject property. (25-052)

4 An ordinance amending the zone map classification of real property, generally located at 1780 South State Street, from the Agricultural (A1.5) Zone to the Planned Industrial Commercial (PIC) Zone. Spring Creek Neighborhood. (PLRZ20240369)

5 An ordinance amending Provo City Code regarding permitted uses and floor area ratio in the Specialty Support Commercial (SSC) Zone. City wide application. (PLOTA20250083)

6 An ordinance amending the zone map classification of real property, generally located at 3433 N 100 E, from the Professional Office (PO) Zone to the Specialty Support Commercial (SSC) and Low Density Residential (LDR) Zones. Riverside. (PLRZ20250082)

7 An ordinance amending the zone map classification of real property, generally located at 130 S. 2050 W., from the One-Family Residential (R1.8) Zone to the One-Family Residential Performance Development Overlay (R1.8PD) Zone. Provo Bay

(PLRZ20240323)

8 An update regarding re-Imagining code enforcement. (25-053)

9 A discussion regarding the recommendations of the Elected Officials Compensation Commission (25-010)

10 A presentation regarding the FY2026 Budget: Fleet Management (25-025)

11 A Presentation Regarding the FY2026 Budget: Library (25-025)

12 A presentation regarding the FY2026 Budget: Parks & Recreation (25-025)

13 A presentation regarding the FY2026 Budget: Police (25-025)

14 A presentation regarding the 2025-29 Consolidated Plan and Year One Annual Action Plan (25-051)

Redevelopment Agency Governing Board

15 A resolution approving the Memorandum of Agreement between the Provo City Redevelopment Agency and BCP Ironton, LLC for property located within the Mountain Vista Business Park. (25-055)

Adjournment

If you have a comment regarding items on the agenda, please contact Councilors at council@provo.gov or using their contact information listed at: provo.gov/434/City-Council

Materials and Agenda: agendas.provo.org
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To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next Work Meeting will be held on Tuesday, May 6, 2025. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the ADA, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email kmartins@provo.gov at least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at youtube.com/ProvoCityCouncil.

Notice of Telephonic Communications

One or more Council members may participate by telephone or Internet communication in this meeting. Telephone or Internet communications will be amplified as needed so all Council members and others attending the meeting will be able to hear the person(s) participating electronically as well as those participating in person. The meeting will be conducted using the same procedures applicable to regular Municipal Council meetings.

Notice of Compliance with Public Noticing Regulations

This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in Utah Code 52-4-202 and Provo City Code 14.02.010. Agendas and minutes are accessible through the Provo City website at agendas.provo.org. Council meeting agendas are available through the Utah Public Meeting Notice website at utah.gov/pmn, which also offers email subscriptions to notices.

Please note: These minutes have been prepared with a timestamp linking the agenda items to the video discussion.

PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

April 8, 2025 | 11:00 AM
Provo Peak Room
Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or
https://www.youtube.com/provocitycouncil

PENDING MINUTES – AWAITING APPROVAL

Agenda

Roll Call

Council Chair Gary Garrett, conducting
Council Vice-Chair Rachel Whipple
Councilor Katrice MacKay
Councilor Craig Christensen
Councilor George Handley
Councilor Becky Bogdin
Councilor Travis Hoban (Excused)
Mayor Michelle Kaufusi (Excused)

Approval of Minutes

March 25, 2025 Work Meeting
February 11, 2025 Council Meeting

There was a request to make a change in the Feb 11th minutes; The council voted to approve the minutes with the requested changes.

Approved 6-0. Councilor Hoban Excused.

Business

Item 1: A discussion regarding the proposed repeal of Provo City Code Chapter 9.41 (25-047) 0:08:25

Bob Trombly, Deputy City Attorney, presented this item. He explained that Provo City Code Chapter 9.41 previously adopted an older version of the Utah Alcohol Beverage Control Act by ordinance. Under that older version, municipalities were required to formally adopt the act before they could enforce its provisions. However, that version of the law has since been repealed and replaced with a newer version, referred to as 32B, which mandates municipal enforcement without requiring formal adoption. Mr. Trombly characterized this repeal as a cleanup action to align the City's code with current state law.

Councilor Whipple noted she had additional questions about other sections of the code and intended to follow up with Mr. Jones at a later time.

Councilor Bogdin inquired whether there were other outdated or obscure items in the code that also needed to be addressed. Mr. Jones responded that the City has an ongoing project involving interns who are systematically reviewing the code and applying style guide updates. However, progress has been slow due to other priorities. He added that current efforts are focused on updating the new zoning code.

The Council expressed general support for bringing this item to a future evening meeting in two weeks for formal consideration and a vote.

Item 2: A presentation regarding the FY2026 Budget: Public Works (25-025) 0:12:35

Jimmy McKnight, Public Works Business Manager, presented on the FY2026 budget for the Public Works Department. He provided an overview of the Water Resources Division, which includes both the water fund and wastewater fund. Mr. McKnight stated that the water fund currently generates approximately $19.2 million in revenue. He also discussed the budget for the streets and engineering divisions.

Councilor Bogdin asked about the costs and outcomes of the Aquifer Storage and Recovery (ASR) project in Rock Canyon. Gary Calder, Public Works Division Director – Water, responded that infrastructure is still under construction and water has not yet been pumped into the system. He explained that the water treatment plant needed to supply the system is expected to be completed in approximately 18 months.

Councilor Whipple inquired about administrative costs from the water division being allocated to other public works departments. Mr. McKnight confirmed that this is occurring and noted that a reallocation of these costs would be discussed later in the presentation.

Mr. McKnight outlined budget requests for new positions across multiple divisions, including water sources, water distribution, wastewater, streets, and engineering. He noted that not all requested positions were funded due to the need to balance operational and capital expenditures.

He also reviewed appropriations made outside the standard budget process, including funds for property acquisitions and service line improvements. Finally, Mr. McKnight presented the proposed FY2026 supplemental budget request, which includes a $486,000 increase in the operating budget for the new water reclamation plant.

Item 3: A discussion regarding an ordinance amending water fees on the Provo City Consolidated Fee Schedule (25-048) 1:06:34

Keith Larson, with Bowen Collins and Associates, presented on the proposed changes to water rates. He recommended a 5% revenue increase for the first year, with comparable increases anticipated over the following two years. This revised approach would allow the water fund to achieve sustainable funding more gradually than the previously proposed 12% increase. The

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adjustment follows additional analysis, including administrative cost reallocations and improved revenue projections that exceeded prior expectations.

The Council discussed the implications of adopting a gradual versus front-loaded rate increase structure. Councilor Handley voiced concerns that a more gradual increase could result in higher long-term costs. Staff acknowledged that delaying increases might shift financial burdens to future years, potentially leading to increased cumulative expenses. However, they explained that reallocated administrative costs reduce immediate pressure on the water fund and still support substantial capital investment in the first year.

Councilor Whipple expressed unease with relying on external funding sources such as developer contributions and federal grants. She noted a preference for a more self-sufficient financial approach. Nonetheless, staff affirmed that these sources have played a beneficial role in reducing overall costs and are expected to continue doing so.

Councilor MacKay made a motion which was seconded by Councilor Christensen to adopt this recommendation at the April 22nd Regular Meeting. The motion passed 6-0 with Councilor Hoban excused.

Councilor Handley made a motion which was seconded by Councilor Whipple to include the proposed rate increase schedule as part of an annual rate review process. The motion passed 6-0 with Councilor Hoban excused.

Item 4: A discussion regarding an ordinance implementing new tiered water fees on the Provo City Consolidated Fee Schedule (25-013) 1:31:00

Keith Larson, with Bowen Collins and Associates, continued his presentation with a focus on the proposed tiered rate structure for water fees. The intent of the new structure is to encourage water conservation while keeping bills relatively neutral for average users. Mr. Larson presented impacts across various user types—low, average, high, and very high users—highlighting that low and average users could see either slight decreases or no change in their bills.

Councilor MacKay raised a concern regarding the absence of a rate increase for average users, suggesting that some level of increase should apply to all users. Mr. Larson clarified that while earlier presentations indicated a neutral impact for average users, the actual proposed structure includes a 5% increase across all users. However, due to the tiering, lower-usage categories might experience slightly less than the full 5% increase.

The Council also discussed exemptions related to urban farming. Members agreed that a policy should be developed to address water usage for urban farming as part of the ordinance. Staff agreed to drafting this policy for inclusion in the ordinance package to be presented for vote.

Councilor Handley emphasized the importance of an annual review process for the tier percentages to ensure continued alignment with conservation goals and financial sustainability.

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Councilor Handley made a motion which was seconded by Councilor Christensen to adopt this recommendation at the April 22nd Regular Meeting. The motion passed 6-0 with Councilor Hoban excused.

Members also expressed interest in implementing tools, such as online calculators and tier usage alerts, to help residents better understand and manage their water use.

Item 5: A discussion regarding property tax (25-046) 2:02:04

Justin Harrison, Council Executive Director, provided an in-depth overview of property tax regulations with a particular focus on their application within the State of Utah. He explained that tax rates are based on property values and the previous year's revenue. He emphasized that unless a taxing entity proactively proposes an increase, the total property tax revenue remains constant, regardless of changes in property values. This statutory mechanism ensures revenue stability for municipalities and predictability for property owners.

Mr. Harrison detailed how property tax revenue is distributed among various governmental entities. Approximately 57% of every tax dollar goes to the local school district, followed by 17% to Provo City, 15% to the State of Utah, 8% to Utah County, and 4% to the Central Utah Water Conservancy District.

Historical data was presented to illustrate trends in Provo City's property tax rates and overall revenues. These data showed that, despite significant increases in property values over time, the total tax collected has remained relatively stable, consistent with Utah's revenue-neutral taxation framework. This stability has been beneficial to the City's budget planning.

A key point of discussion was whether the City should consider a cost of living adjustment to property tax rates in response to inflation and rising economic pressures. Councilor Handley expressed interest in exploring such an adjustment to make the City less dependent on sales tax, which currently accounts for 33% of revenue and is more susceptible to economic fluctuation. By contrast, property tax is a more stable revenue stream and comprises a smaller portion of the City's income.

Council members voiced mixed reactions. While some acknowledged the long-term benefits of a modest rate adjustment to align with inflation, others, including Councilor Christensen, expressed concern over the cumulative financial impact on residents. He noted the strain already created by recent increases in water, energy, and transportation fees. Councilor Bogdin commented that a property tax increase might reduce public support for the upcoming Recreation, Arts, and Parks (RAP) tax renewal.

No formal action was taken during the discussion. Council members agreed to continue evaluating the issue and revisit it as part of future strategic planning efforts. The potential for a property tax increase remains under consideration, pending further analysis and public input.

Item 6: A presentation regarding the FY2026 Budget: Airport (25-025) 2:25:51

PENDING MINUTES - AWAITING APPROVAL

Brian Torgersen, Airport Director, presented the FY2026 budget for the Provo Airport. He began by highlighting key accomplishments, including the maintenance of the airport's AA bond rating and an increase in the fund balance to $41 million.

Mr. Torgersen reviewed staffing levels and indicated that one new position is being requested—an electrical engineer—to support growing infrastructure and operational needs.

He outlined major capital improvement projects for the upcoming fiscal year, including upgrades to the Gillespie substation and other infrastructure investments designed to accommodate the airport's continued growth.

Passenger statistics were presented, showing 448,972 enplanements in 2024 and a target of 550,000 enplanements for 2025.

Councilors asked questions regarding various aspects of airport operations, including parking fees, the use of the airport for filming purposes, and projections for future passenger and operational growth.

No formal action was taken on this item.

Item 7: A discussion regarding an ordinance amending Provo City Code regarding the Transportation Utility Fee dedication of funds and amending fees on the Provo City Consolidated Fee Schedule (25-028) 2:51:45

Jimmy McKnight, Public Works Business Manager, presented proposed changes to the Transportation Utility Fee (TUF) ordinance. He outlined a plan to increase annual TUF funding from $2.7 million to $4 million over the next three years. The goal is to fully fund road maintenance through the TUF without relying on other capital improvement funds, under the guiding principle that maintaining high-quality roads now avoids more costly full repaving in the future.

The Council engaged in a detailed discussion on how TUF funds should be utilized. A key issue was whether to allow TUF funds to be used for traffic signal replacements. Councilors debated whether expanding the use of TUF funds beyond road surfaces might undermine the legal foundation and public understanding of the fee. Concerns were raised that such a change could expose the City to legal challenges or misalign with prior legal rulings and legislative intent, which have traditionally focused TUF usage on road surface maintenance.

Mr. McKnight clarified that the majority of TUF funds would remain allocated to resurfacing, crack sealing, and related maintenance tasks. However, he acknowledged that including traffic signals could potentially divert existing capital improvement funds away from those purposes.

Councilor MacKay made a motion, seconded by Councilor Handley, to strike Section 5.08.060(ii) (line 34) of the proposed ordinance and consider the revised version at the April 22nd Regular Meeting. The motion passed unanimously, 6-0, with Councilor Hoban excused.

PENDING MINUTES - AWAITING APPROVAL

Item 8: A presentation regarding the FY2026 Budget: Energy (25-025) 3:18:05

Scott Bunker, Energy Director, and Charlie Little, Energy Business Manager, presented the FY2026 budget for Provo Energy. Bunker outlined departmental goals, financial projections, and key performance indicators. He noted that the department is requesting one new electrical engineer position to meet growing infrastructure demands.

The presentation included an overview of the department's power resource mix and sustainability initiatives. Little discussed the proposed 3% rate increase, attributing it to rising wholesale power costs. He explained that the increase is necessary to maintain stable operations without depleting the department's fund balance.

Councilors inquired about the financial impacts of the proposed increase across different customer classes, as well as the department's current fund balance and capital investment strategy. The discussion reflected general alignment on the need to maintain fiscal sustainability while minimizing customer impact.

No formal action was taken on this item. However, the Council expressed general support for the proposed 3% rate increase and indicated that it would be brought back for consideration at a future meeting.

Item 9: A presentation regarding the FY2026 Budget: Development Services (25-025) 3:52:49

Bill Peperone, Development Services Director, presented the FY2026 budget for the Development Services Department. He highlighted several budget requests across divisions, including zoning enforcement, parking enforcement, and the My Hometown program. Peperone emphasized that most increases would be funded through new revenue sources or operational efficiencies.

In zoning enforcement, a $9,000 increase was proposed, funded through recently assessed civil fines projected to bring in $30,000 to $50,000. For parking enforcement, he discussed converting a part-time office assistant to full-time to support new responsibilities at the sports park and airport, as well as improved surveillance in problem areas. This position is supported by a $60,000 increase in collected parking fines over the previous year.

In the building services division, staffing was restructured to create an Assistant Chief Building Official position without increasing total staffing, using an internal promotion and not backfilling the vacated role.

Peperone also addressed the My Hometown program, noting its community value despite limited funding. He described it as a key focus area with significant benefits relative to its cost.

During discussion, Councilors raised questions about parking permit fees. Sandy Bussio, Parking Program Manager, explained the plan to increase permit fees from the outdated $15 annual rate

PENDING MINUTES - AWAITING APPROVAL

to a more standardized and sustainable level. Peperone also noted that RDL fees are currently low and that a fee study is underway to propose revised structures.

Staffing efficiencies were discussed, including plans to reduce the number of vehicles in the planning division to save on purchasing and maintenance costs. These actions reflect a department-wide focus on fiscal responsibility and adaptability.

Item 10: A discussion regarding data centers and self-serve power plants (25-049) 4:14:19

Scott Bunker, Energy Director, presented on the topic of data centers and self-serve power plants. He clarified that Provo Power does not oppose the development of data centers but emphasized the importance of ensuring such facilities are located in zones with sufficient infrastructure and do not pose risks to existing utility customers. Key concerns include avoiding stranded investments and maintaining equitable distribution of utility costs.

The Council discussed the environmental and infrastructure implications of data centers, particularly in relation to whether these facilities should be allowed to operate self-serve power plants or be required to draw power solely from the city's grid. Legal obligations under Provo's arrangement with the Utah Municipal Power Agency (UMPA) were noted, specifically the requirement to meet energy demands through shared agency resources rather than independent generation.

Additional concerns were raised about potential emissions from on-site power generation and the regulatory challenges involved in managing these facilities. Councilors stressed the need for a clear policy framework to address zoning, environmental, and utility infrastructure considerations before permitting further development.

Councilor Whipple made a motion, seconded by Councilor MacKay, directing Council Staff to work with the Administration and appropriate outside partners to develop a comprehensive policy regarding data centers. The motion passed unanimously, 6-0, with Councilor Hoban excused.

Item 11: An ordinance amending the Zone Map Classification of real property generally located at 3410 W Center Street, from the A1.10 Zone to the AI Zone. Fort Utah Neighborhood. (PLRZ20240374) 4:51:59

Aaron Ardmore, Planning Supervisor, presented the rezoning request for property located at 3410 W Center Street, proposing a change from the A1.10 (Agricultural) Zone to the AI (Airport Industrial) Zone. Ardmore explained that the land is privately owned farmland and has not been open for public access. This clarification was important in addressing concerns that the proposed development would eliminate recreational open space.

Ardmore addressed public concerns regarding environmental impacts, including tree preservation and the proximity to the Provo Parkway Trail. He clarified that the development is situated on the south side of the river corridor, while the trail runs along the north side. The project would involve the removal of certain trees, particularly invasive species like Russian

PENDING MINUTES - AWAITING APPROVAL

Olive and Siberian Elm, while efforts would be made to preserve native species such as Cottonwoods. Replacement plantings would occur in accordance with city code, ensuring restoration of natural elements.

Councilors engaged in a detailed discussion on appropriate buffer zones along the water channel. While the current requirement is a 40-foot buffer, some Councilors expressed interest in expanding it to 100 feet to further protect the river corridor and enhance the trail experience. However, there were considerations regarding the feasibility of this for the developer.

The rezoning is part of a broader mixed-use vision that includes public access easements and community recreational amenities. The Council emphasized the importance of balancing commercial development with the protection of the area's aesthetic and ecological character.

Item 12: An ordinance amending Provo City Code to add data centers as a permitted use in Airport Zones. (PLOTA20240373) 5:26:49

Nancy Robison, Planner, presented a review of the proposed ordinance amendment that would add data centers as a permitted use in Airport Zones. The original proposal, which had the support of the Planning Commission, was intended to expand zoning permissions to allow data centers in airport-specific areas.

Robison explained that after further internal review and interdepartmental consultation, staff revised its position. The revised recommendation is based on the finding that data centers are already permitted in several other zones throughout the city that are better suited to accommodate their infrastructure needs. These existing zones were found to have the necessary capacity to support the operational demands of data centers, making the expansion into Airport Zones less practical and potentially inefficient.

Concerns about infrastructure stress, environmental impacts, and overall efficiency informed the updated staff position. Robison emphasized the need for careful zoning to ensure that data centers are located in areas where they can operate effectively without overburdening local systems.

The Council discussed the proposal and acknowledged the reasoning behind the staff's updated recommendation. They expressed appreciation for the thorough analysis and recognized the importance of aligning zoning permissions with Provo's broader infrastructure and development strategy.

Although staff now recommended against the proposed amendment, the ordinance was scheduled to proceed to a formal vote during the evening Council meeting. The outcome of that vote would determine whether additional analysis and zoning adjustments will be needed to better align future data center developments with the city's sustainability and infrastructure goals.

Adjournment

PENDING MINUTES - AWAITING APPROVAL

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	JDAHNEKE
Presenter:	Jessica Dahneke, Planner
Department:	Development Services
Requested Meeting Date:	04-22-2025
Requested Presentation Duration:	5 minutes
CityView or Issue File Number:	25-021

SUBJECT: 1 An ordinance adjusting the common boundary between Provo and Springville along 1400 North in Springville. (25-021)

RECOMMENDATION: Approve the ordinance to adjust the boundary between Provo and Springville along 1400 North in Springville.

BACKGROUND: In February of 2025 City Council approved a resolution indicating the intent to adjust the common boundary along Provo and Springville along 1400 North in Springville. The City has waited the required time period between the approval of the resolution and the passing of an ordinance. No written protests have been submitted against the boundary line adjustment.

FISCAL IMPACT: None

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
While there is no General Plan Goal that is directly related to Boundary Line Adjustments, both municipalities agree that this Boundary Line Adjustment will benefit both parties.

ORDINANCE 2025-____.

AN ORDINANCE ADJUSTING THE COMMON BOUNDARY BETWEEN PROVO AND SPRINGVILLE ALONG 1400 NORTH IN SPRINGVILLE (25-021)

RECITALS:

On February 11, 2025, the Municipal Council approved a resolution of intent to consider an adjustment to the common boundary between Provo and Springville along 1400 North in Springville as shown in Exhibit A;

The proposed adjustment would consist of transferring approximately 27,230 Square Feet from Provo to Springville;

No written protests to the adjustment have been filed with the City Recorder by the owners of private real property that are located within the area proposed for adjustment;

The Springville City Council has considered or will also consider an ordinance to approve the adjustment of the common boundary;

On April 22, 2025, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the facts presented to the Municipal Council, the Council finds that (i) the proposed action should be approved, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The Provo Municipal Council approves the adjustments to the common boundary between Provo City and Springville City as shown in Exhibit A.

PART II:

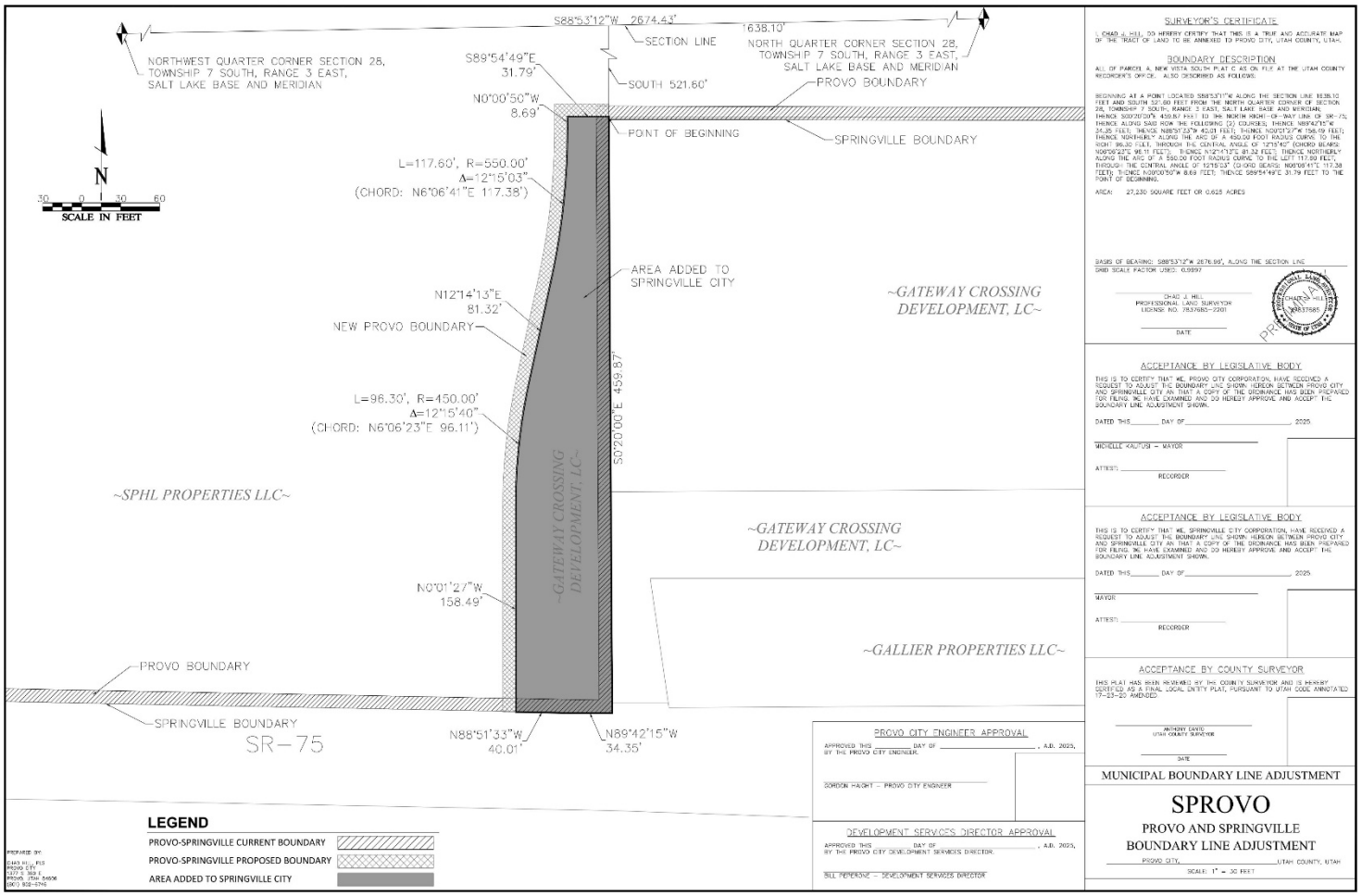
A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance prevails.

B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part, sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the remainder of the ordinance is not affected by that determination.

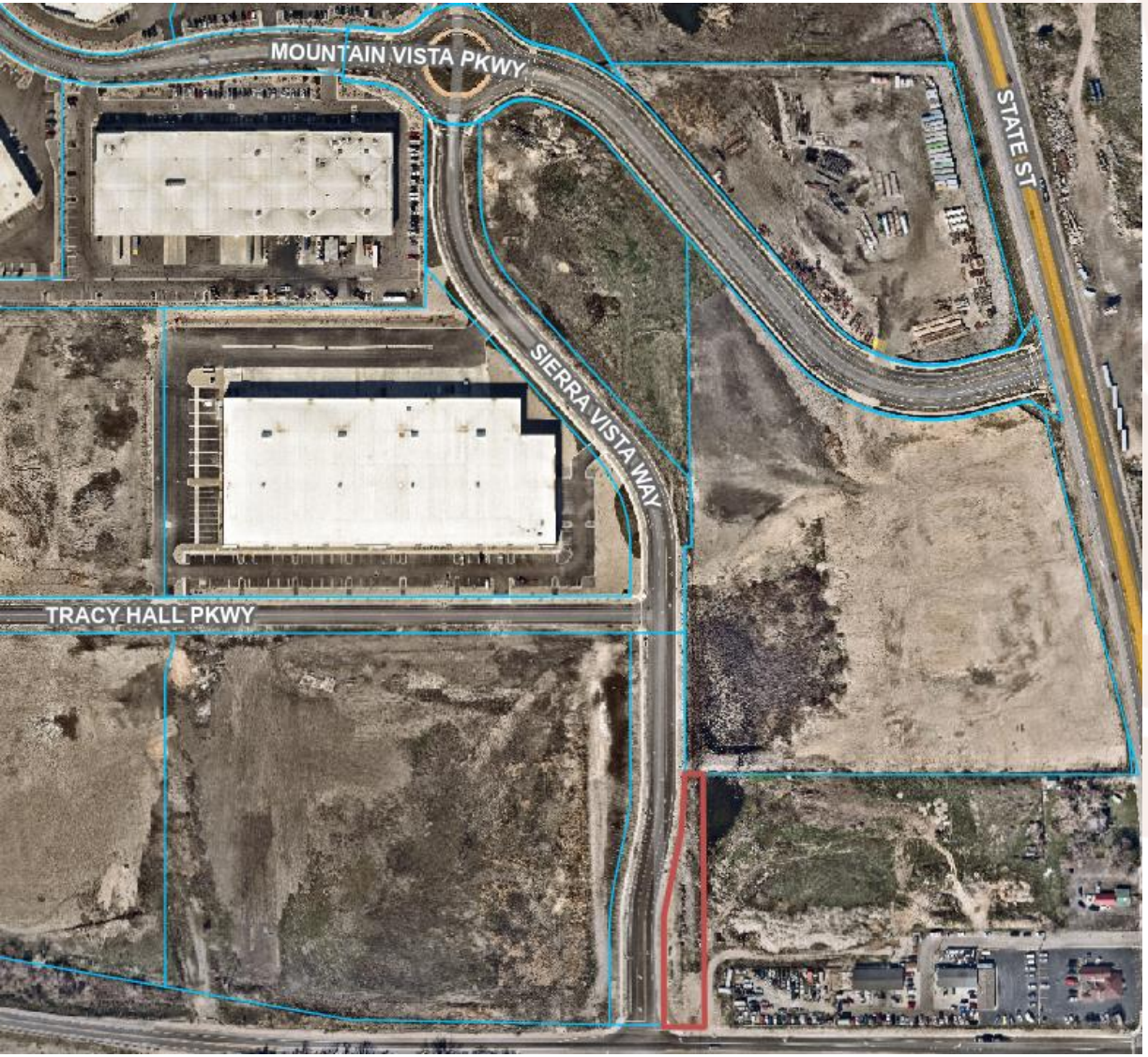
C. This ordinance shall be uncodified.

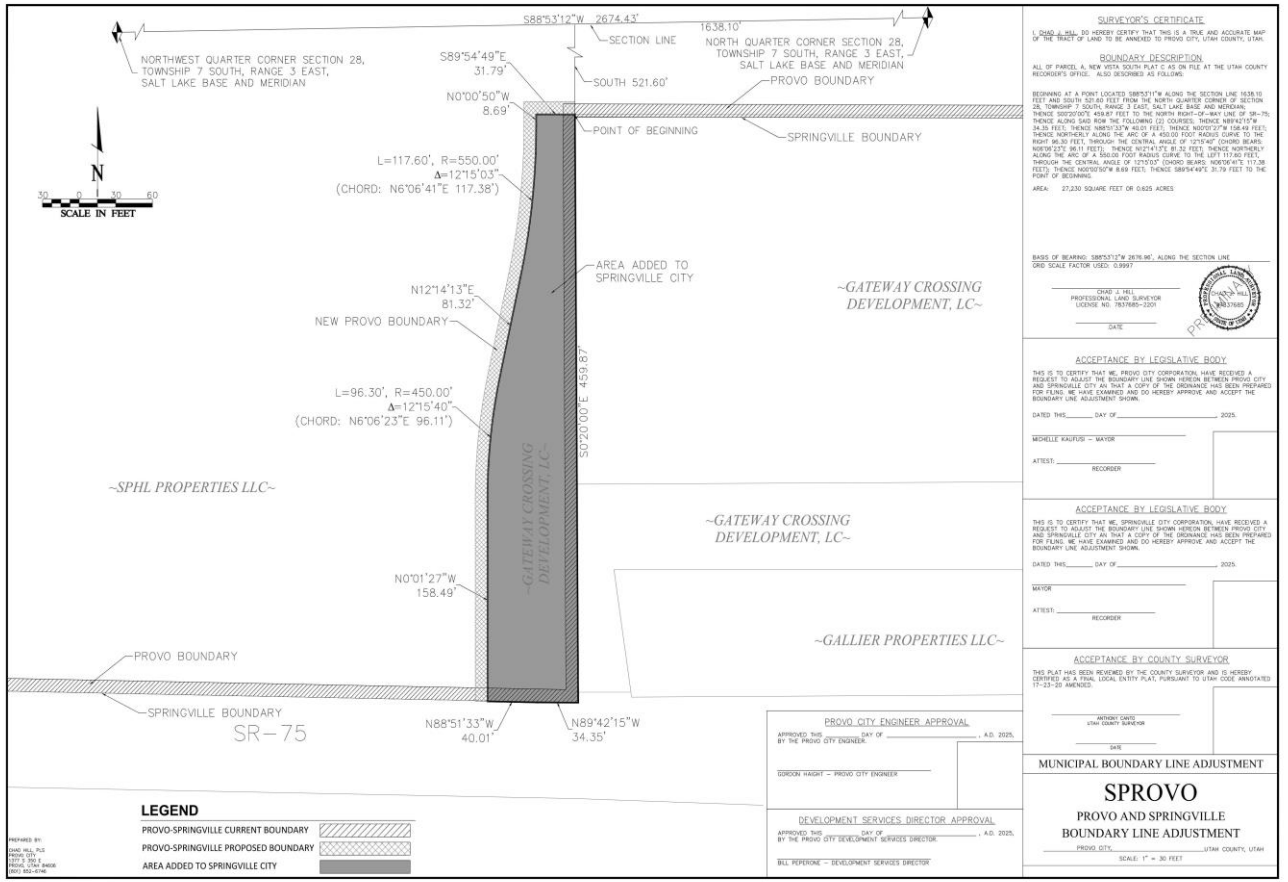
D. This ordinance shall take effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713. Notwithstanding the foregoing, if the Springville Municipal Council does not pass an ordinance approving the boundary line adjustment described herein by January 31, 2026, this ordinance shall expire and shall be null and void.

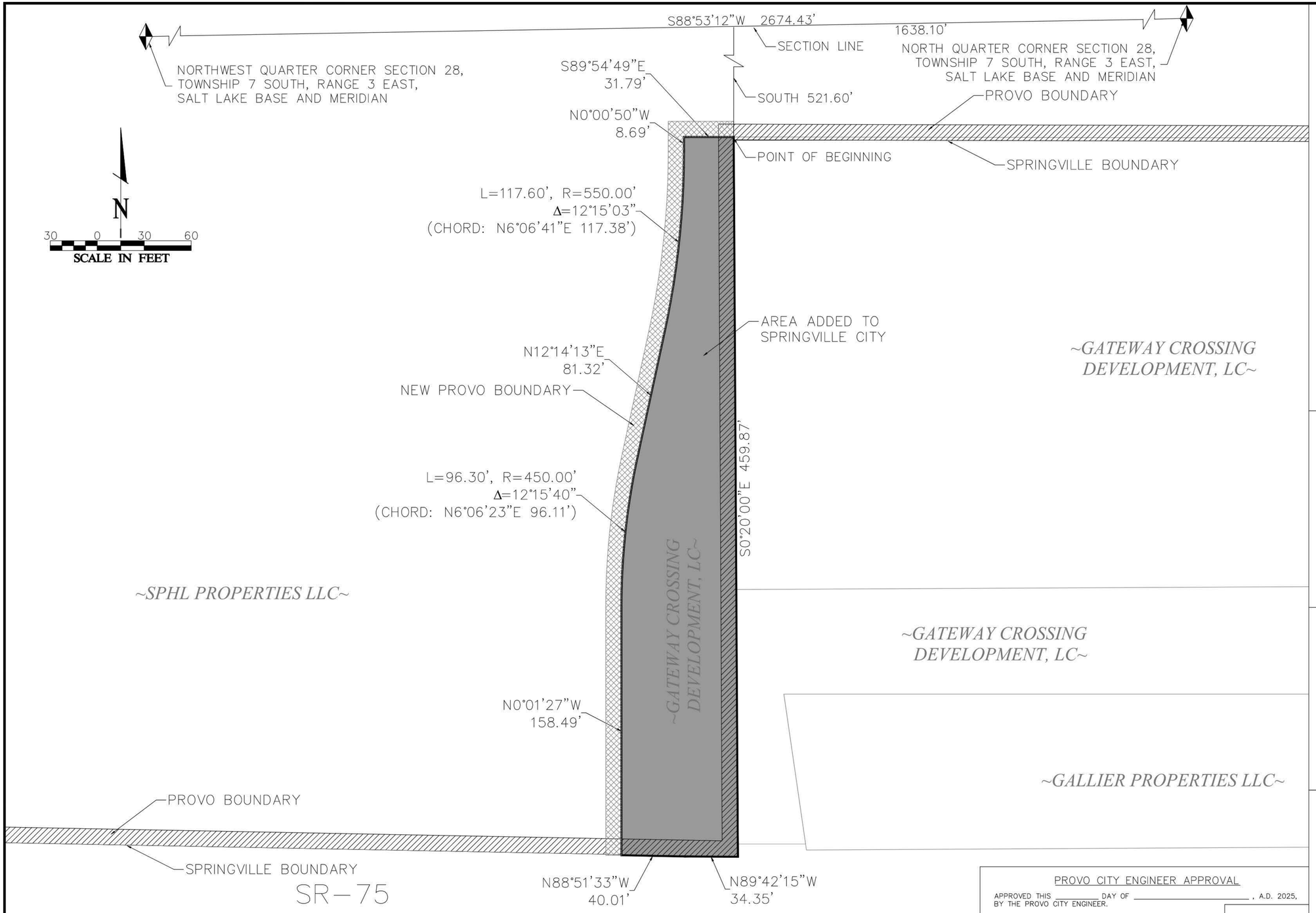
Exhibit A


S88°53'12"W 2674.43'
1638.10'
SECTION LINE
NORTHWEST QUARTER CORNER SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
NORTH QUARTER CORNER SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
S89°54'49"E 31.79'
SOUTH 521.60'
PROVO BOUNDARY
N0°00'50"W 8.69'
POINT OF BEGINNING
SPRINGVILLE BOUNDARY
L=117.60', R=550.00'
Δ=12°15'03"
(CHORD: N6°06'41"E 117.38')
AREA ADDED TO SPRINGVILLE CITY
~GATEWAY CROSSING DEVELOPMENT, LC~
N12°14'13"E 81.32'
NEW PROVO BOUNDARY
L=96.30', R=450.00'
Δ=12°15'40"
(CHORD: N6°06'23"E 96.11')
S0°20'00"E 459.87'
~SPHL PROPERTIES LLC~
~GATEWAY CROSSING DEVELOPMENT, LC~
~GATEWAY CROSSING DEVELOPMENT, LC~
N0°01'27"W 158.49'
~GALLIER PROPERTIES LLC~
PROVO BOUNDARY
SPRINGVILLE BOUNDARY
SR-75
N88°51'33"W 40.01'
N89°42'15"W 34.35'
N
30 0 30 60
SCALE IN FEET
LEGEND
PROVO-SPRINGVILLE CURRENT BOUNDARY
PROVO-SPRINGVILLE PROPOSED BOUNDARY
AREA ADDED TO SPRINGVILLE CITY
PREPARED BY:
CHAD HILL, PLS
PROVO CITY
477 S 169 E
PROVO, UTAH 84606
(801) 852-6745
SURVEYOR'S CERTIFICATE
I, CHAD J. HILL, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO PROVO CITY, UTAH COUNTY, UTAH.
BOUNDARY DESCRIPTION
ALL OF PARCEL A, NEW VISTA SOUTH PLAT C AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE. ALSO DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S88°53'11"W ALONG THE SECTION LINE 1638.10 FEET AND SOUTH 521.60 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S0°20'00"E 459.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR-75; THENCE ALONG SAID ROW THE FOLLOWING (2) COURSES; THENCE N89°42'15"W 34.35 FEET; THENCE N88°51'33"W 40.01 FEET; THENCE N0°01'27"W 158.49 FEET; THENCE NORTHERLY ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT 96.30 FEET, THROUGH THE CENTRAL ANGLE OF 12°15'40" (CHORD BEARS: N6°06'23"E 96.11 FEET); THENCE N12°14'13"E 81.32 FEET; THENCE NORTHERLY ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE LEFT 117.60 FEET, THROUGH THE CENTRAL ANGLE OF 12°15'03" (CHORD BEARS: N6°06'41"E 117.38 FEET); THENCE N0°00'50"W 8.69 FEET; THENCE S89°54'49"E 31.79 FEET TO THE POINT OF BEGINNING.
AREA: 27,230 SQUARE FEET OR 0.625 ACRES
BASIS OF BEARING: S88°53'12"W 2676.86', ALONG THE SECTION LINE
GRID SCALE FACTOR USED: 0.9997
CHAD J. HILL
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7837680-2201
DATE
CHAD J. HILL
7837680
ACCEPTANCE BY LEGISLATIVE BODY
THIS IS TO CERTIFY THAT WE, PROVO CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN PROVO CITY AND SPRINGVILLE CITY AN THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.
DATED THIS _____ DAY OF _____, 2025
MICHELLE KAUFUSI – MAYOR
ATTEST: _____
RECORDER
ACCEPTANCE BY LEGISLATIVE BODY
THIS IS TO CERTIFY THAT WE, SPRINGVILLE CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN PROVO CITY AND SPRINGVILLE CITY AN THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.
DATED THIS _____ DAY OF _____, 2025
MAYOR
ATTEST: _____
RECORDER
ACCEPTANCE BY COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.
ANTHONY GATE
UTAH COUNTY SURVEYOR
DATE
PROVO CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2025, BY THE PROVO CITY ENGINEER.
GORDON HAIGHT – PROVO CITY ENGINEER
DEVELOPMENT SERVICES DIRECTOR APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2025, BY THE PROVO CITY DEVELOPMENT SERVICES DIRECTOR.
BILL PEPPERSONE – DEVELOPMENT SERVICES DIRECTOR
MUNICIPAL BOUNDARY LINE ADJUSTMENT
SPROVO
PROVO AND SPRINGVILLE
BOUNDARY LINE ADJUSTMENT
PROVO CITY, UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

Provo Springville Boundary Line Adjustment







LEGEND

- PROVO-SPRINGVILLE CURRENT BOUNDARY
- PROVO-SPRINGVILLE PROPOSED BOUNDARY
- AREA ADDED TO SPRINGVILLE CITY

PREPARED BY:

CHAD HILL, PLS
PROVO CITY
1377 S 350 E
PROVO, UTAH 84606
(801) 852-6746

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO PROVO CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

ALL OF PARCEL A, NEW VISTA SOUTH PLAT C AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°53'11"W ALONG THE SECTION LINE 1638.10 FEET AND SOUTH 521.60 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°20'00"E 459.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR-75; THENCE ALONG SAID ROW THE FOLLOWING (2) COURSES; THENCE N89°42'15"W 34.35 FEET; THENCE N88°51'33"W 40.01 FEET; THENCE N00°01'27"W 158.49 FEET; THENCE NORTHERLY ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT 96.30 FEET, THROUGH THE CENTRAL ANGLE OF 12°15'40" (CHORD BEARS: N06°06'23"E 96.11 FEET); THENCE N12°14'13"E 81.32 FEET; THENCE NORTHERLY ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE LEFT 117.60 FEET, THROUGH THE CENTRAL ANGLE OF 12°15'03" (CHORD BEARS: N06°06'41"E 117.38 FEET); THENCE N00°00'50"W 8.69 FEET; THENCE S89°54'49"E 31.79 FEET TO THE POINT OF BEGINNING.

AREA: 27,230 SQUARE FEET OR 0.625 ACRES

BASIS OF BEARING: S88°53'12"W 2676.96', ALONG THE SECTION LINE
GRID SCALE FACTOR USED: 0.9997

CHAD J. HILL
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7837685-2201

DATE

PROFESSIONAL LAND SURVEYOR — CHAD J. HILL — #7837685 — STATE OF UTAH — PRELIMINARY

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, PROVO CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN PROVO CITY AND SPRINGVILLE CITY AN THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.

DATED THIS_____ DAY OF_____, 2025.

MICHELLE KAUFUSI – MAYOR

ATTEST: _____
RECORDER

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, SPRINGVILLE CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN PROVO CITY AND SPRINGVILLE CITY AN THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.

DATED THIS_____ DAY OF_____, 2025.

MAYOR

ATTEST: _____
RECORDER

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

ANTHONY CANTO
UTAH COUNTY SURVEYOR

DATE

PROVO CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2025, BY THE PROVO CITY ENGINEER.

GORDON HAIGHT – PROVO CITY ENGINEER

DEVELOPMENT SERVICES DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2025, BY THE PROVO CITY DEVELOPMENT SERVICES DIRECTOR.

BILL PEPERONE – DEVELOPMENT SERVICES DIRECTOR

MUNICIPAL BOUNDARY LINE ADJUSTMENT

SPROVO

PROVO AND SPRINGVILLE BOUNDARY LINE ADJUSTMENT

PROVO CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter: TARAR
Presenter: Tara Riddle, Property Administrator
Department: Development Services
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 10 Minutes
CityView or Issue File Number: 25-054

SUBJECT: 2 A resolution to place an 11.136 acre parcel of ground located on the southeast corner of Bulldog Lane and Lakeview Parkway on the surplus property list and authorize the mayor to dispose of the property. (25-054)

RECOMMENDATION: It is requested that the Municipal Council approve the resolution to place a 11.136 acre parcel of ground located on the southeast corner of Bulldog Lane and Lakeview Parkway on the surplus property list and authorize the Mayor to dispose of the property.

BACKGROUND: This parcel is a remnant of the property acquired for the future extension of Lakeview Parkway. The property is in the process of being annexed into the Provo City Limits. The city would like to have this property eventually transferred to a developer for a housing project to include both workforce and market rate housing. The details of that agreement are still being negotiated and will be brought to the Council for final approval.

FISCAL IMPACT: None

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES: The surplusing of this property is compatible and in compliances with the general plan, policies, goals, and objectives of Provo City.

RESOLUTION <<Document Number>>

A RESOLUTION TO PLACE A 11.136 ACRE PARCEL OF GROUND LOCATED ON THE SOUTHEAST CORNER OF BULLDOG LANE AND LAKEVIEW PARKWAY ON THE SURPLUS PROPERTY LIST AND AUTHORIZE THE MAYOR TO DISPOSE OF THE PROPERTY. (25-054)

RECITALS:

Provo City (the City) owns an 11.136 acre parcel of ground located generally on the southeast corner of Bulldog Lane and Lakeview Parkway, and identified as a portion of Utah County Tax ID #s 19-044-0049, 19-044-0051, 19-044-0054 and 19-044-0055, which is further described in Exhibit A (the Property);

The Property is vacant and soon to be annexed into Provo City;

Provo City desires to transfer the Property to a developer for a housing project to include both workforce and market rate housing;

The Mayor has recommended that the Property be placed on the Surplus Property List and disposed of subject to the conditions in Provo City Code 3.04.030;

On April 22 and May 6, 2025, the Municipal Council met to consider the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the facts presented to the Municipal Council, the Council finds that (i) the proposed action should be approved as described herein, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council resolves as follows:

PART I:

The Property described in Exhibit A is placed on the Surplus Property List and the Mayor is authorized to dispose of the Property subject to the conditions in Provo City Code 3.04.030 and to a requirement to bring the terms of the final agreement with the developer back to the Municipal Council for approval.

PART II:

This resolution takes effect immediately.

END OF RESOLUTION.

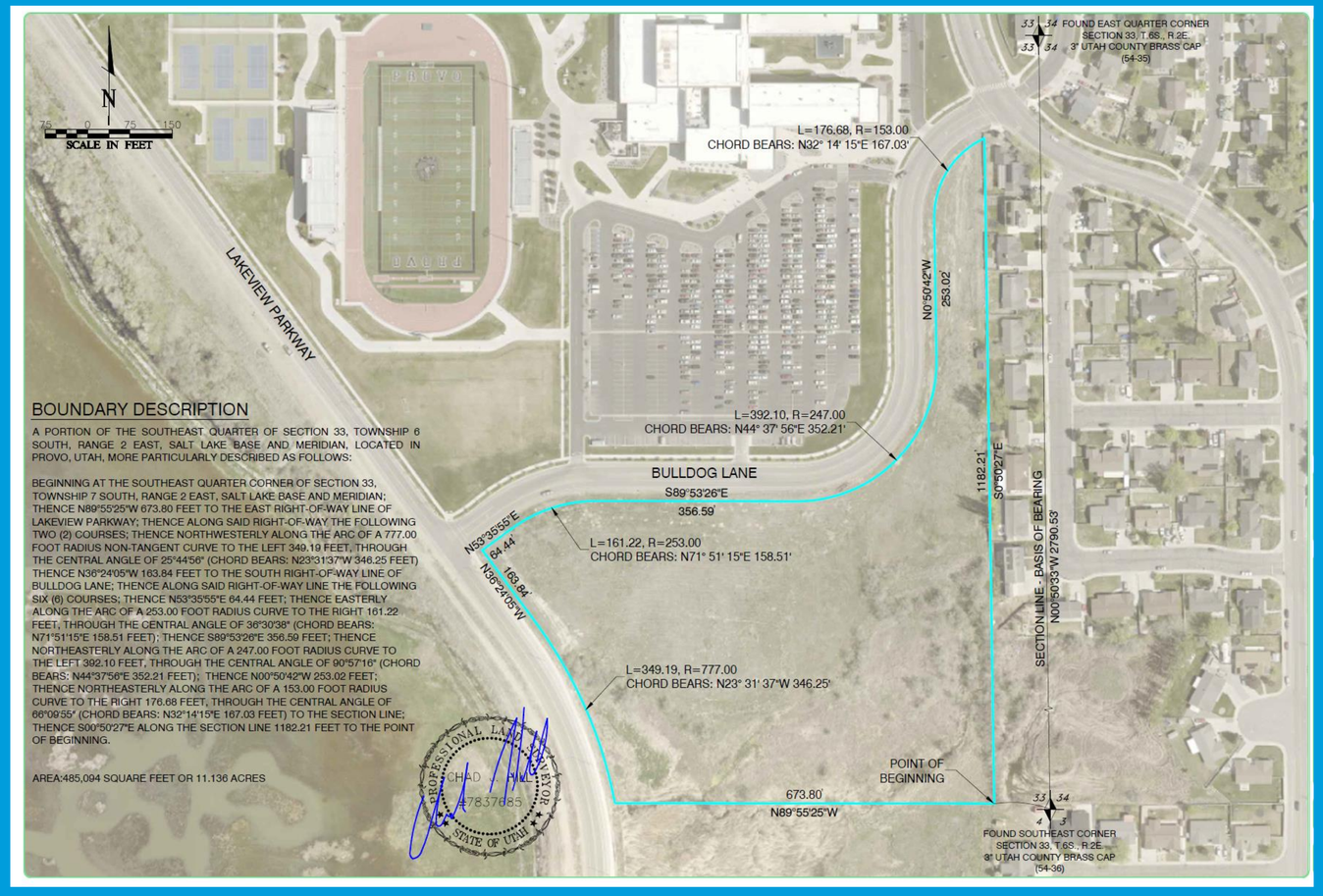
EXHIBIT A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST QUARTER CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE N89°55'25"W 673.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES; THENCE NORTHWESTERLY ALONG THE ARC OF A 777.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 349.19 FEET, THROUGH THE CENTRAL ANGLE OF 25°44'56" (CHORD BEARS: N23°31'37"W 346.25 FEET) THENCE N36°24'05"W 163.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BULLDOG LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; THENCE N53°35'55"E 64.44 FEET; THENCE EASTERLY ALONG THE ARC OF A 253.00 FOOT RADIUS CURVE TO THE RIGHT 161.22 FEET, THROUGH THE CENTRAL ANGLE OF 36°30'38" (CHORD BEARS: N71°51'15"E 158.51 FEET); THENCE S89°53'26"E 356.59 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT 392.10 FEET, THROUGH THE CENTRAL ANGLE OF 90°57'16" (CHORD BEARS: N44°37'56"E 352.21 FEET); THENCE N00°50'42"W 253.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 153.00 FOOT RADIUS CURVE TO THE RIGHT 176.68 FEET, THROUGH THE CENTRAL ANGLE OF 66°09'55" (CHORD BEARS: N32°14'15"E 167.03 FEET) TO THE SECTION LINE; THENCE S00°50'27"E ALONG THE SECTION LINE 1182.21 FEET TO THE POINT OF BEGINNING.

AREA: 485,094 SQUARE FEET OR 11.136 ACRES

Subject is located on the southeast corner of Bulldog Lane and Lakeview Parkway



BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST QUARTER CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'25"W 673.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES; THENCE NORTHWESTERLY ALONG THE ARC OF A 777.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 349.19 FEET, THROUGH THE CENTRAL ANGLE OF 25°44'56" (CHORD BEARS: N23°31'37"W 346.25 FEET) THENCE N36°24'05"W 163.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BULLDOG LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; THENCE N53°35'55"E 64.44 FEET; THENCE EASTERLY ALONG THE ARC OF A 253.00 FOOT RADIUS CURVE TO THE RIGHT 161.22 FEET, THROUGH THE CENTRAL ANGLE OF 36°30'38" (CHORD BEARS: N71°51'15"E 158.51 FEET); THENCE S89°53'26"E 356.59 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT 392.10 FEET, THROUGH THE CENTRAL ANGLE OF 90°57'16" (CHORD BEARS: N44°37'56"E 352.21 FEET); THENCE N00°50'42"W 253.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 153.00 FOOT RADIUS CURVE TO THE RIGHT 176.68 FEET, THROUGH THE CENTRAL ANGLE OF 66°09'55" (CHORD BEARS: N32°14'15"E 167.03 FEET) TO THE SECTION LINE; THENCE S00°50'27"E ALONG THE SECTION LINE 1182.21 FEET TO THE POINT OF BEGINNING.

AREA:485,094 SQUARE FEET OR 11.136 ACRES

provo
WELCOME HOME

The Details

- Parcel contains 11.136 acres of property.
- Parcel is a remnant area remaining from the acquisition in 2014 for the extension of Lakeview Parkway

provo
WELCOME HOME

The Details continued…..

- Departmental Review was completed and recommended to be placed on the Surplus Property List.
- Intent is to transfer to a developer for development into housing project which will include both workforce and market rate housing. The details of this agreement are still being negotiated and will be brought to the Council for approval.

provo
WELCOME HOME

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	JUHARRISON
Presenter:	Jessica Dahneke, Planner
Department:	Council
Requested Meeting Date:	01-01-2018
Requested Presentation Duration:	15 minutes
CityView or Issue File Number:	25-052

SUBJECT: 3 A resolution approving the first amendment to the Lakeview Fields Development Agreement to allow updated plans, optional basements, vinyl fencing, and a separate HOA for the subject property. (25-052)

RECOMMENDATION: Approve the Resolution.

BACKGROUND: The original Development agreement was signed February 12, 2008. This first amendment was recommended for approval.

FISCAL IMPACT: 0

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Housing section of General Plan

PLAT "B"
LAKEVIEW FIELDS SUBDIVISION

N
W – E
S

0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

NOTE:
1. RESIDENTS ON CUL-DE-SACS WILL HAVE TO PLACE THEIR CONTAINERS CURBSIDE ON 1930 NORTH FOR SERVICE.
2. 2000 NORTH STREET DEDICATED TO PROVO CITY, 36 FT FROM ℄ TO PROPERTY BOUNDARY.
3. ALL HOMES WITH BASEMENTS ARE REQUIRED TO CONNECT TO THE FOUNDATION DRAIN SYSTEM. BASEMENT FLOOR ELEVATIONS ARE REQUIRED TO BE CONSTRUCTED ABOVE THE FOUNDATION DRAIN ELEVATIONS AS PER THE SOILS REPORT PREPARED BY EARTHTEC TESTING AND ENGINEERING. THE HOME BUILDER SHALL VERIFY THE CONSTRUCTED FOUNDATION DRAIN LATERAL ELEVATION PRIOR TO EXCAVATION FOR A BASEMENT.
4. THE FOUNDATION DRAIN SYSTEM IS TO BE OWNED AND MAINTAINED BY THE LAKEVIEW FIELDS SUBDIVISION HOME OWNERS ASSOCIATION.
5. ALL LOTS SHALL HAVE AN 8' SIDEWALK & P.U.E. ALONG ALL STREET FRONTAGE SIDE AND REAR YARD SHALL HAVE AN 8' P.U.E. EASEMENT.

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- TEMP. TURNAROUND EASEMENT
- PUBLIC ROAD WAY TO BE DEDICATED TO PROVO CITY

S 89°34'24" E
2677.65'
(BASIS OF BEARING)

NORTHWEST CORNER SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

CANDIDE CHARITABLE ENTERPRISE LLC

2000 NORTH ROADWAY DEDICATED TO PROVO CITY.

2000 NORTH STREET (PROVO)

POINT OF BEGINNING

EXISTING LAKEVIEW FIELDS SUBDIVISION PLAT A

2000 WEST (PUBLIC)

2950 WEST (PUBLIC)

2900 WEST (PUBLIC)

2850 WEST (PUBLIC)

1930 NORTH (PUBLIC)

UNION PACIFIC RAILROAD (FRONT RUNNER)

LONGSON PROPERTIES LLC

DAYTON-GENEVA LLC

HEATON, GARRY L & KAYE B

TEMPORARY TURNAROUND (TO VACATE WHEN ROAD IS EXTENDED)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	3.14'	2.00'	2.83'	S44°24'21"W	89°59'56"
C2	22.57'	26.00'	21.86'	N25°27'31"W	49°43'48"
C3	38.60'	56.00'	37.84'	N30°34'35"W	39°29'40"
C4	56.11'	56.00'	53.79'	N17°52'36"E	57°24'46"
C5	41.92'	56.00'	40.94'	N68°01'30"E	42°53'08"
C7	53.71'	56.00'	51.67'	S16°27'16"E	54°57'02"
C8	37.26'	56.00'	36.58'	S30°04'56"W	38°07'23"
C9	22.57'	26.00'	21.87'	S24°16'30"W	49°44'15"
C10	3.14'	2.00'	2.83'	S45°35'39"E	90°00'00"
C11	3.17'	2.00'	2.85'	N45°14'58"W	90°41'08"
C12	3.12'	2.00'	2.81'	S44°45'01"W	89°18'48"
C13	3.12'	2.00'	2.81'	N44°44'55"E	89°10'35"
C14	3.17'	2.00'	2.85'	S45°15'02"E	90°49'32"
C15	3.15'	2.00'	2.84'	S45°02'38"E	90°16'18"
C16	3.16'	2.00'	2.84'	S45°21'48"W	90°32'35"
C17	3.14'	2.00'	2.83'	N44°24'24"E	90°00'00"
C18	22.57'	26.00'	21.87'	N25°27'38"W	49°44'01"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C19	56.36'	56.00'	54.01'	N21°29'51"W	57°39'35"
C20	55.79'	56.00'	53.51'	N35°52'16"E	57°04'38"
C21	69.29'	56.00'	64.96'	S80°08'31"E	70°53'48"
C22	52.03'	56.00'	50.18'	S18°04'40"E	53°13'53"
C23	39.68'	56.00'	38.86'	S28°50'20"W	40°36'08"
C24	22.57'	26.00'	21.87'	S24°16'24"W	49°44'01"
C25	3.14'	2.00'	2.83'	S45°35'37"E	90°00'00"
C26	137.15'	150.00'	132.42'	N64°24'20"W	52°23'19"
C27	109.73'	120.00'	105.95'	N64°23'53"W	52°23'32"
C28	13.75'	180.00'	13.74'	S88°24'24"E	4°22'33"
C29	65.24'	180.00'	64.88'	S75°30'09"E	20°45'58"
C30	45.08'	180.00'	44.96'	S58°16'42"E	14°20'56"
C31	40.53'	180.00'	40.45'	S44°39'09"E	12°54'09"
C34	45.55'	56.00'	44.30'	N67°13'52"W	46°36'09"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	0.58'	S89°24'25"W
L2	12.02'	N00°05'31"E
L3	15.37'	N00°35'37"W
L4	43.61'	N89°21'54"W
L5	34.75'	S38°12'05"E

BUILDABLE AREA	
LOT#	AREA
22	3803
23	4078
24	3773
25	4407
26	4872
27	4340
28	2699
29	3413
30	2981
31	2973
32	3506
33	2689
34	4361
35	6103
36	4657

BUILDABLE AREA	
LOT#	AREA
37	9637
38	4376
39	7343
40	4392
41	3942
42	6915
43	3100
44	4037
45	4036
46	4038
47	3476
48	3789
49	3905
50	3905
51	3902



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCEL'S 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PLAT "A", LAKEVIEW FIELDS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED AT A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S. 89°34'24" E. A DISTANCE OF 398.49 FEET ALONG THE SECTION LINE; THENCE SOUTH 27.78 FEET TO THE POINT OF BEGINNING:

THENCE N. 89°24'28" E. A DISTANCE OF 823.24 FEET; THENCE S. 38°12'05" E. A DISTANCE OF 564.08 FEET; THENCE S. 89°24'23" W. A DISTANCE OF 1138.95 FEET; THENCE N. 00°35'37" W. A DISTANCE OF 110.19 FEET; THENCE S. 89°24'23" W. A DISTANCE OF 28.52 FEET; THENCE N. 00°35'37" W. A DISTANCE OF 336.70 FEET TO THE REAL POINT OF BEGINNING. CONTAINING 10.14 ACRES.

ACCEPTANCE BY MAYOR

THE MAYOR OF PROVO, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

MAYOR

DEVELOPMENT SERVICES APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE PROVO CITY DEVELOPMENT DIRECTOR.

DIRECTOR – BILL PEPERONE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____. A.D. 20____.

BY: _____
MANAGING MEMBER

_____ – MEMBER

BY: _____
– MEMBER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 20
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE PROVO CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLAT "B"
LAKEVIEW FIELDS SUBDIVISION

PROVO UTAH COUNTY, UTAH
SCALE: 1" = 50.00 FEET

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

K:\3-24-026-00 Lakeview Fields Plat B\CAD\Final\Final Plat\FINAL PLAT B 09-23-2024.dwg 3/12/2025 3:08 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER STAMP
	PROFESSIONAL LAND SURVEYOR No. 172762 Kenneth E. Barney STATE OF UTAH		

Coordinator Review Committee Report

For reference, redlined plans may be found online at provo.org/portal under the “My Items” tab.

Submitted:	November 25, 2024
Report Date:	December 18, 2024
Project Name:	Lakeview Fields Subdivision Plat B
Address:	
Project #:	PLFSUB20240339
Application Type:	Final Subdivision
Application Expiration:	This application will expire November 26, 2025. For exceptions to this rule see Section 15.01.040 Provo City Code.

Please submit a “Complete Set” of revised plans on www.provo.org/portal along with a “Review Response” sheet that replies to each comment on this CRC Report.

Project Review

Review:	**Building Inspection Review**	Review Date:	12/02/2024
Department:	Development Services		
Reviewer	James Anderson		
Email:	janderson@provo.gov		
Phone:	8018526411		
Approval Status:	No Revisions Required		
Comments:			

Review:	**Fire Review**	Review Date:	12/02/2024
Department:	Fire		
Reviewer	Lynn Schofield		
Email:	lynns@provo.gov		
Phone:	8018526339		
Approval Status:	No Revisions Required		
Comments:			

Review:	**Parks and Recreation Review**	Review Date:	12/10/2024
Department:	Parks and Recreation		
Reviewer	John Bunderson		
Email:	JBunderson@provo.gov		
Phone:	8018526643		
Approval Status:	No Revisions Required		
Comments:			

Review:	**Planning Review**	Review Date:	12/10/2024
Department:	Development Services		
Reviewer	Jessica Dahneke		
Email:	jdahneke@provo.gov		
Phone:	8018526413		
Approval Status:	No Revisions Required		
Comments:			

Review:	**Public Works Review**	Review Date:	12/10/2024
Department:	Public Works		
Reviewer	Barry Prettyman		
Email:	bprettyman@provo.gov		
Phone:	8018526786		
Approval Status:	Revisions Required		
Comments:			

Corrections: Miscellaneous
• Provide current Provo City Standard Details.

Corrections: Miscellaneous
• Provide callouts for drinking water main. There are no callouts for valves, fittings, etc. on the drawings.

Corrections: Miscellaneous
• The drawings appear to show crosses being utilized. When new water lines intersect at an intersection, install two tees rather than a cross.

Corrections: Miscellaneous
• The steel casing shall extend beyond the railroad right-of-way on both sides so that work could be performed on the pipeline without having to get a permit from UTA.

Corrections: Miscellaneous
• The connection to the existing water line on 2800 West shall include the installation of an 8-inch valve.

Corrections: Miscellaneous
• Water meters shall be installed at the center of lot per Provo City Standard Drawing P-521 3.A.A.

Corrections: Miscellaneous
• There are several sewer laterals where the laterals are not perpendicular to the sewer main. Sewer laterals should be perpendicular from the main to the lot.

Corrections: Miscellaneous
• Relocate private irrigation out of public right-of-way, and provide documentation approval from irrigation canal company.

Corrections: Miscellaneous
• Foundation drains must have an air-break and cannot connect directly to the storm drain system.

Corrections: Miscellaneous
• Place storm drain inlets up stream of ADA ramps on curb returns.

Corrections: Miscellaneous
• Provide geotechnical report specifically for proposed basements in a high groundwater table area. The manual can be found on the city website here: https://www.provo.org/Home/ShowDocument?id=5793

Corrections: Miscellaneous
• Include lots on Grading and Drainage plan to show they drain to the street (front 30' minimum).

Corrections: Miscellaneous
• Show drainage calculations to show the detention basin has capacity.

Corrections: Miscellaneous
• Fill out majority of state SWPPP template and upload to this permit.

Corrections: Miscellaneous
• Provide a Provo City Storm Water Quality Report. Low Impact Development (LID) practices are applicable to new development projects that disturb one acre or greater or are part of a common plan which collectively disturbs one acre or greater. LID practices are also applicable to redevelopment projects one acre or greater that increase the impervious surface by 10% or more. Any calculations, if applicable, will need to be submitted for review. Refer to Appendix G and Chapter 11 of the Storm Drainage System Design and Management Manual for the Storm Water Quality Report and LID requirements. The manual can be found on the city website here: https://www.provo.org/Home/ShowDocument?id=5793

Reviewer	Chad Hill
Email:	cjhill@provo.utah.gov
Phone:	8018526746
Approval Status:	Revisions Required
Comments:	1) Change the name from Community Development Approval to Development Services Approval. Show the Development Services Director as Bill Peperone. 2) Remove the name Lewis K Billings from the Provo City Engineering signature block. Just leave a name off it. 3) The streets shown on the plat are shown as a 56' ROW. We do not have that width as a standard anymore. Please adjust the standard width to meet the current Provo City Street width. 4) Once the standard width of the streets has been adjusted, remove the 8' sidewalk easement. The new standards have the sidewalk within the ROW and the 8' PUE outside the ROW. 5) Remove the building setbacks shown on the plat. 6) Due to the overwhelming volume of documents at the Utah County Recorder's Office, they are not doing preliminary reviews of plats. It is the responsibility of the preparers of the plat to take all steps possible to review and verify all plats are correct and ready to record at the time of submittal.

Review:	**Power Review**	Review Date:	11/27/2024
Department:	Power		
Reviewer	Jonathan Saluone		
Email:	jsaluone@provo.utah.gov		
Phone:	8018526792		
Approval Status:	No Revisions Required		
Comments:	The power plans have been sent to the developer.		

Conditions

RESOLUTION <<Document Number>>

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE LAKEVIEW FIELDS DEVELOPMENT AGREEMENT TO ALLOW UPDATED PLANS, OPTIONAL BASEMENTS, VINYL FENCING, AND A SEPARATE HOA FOR THE SUBJECT PROPERTY. (25-052)

RECITALS:

It is proposed that the Municipal Council approve the first amendment to the Lakeview Fields Development Agreement between Provo City as shown in Exhibit A, White Horse Land, LLC, and Hawkmoon Holdings, LLC;

The amendment applies solely to the designated portion of the property, known as the "Subject Property";

It eliminates the requirement to adhere to the original preliminary plat and housing plans, instead permitting development under updated plans in compliance with current Provo City Code;

All other provisions of the original agreement remain in full effect for the remainder of the property;

On April 22 and May 6, 2025, the Municipal Council met to consider the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the facts presented to the Municipal Council, the Council finds that (i) the proposed action should be approved as described herein, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council resolves as follows:

PART I:

The First Amendment to the Development Agreement between Provo City, White Horse Land, LLC, and Hawkmoon Holdings, LLC for Lakeview Fields is approved, and the Mayor is authorized to execute the Agreement.

PART II:

This resolution takes effect immediately.

Exhibit A

WHEN RECORDED, MAIL TO:

Hawkmoon Holdings
42 E 1100 S, Suite 1A
American Fork, UT 84003

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

(Lakeview Fields)

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT ("**Amendment**") is made effective as of the date executed by all parties, as evidenced on the signature page(s) ("**Effective Date**"), by and between Provo City Corporation, a Utah municipal corporation ("**City**") and White Horse Land, LLC, a Utah limited liability company ("**Developer**") and is consented to by Hawkmoon Holdings, LLC, a Utah limited liability company ("**Owner**").

RECITALS

A. The City and Greyfields, LLC, a Utah limited liability company ("**Greyfields**") previously entered into that certain *Development Agreement*, which was recorded with the Utah County Recorder's Office on March 5, 2008, as Entry No. 26355:2008 ("**Development Agreement**").

B. The Development Agreement establishes development standards for certain real property located generally at 1988 North Geneva Road, Provo, Utah County, Utah, as described in the Development Agreement ("**Property**").

C. Hawkmoon has purchased a portion of the Property, which is more particularly described on **Exhibit 1-A** attached hereto ("**Subject Property**") and, consequently, is the successor in interest to Greyfields.

D. Developer has the contractual right to purchase the Subject Property from Owner. In connection with a purchase of the Property, Developer will assume the obligation to develop the Subject Property according to the Development Agreement, as amended herein.

E. The parties desire to amend the Development Agreement as set forth below. Pursuant to Section 14(I) of the Development Agreement, the Development Agreement may be amended in written form mutually agreed to and signed by the parties.

AGREEMENT:

NOW THEREFORE, for valuable consideration received, the parties do hereby agree to modify the Development Agreement as follows.

1. Recitals and Exhibits. The foregoing Recitals and the Exhibits attached hereto are incorporated into and made part of the parties' agreement.

2. Defined Terms. Capitalized terms that are not otherwise defined in this Amendment shall have the meanings given to them in the Development Agreement.

3. Amendment to Development Plan for the Subject Property. As it pertains to the Subject Property only, the preliminary development plan labeled "Preliminary Plat" and the housing plans and elevations attached to the Development Agreement as **Exhibit C** will no longer be binding and Developer will not be limited or bound by the provisions of the development plans attached to the Development Agreement as **Exhibit C**. Development of the Subject Property will be in accordance with the provisions of the Provo City Code and the provisions of the Development Agreement, as amended hereby.

4. Architectural Standards. General examples of residential styles and elevations which are approved for construction within the Subject Property are attached hereto as **Exhibit 1-C**. Without limitation, Developer may construct dwelling units within the Subject Property which substantially comport with the plans identified in **Exhibit 1-C** (collectively, such plans being the "**Approved Plans**") and otherwise comply with the Provo City Code and with the Development Agreement, as amended hereby.

5. Inclusion of Basements. Notwithstanding anything in the Development Agreement to the contrary, including, without limitation, references to basements on the Approved Plans, Developer may, but is not required to, construct basements in any dwelling units located within the Subject Property.

6. Amendment to Special Conditions. As to the Subject Property, certain provisions of **Exhibit D** of the Development Agreement ("**Special Conditions**") are hereby amended as follows:

a. Section 2(A) of the Special Conditions is hereby amended to read: "Single-story dwelling unit: one thousand six hundred (1,600) square feet."

b. Section 2(B) of the Special Conditions is hereby amended to read: "Two story dwelling unit : nine hundred (900) square feet on the main floor and eight hundred (800) square feet on the upstairs floor."

c. Section 6 of the Special Conditions, together with its subsections, is hereby deleted in its entirety and replaced with the following language: "Required landscaping shall be identified in the CCRs for the Subject Property defined herein. The CCRs shall allow for enforcement of the landscaping provisions by an owners association ("**HOA**") or by the City."

d. Notwithstanding anything in Section 7 of the Special Conditions, Developer may establish separate CCRs and a separate HOA for the Subject Property which shall be independent of any CCRs and any property owners association and architectural control committee governing the other portions of the Property. The HOA for the Subject Property need not have an architectural control committee. Instead, the development of the Subject Property will be subject to the Approved Plans and any other applicable provisions of this Development Agreement. The HOA for the Subject Property will be responsible for maintenance of any common areas shown on an approved subdivision plat for the Subject Property.

e. Section 10 is hereby amended so all references to "cedar fence with decorative masonry columns" shall be changed to "vinyl fence." The words "approved by the Provo City Design Review Committee" are deleted. The words "One-Family Subdivision Lots" is deleted and replaced with "Subject Property." The sentence "Fence panels shall not be aligned in straight line but shall be staggered to achieve a higher design quality as reasonably determined by the Committee" is deleted.

7. Notices. Notwithstanding anything in Section 14(K) of the Development Agreement, notices to Developer which relate to the Subject Property arising under this Amendment and/or the Development Agreement shall be sent to the following address:

White Horse Land, LLC
Attn: Tyler Horan
42 E 1100 S, Suite 1A
American Fork, UT 84003
tyler@keyut.com

8. Scope and Effect of Amendment. This Amendment shall modify the Development Agreement only with respect to the Subject Property and only if Developer closes on the purchase of the Subject Property from Owner. As to all other portions of the Property, this Amendment shall have no effect. Except as expressly modified herein, the Development Agreement shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment and the

provisions of the Development Agreement, or any prior amendments, the provisions of this Amendment shall in all respects govern and control with regard to the Subject Property.

9. Municipal Approval. This Amendment has been duly approved by the vote of the Municipal Council, after providing notice as required under applicable law, and the individual signing on behalf of the City has been duly authorized to do so by the Municipal Council.

[*Signatures and Acknowledgements to Follow*]

IN WITNESS WHEREOF, this Amendment has been executed by City and Developer as of the Effective Date.

CITY:
PROVO CITY, a municipal corporation and political subdivision of the State of Utah

By: _____
Name: _____
Title: _____
Date: _____

Attest:

_____
City Recorder

Approved as to Form:

_____
City Attorney

DEVELOPER:
WHITE HORSE LAND LLC, a Utah limited liability Company

By: _____
Name: Tyler Horan
Title: Manager
Date: _____

NOTICE IS GIVEN, that Owner has consented to the terms of this Amendment and agrees that the same shall be binding on the Subject Property

OWNER:
HAWKMOON HOLDINGS, LLC, a Utah limited liability Company

By: _____
Name: Dallin Horan
Title: Manager
Date: _____

City Acknowledgement

STATE OF UTAH)
:ss
COUNTY OF _____)

Acknowledged before me this _____ day of _____ , 2025, by _____ _____as _____ of PROVO CITY, a municipal corporation.

_____
Notary Public for the State of Utah (seal)

Developer Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF _____)

Acknowledged before me this _____ day of _____ , 2025, by JACOB HORAN as MANAGER of WHITE HORSE LAND, LLC, a Utah limited liability company.

_____
Notary Public for the State of Utah (seal)

Owner Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF _____)

Acknowledged before me this _____ day of _____ , 2025, by TYLER HORAN as MANAGER of HAWKMOON HOLDINGS, LLC, a Utah limited liability company.

_____
Notary Public for the State of Utah (seal)

Exhibit 1-A
Subject Property

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°33'59" EAST A DISTANCE OF 398.50 FEET ALONG THE SECTION LINE; THENCE SOUTH 27.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°24'28" EAST A DISTANCE OF 823.09 FEET; THENCE SOUTH 38°12'05" EAST A DISTANCE OF 564.08 FEET; THENCE SOUTH 89°24'23" WEST A DISTANCE OF 1138.80 FEET; THENCE NORTH 00°35'37" WEST A DISTANCE OF 110.19 FEET; THENCE SOUTH 89°24'23" WEST A DISTANCE OF 28.52 FEET; THENCE NORTH 00°35'37" WEST A DISTANCE OF 336.70 FEET TO THE REAL POINT OF BEGINNING.

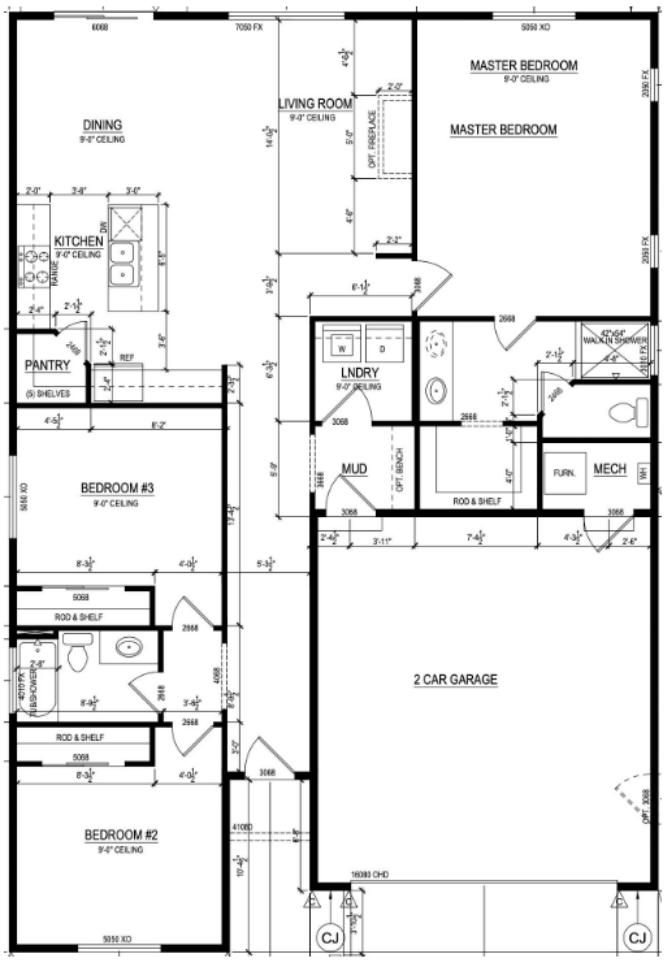
Tax ID No.: 19-046-0111

Exhibit 1-C
Approved Plans for the Subject Property



ASHBURY FLOOR PLAN

MAIN FLOOR	1616
SECOND FLOOR	0
TOTAL FINISHED	1616



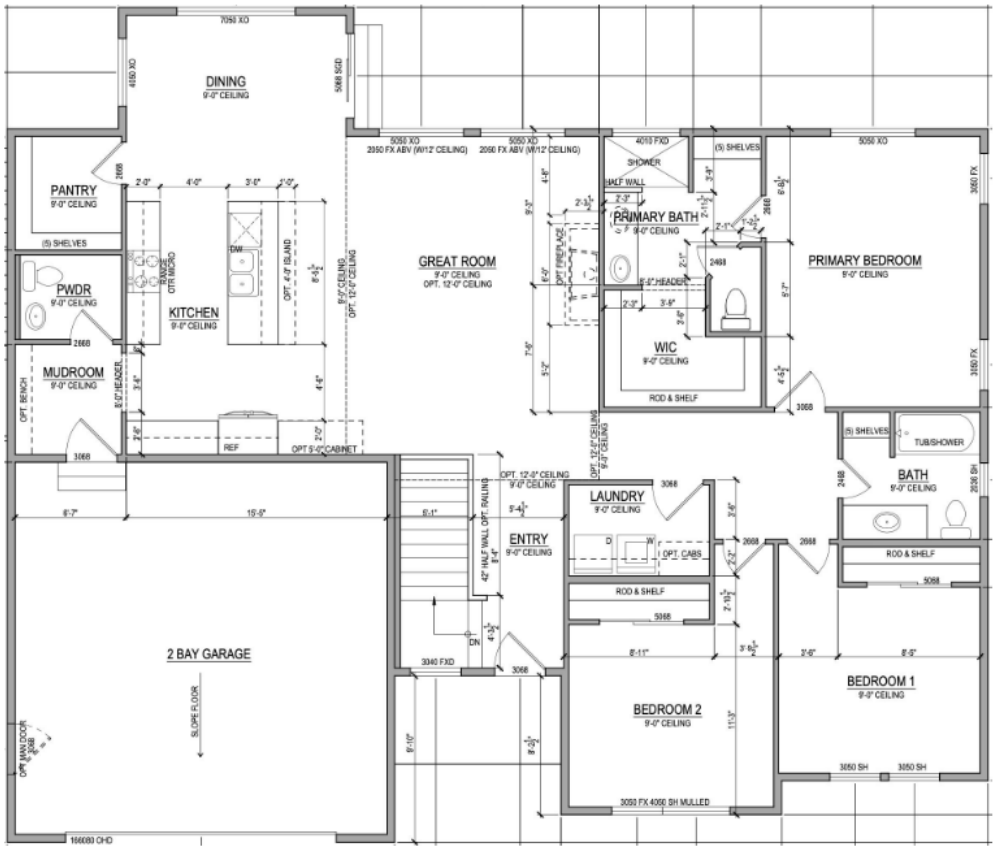
BECKTON





BECKTON FLOOR PLAN

MAIN FLOOR	**1874**
SECOND FLOOR	**0**
TOTAL FINISHED	**1874**



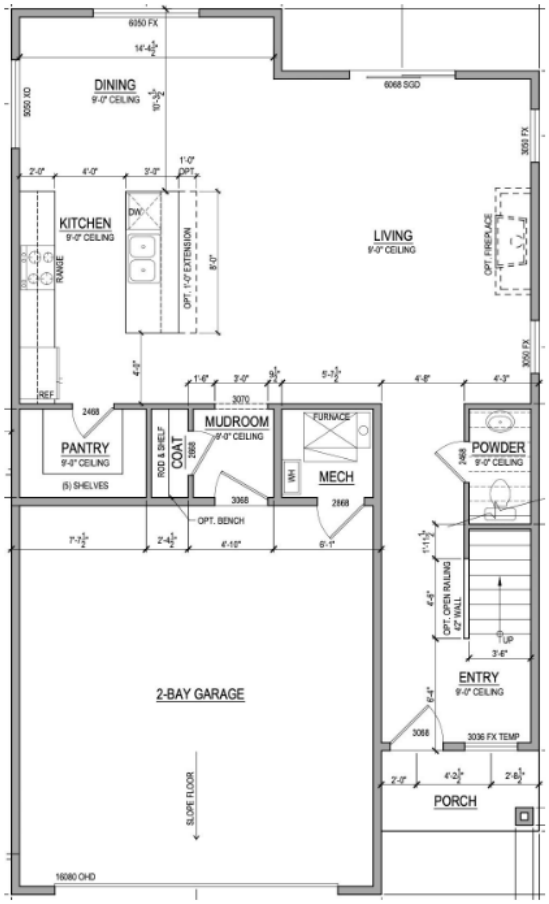
CYPRESS

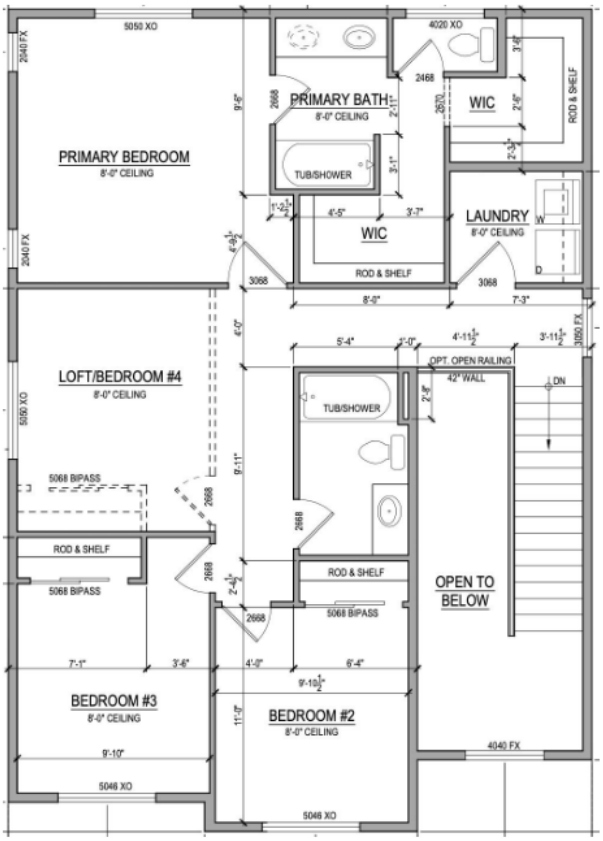




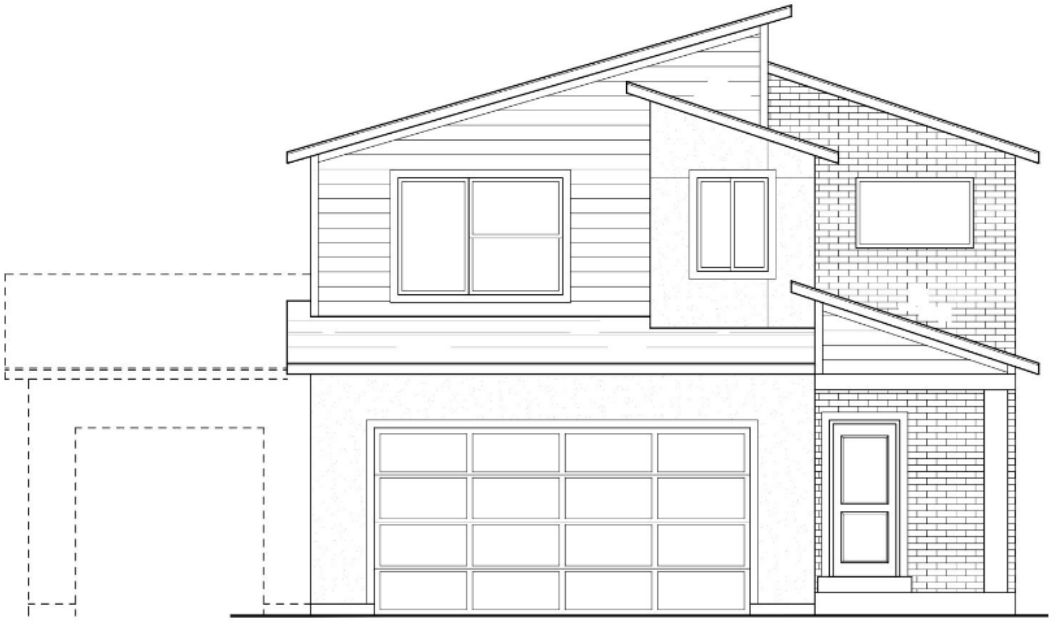
CYPRESS FLOOR PLAN

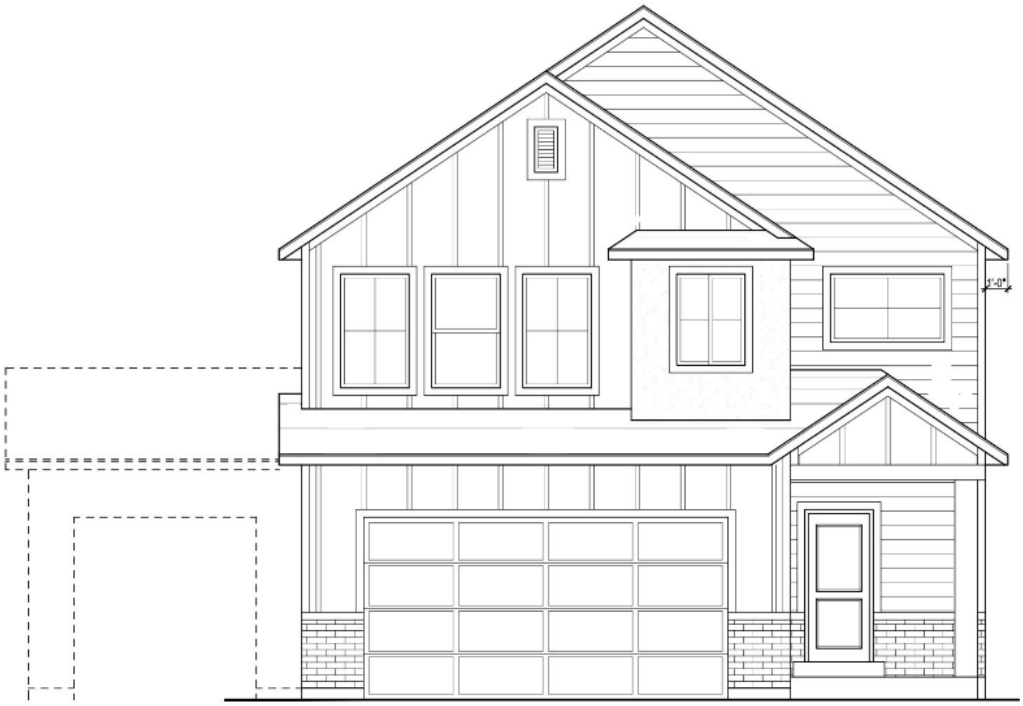
MAIN FLOOR	901
SECOND FLOOR	1030
TOTAL FINISHED	1931





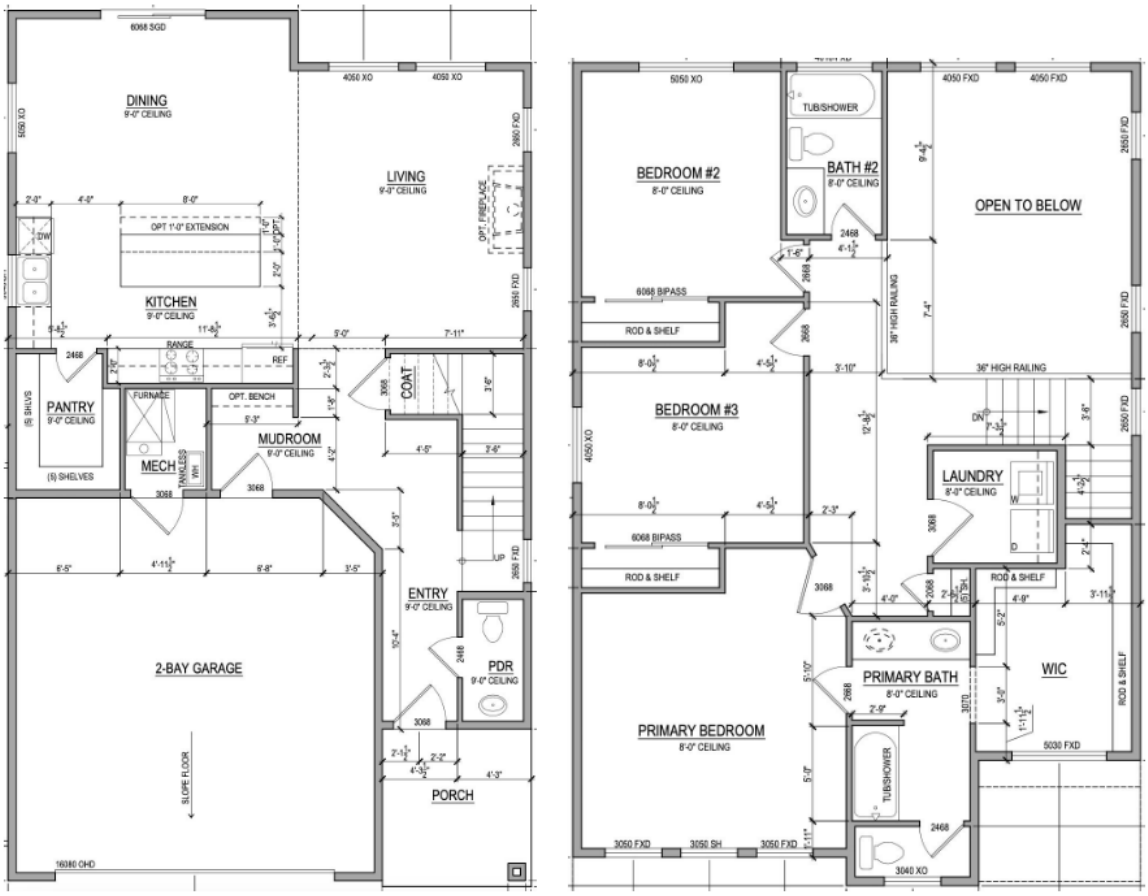
JUNIPER





JUNIPER FLOOR PLAN

MAIN FLOOR	**945**
SECOND FLOOR	**1007**
TOTAL FINISHED	**1952**



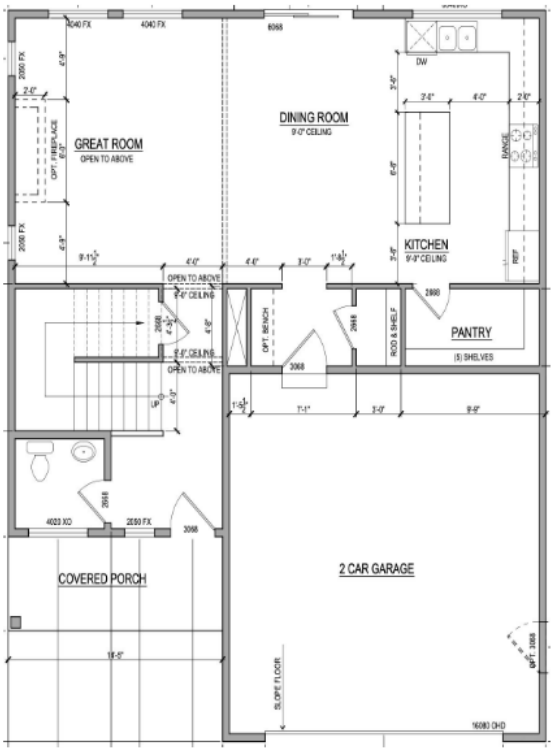
CHARLESTON

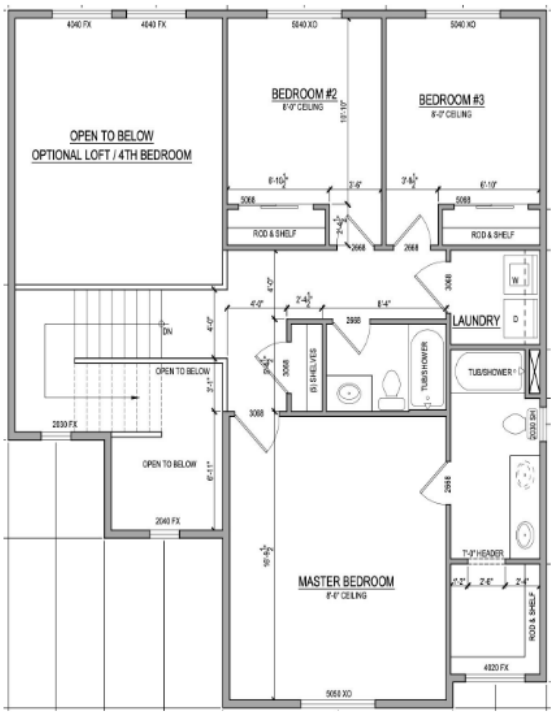




CHARLESTON FLOOR PLAN

MAIN FLOOR	**903**
SECOND FLOOR	**873**
TOTAL FINISHED	**1776**





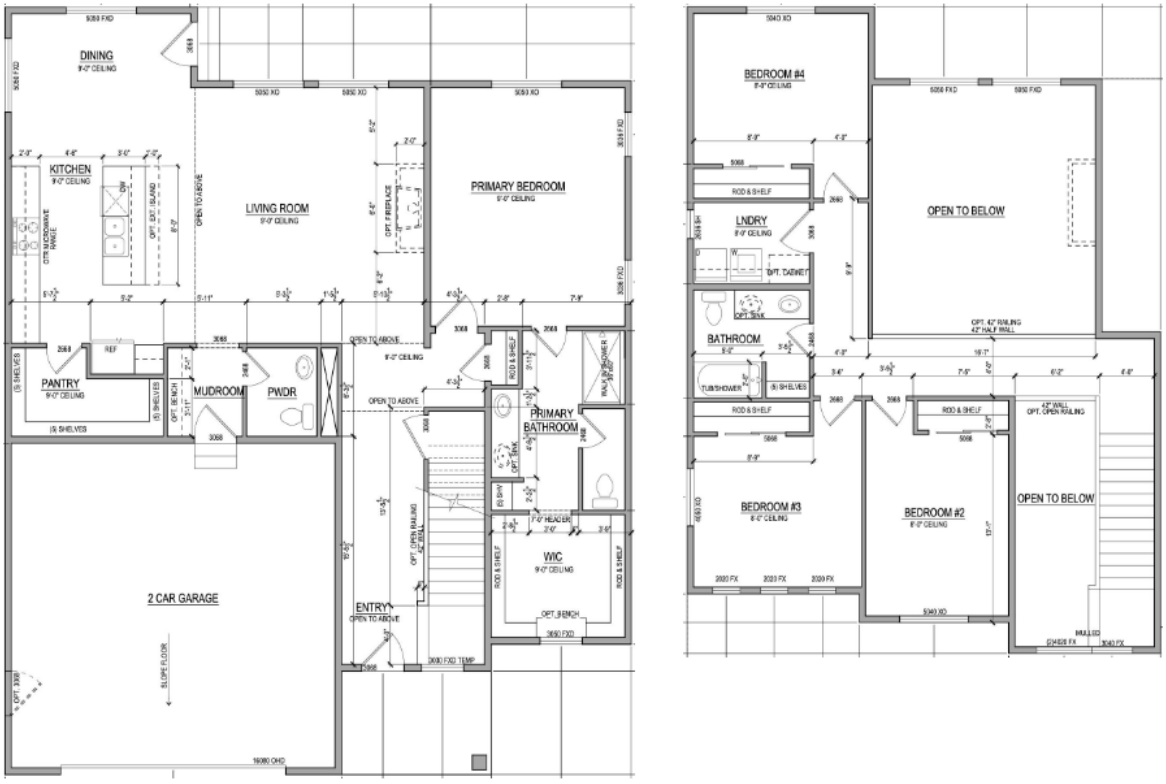
HAMPTON





HAMPTON FLOOR PLAN

MAIN FLOOR	**1481**
SECOND FLOOR	**829**
TOTAL FINISHED	**2310**



MESA





MESA FLOOR PLAN

MAIN FLOOR	**1027**
SECOND FLOOR	**1300**
TOTAL FINISHED	**2327**



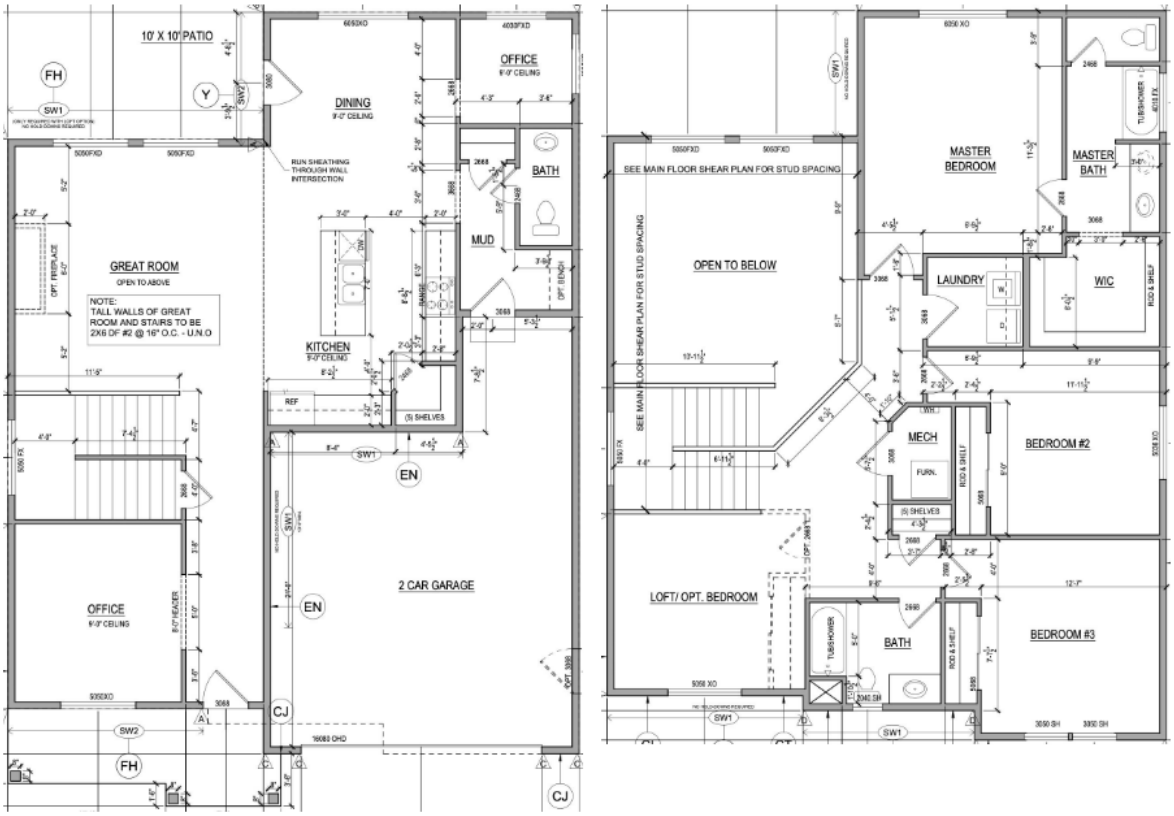
NEWPORT





NEWPORT FLOOR PLAN

MAIN FLOOR	**1189**
SECOND FLOOR	**1376**
TOTAL FINISHED	**2565**



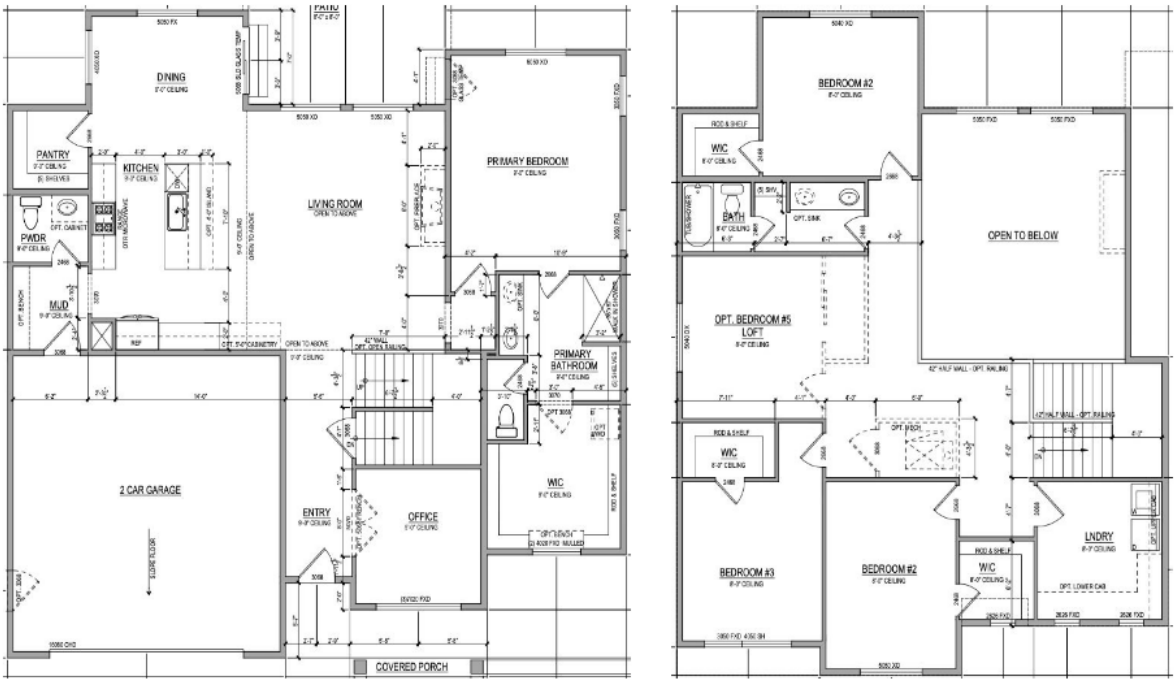
KENSINGTON





KENSINGTON FLOOR PLAN

MAIN FLOOR	**1590**
SECOND FLOOR	**1181**
TOTAL FINISHED	**2771**



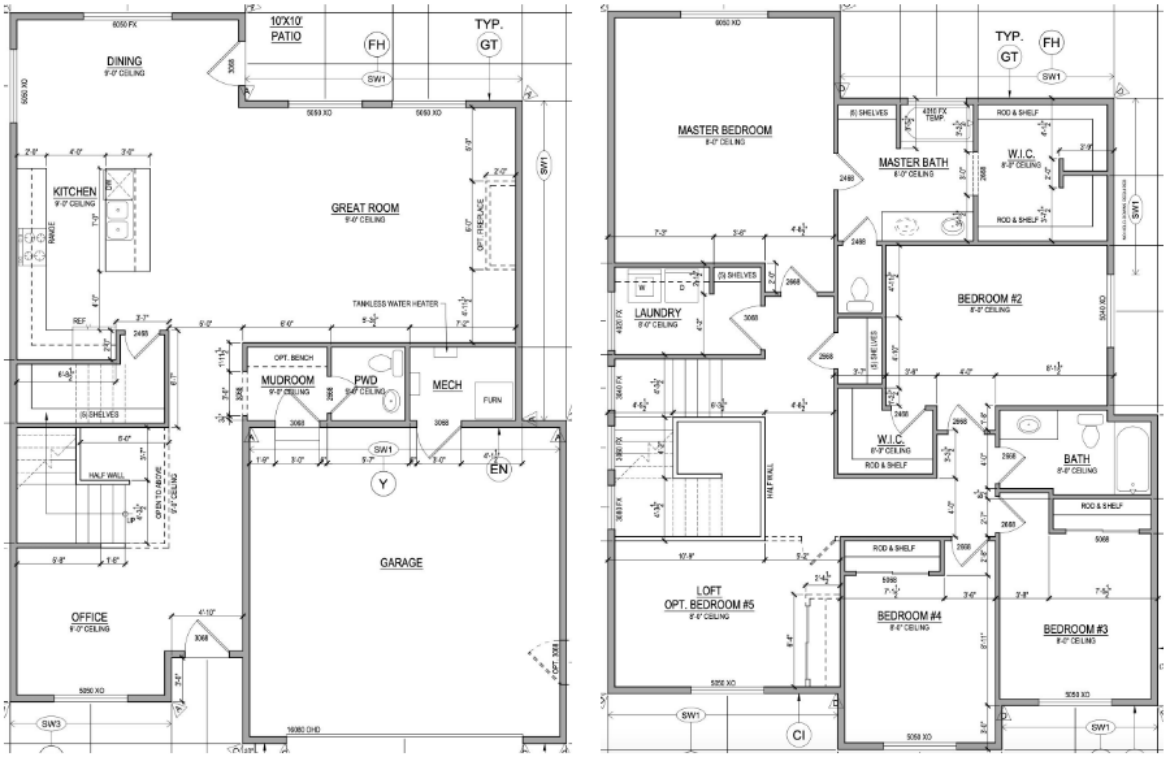
SEASIDE





SEASIDE FLOOR PLAN

MAIN FLOOR	**1150**
SECOND FLOOR	**1619**
TOTAL FINISHED	**2769**



ENT 26355:2008 PG 1 of 29
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 mar 05 3•39 FEE 0.00 BY EO

DEVELOPMENT AGREEMENT FOR CITY CORPORATION

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into ~~on January~~ February 1 2.- , 2008, by and between Provo City Corporation, a Utah municipal corporation, hereinafter referred to as "City", and ~~Greyfields~~White Horse Land, LLC, a Utah limited liability company, hereinafter referred to as "Developer".

Recitals

A. Developer is the developer of certain property located generally at 1988 North Geneva Road in Provo, Utah (the "Property"), which is more fully described in Exhibit "A" attached hereto and incorporated herein. As part of the development of the Property, Developer desires to have the Property placed in the Lakeview Fields Specific Development Plan Overlay ("SDP-4") zone, as provided in Title 14 of the Provo City Code, as amended (the "Rezoning Request").

B. Developer has indicated a desire and intent to develop on the Property a planned residential and commercial development project which meets the development standards of the SDP4 zone (the "Project").

C. To assist City in its review of the Rezoning Request and to assure development of the Project in accordance with Developer's representations to City, Developer and City desire to enter voluntarily into this Agreement which sets forth the process and standards whereby Developer may develop the Project. .

D. On November 9, 2004, City adopted a comprehensive update to its general plan ("General Plan") pursuant to Utah Code Annotated 10-9a-401, et seq. A portion of the General Plan establishes development policies for the Property. Such development policies are consistent with the proposed Project.

E. On December 12, 2007, after a duly noticed public hearing, City's Planning Commission recommended approval of Developer's application to rezone the Property subject to certain findings and conditions as set forth in Exhibit "B", attached hereto and incorporated herein, and forwarded such application to the Municipal Council for its consideration.

F. On December 12, 2007, after a duly noticed public hearing, City's Planning Commission approved Developer's application for preliminary subdivision of the Property subject to certain findings and conditions as set forth in Exhibit "B", attached hereto and incorporated herein.

G. On February 5, 2008, City Municipal Council held a duly noticed public hearing to consider Developer's application to rezone the subject property to the SDP-4 zone and duly considered (i) comments from the public, neighborhood representatives, Developer, and City officials, and (ii) recommendations of the General Plan regarding the Property.

H. On February 5, 2008, City's Municipal Council reviewed the preliminary development plan for the Property, attached hereto as Exhibit "C", and found such plan meets the policy and intent of the General Plan as it pertains to the Property.

I. To allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and address concerns of property owners in proximity to the Property, Developer and City desire to enter into this Agreement and are each willing to abide by the terms and conditions set forth herein.

J. Acting pursuant to its legislative authority under Utah Code Annotated 10-9a-101 , et seq., and after (i) all required public notice and hearings and (ii) execution of this Agreement by Developer, City's Municipal Council, in exercising its legislative discretion, has determined

Commented [KM1]: General Note: The purpose of this redline is to illustrate the changes to the existing, recorded development agreement for Lakeview Fields that will be addressed in a separate amendment to the development agreement. In other words, the redlines in this document reflect the contents of the separate amendment.

Commented [KM2]: Developer is not redlining any of the recitals because the amendment will have its own set of recitals which are specific to that document.

Commented [KM3]: The amendment Developer is proposing only applies to the second phase of development and only needs to be recorded against said second phase.

Commented [KM4]: The amendment replaces Exhibit C and makes development of the second phase of the project subject to a new exhibit labeled Exhibit 1-C.

that entering into this Agreement further the purposes of the (i) Utah Municipal Land Use, Development, and Management Act, (ii) City's General Plan, and (iii) Titles 14 and 15 of the Provo City Code (collectively, the "Public Purposes"). As a result of such determination, City has elected to process the rezoning request and the subsequent development authorized thereunder in accordance with the provisions of this Agreement and has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security and general welfare of the inhabitants and taxpayers of Provo City.

Agreement:

Now, therefore, in consideration of the premises recited above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Development. In the event City's Municipal Council approves Developer's Rezoning Request, development of the Property shall be subject to the terns and conditions of this Agreement. In the event City's Municipal Council does not approve Developer's Rezoning Request this Agreement shall be null and void.

2. Zone Change and Permitted Uses. Subject to the terms of this Agreement, the zoning classification on the Property shall be the Lakeview Fields Specific Development Plan Overlay zone. Land uses allowed pursuant to such zoning designation shall be governed by Title 14 of the Provo City Code as constituted on the effective date of this Agreement, except to the extent this Agreement ~~is more restrictive~~provides otherwise. Notwithstanding anything in the Development Agreement to the contrary, including, without limitation, references to basements on the Approved Plans, Developer may, but is not required to, construct basements in any dwelling units located within the Subject Property.

Commented [KM5]: Note, the Zone will remain the same.

3. Applicable Code Provisions. All provisions of the Provo City Code as constituted on the effective date of this Agreement shall be applicable to the Project proposed on the Property except to the extent this Agreement is more restrictive. The parties acknowledge that in order to proceed with development of the Property, Developer shall comply with the requirements of this Agreement, Titles 14 and 15 of the Provo City Code, and other requirements generally applicable to development in Provo City. In particular, and not byway of limitation, Developer shall conform to the requirements of Chapter 14.49D (Lakeview Fields Specific Development Plan [SDP-41 Overlay zone) and the project plan approval process therein.

4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting zoning, subdivision, development, growth management, platting, environmental, open space, transportation and other land use plans, policies, ordinances and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modiW Developer's rights a.s set forth herein unless facts and circumstances are present which meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in Western Land Equities, Inc. v. City of Logan, 617 P.2d 388 (Utah, 1988), or successor case law or statute. Any such proposed change affecting Developeds rights shall be ofgeneral application to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the

5. Final Proiect or Development Plan Approval. In the event Citys Municipal Council approves the Rezoning Request, Developer shall cause final Project plans and specifications (including site and building design plans) (the 'Plans") to be prepared for the Project.

A. In particular, such Plans shall meet the following requirements:

(1) be in sufficient detail, as reasonably determined by City, to enable City to ascertain whether the Project will be of high quality design (including the size, scope, composition of the primary exterior components, on- and off-site vehicular and pedestrian access, and general Project design) and in accordance with the terms and conditions of this Agreement;

(2) comply with all City standards and requirements applicable to drainage, site and traffic engineering and utilities;

(3) comply with the standards and requirements of Title 15 of the Provo City Code; and

(4) comply with Chapter 14.37 of the Provo City Code (Off-Street Parking Requirements) except as otherwise provided in the SDP-4 zone and this Agreement.

B. Developer shall:

(1) ~~comply with the conditions of preliminary subdivision approval as set forth in the Planning Commission Report of Action dated December 12, 2007 (attached hereto as Exhibit "B" to this Agreement);~~

(2) comply with the special conditions (the "Special Conditions") shown on Exhibit "D" attached hereto and made a part hereof; and

Commented [KM6]: The proposed amendment to the development agreement amends the Special Conditions.

(3) provide other information as City may reasonably request.

6. Standard for Approval. City, on recommendation of its Planning Commission, shall approve the Plans if such Plans meet the standards and requirements enumerated in Paragraph 3 above and if, as determined by City, the Plans are consistent with commiünents made to City that the Project will be a high quality development that will be designed in a manner to minimize adverse

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impacts to the neighborhood and, in particular, conforms to the Special Conditions set forth in Exhibit "D" attached to this Agreement.

7. Commencement ofSite Preparation. Developer shall not commence site preparation or construction of any Project improvement on the Property until such time as the Plans have been approved by City in accordance with the terms and conditions of this Agreement.

8. Proiect Phasing and Timing. Upon approval of the Plans, Developer may proceed by constructing the entire Project at one time or in phases, subject to the Special Conditions set forth in Exhibit "D" attached hereto.

9. Changes to Project. No material modifications to the Plans shall be made after approval by City without Citys written approval of such modification. Developer may request approval of material modifications to the Plans from time to time as Developer may deterrnine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the total perimeter size (footprint) ofbuilding area to be constructed on the Property by more than ten (l O) percent, (ii) substantially changes the exterior appearance of the Project, or (iii) changes the functional design of the Project in such a way that materially affects traffic, drainage, or other design characteristics. Modifications to the Plans which do not constitute material modifications may be made without the consent of City. In the event of a dispute between Developer and City as to the meaning of "material modification," no modification shall be made without express City approval. Modifications shall be approved by City if such proposed modifications are consistent with Citys then applicable rules and regulations for projects in the zone where the Property is located, and are otherwise consistent with the standard for approval set forth in Paragraph 6 hereof.

10. Time of Approval. Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with procedures applicable to the SDP4 zone.

l l . Tenn. The term ofthis Agreement shall commence on, and the effective date ofthis Agreement shall be, the effective date of the ordinance approving the Rezoning Request. This Agreement shall expire when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall as set forth in any Special Condition shall survive this Agreement as provided in such Special Condition.

12. Successors and Assigns.

A. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. A purchaser of the Project or any portion thereofshall be responsible for performance of Developer's obligations hereunder as to any portion of the Project so transferred. In the event of a transfer of the Project or any portion thereof ("Transfer"), Developer and the transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless prior to such Transfer (i) an agreement satisfactory to City, delineating and allocating between Developer and transferee the various

Commented [KM7]: The proposed amendment to the development agreement amends the special conditions.

Commented [KM8]: The proposed amendment to the development agreement is the written consent to the changes contained therein.

rights and obligations ofDeveloper under this Agreement, has been approved by City, or (ii) Developer obtains from the transferee a letter acknowledging the existence ofthis Agreement and agreeing to be bound thereby. Said letter shall be signed bythe transferee, notarized, and delivered to City prior to the Transfer. Upon execution of an agreement or receipt of the letter described above, the transferee shall be substituted as Developer under this Agreement and the person or entity executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the property so transferred.

B. Individual Lat Sales. Notwithstanding the provisions of Subparagraph 12A, a transfer by Developer of a lot located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developers obligations with respect to such lot have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot.

13. Default.

A. Events of Default. Upon the happening of one (l) or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

(1) a warranty, representation or statement made or fumished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made; or

(2) a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one (l) or more of the material terrns or conditions of this Agreement; or

(3) any other event, condition, act or omission, either by City or Developer, (i) violates the terms of, or (ii) materially interferes with the intent and objectives of this Agreement.

B. Procedure Upon Default.

(1) Upon the occurrence of Default, the non-defaulting party shall give the other party thirty (30) days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty (30) days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes action to begin curing such Default with such thirty (30) day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty (30) day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph i3(C) herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.

(2) Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefor, governmental restrictions, govemmental regulations, governmental conffols, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed or stopped any required perfornance or effort to cure a Default.

c. Breach ofAgreement. Upon Default as set forth in Subparagraphs 13(A) and 13(B) above, City may declare Developer to be in breach of this Agreement and City (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, either City or Developer (in the case of a Default by the City) may pu.rsue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

14. General Terms and Conditions.

A. Recording ofAgreement. This Agreement shall be recorded to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

B. Severability. Each and every provision of this Agreement shall be separate, several and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

c. Time ofPerformance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perfonn its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

D. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

E. **State and Federal Law; Invalidity. The parties**agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of

the Project is held invalid by a cou.rt of competent jurisdiction this Agreement shall be null and void.

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F.Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terns of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations or ordinances ofCity, or violates the terms ofthis Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty (30) days wtitten notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty (30) days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

G. No Waiver. Failure of a party hereto to exercise anyright hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of Citys Municipal Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of City has the power to amend, modify or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.

H. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged herein.

1. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement or any special condition set forth in Exhibit "D" hereof unless this Agreement is amended pursuant to a vote of Citys Municipal Council taken with the same fonnality as the vote approving this Agreement.

J.Attorneys Fees. Should any party hereto employ an attomey for the purpose of enforcing this Agreement, or anyjudgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attomeys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

K. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail,

properly addressed to the parties as follows (or to such other address as the receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer: White Horse Land, LLC

Attn: Tyler Horan

42 E. 1100 S., Suite 1A

American Fork, Utah 84003

tyler@keyut.com

~~David K. Gardner~~

	~~724 North 1890 West~~ ~~Provo, Utah 84601~~
To the City:	Community Development Director P.O. Box 1849 Provo, 84603
With copy to:	Municipal Council Attorney P.O. Box 1849 Provo, Utah 84603

L. ApplicableLaw. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

M. Execution ofAgreement. This Agreement may be executed in multiple parts as originals or by facsimile copies ofexecuted originals; provided, however, ifexecuted and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

N. Hold Harmless. Developer agrees to and shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages, just compensation restitution, or judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project; the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf which relates to the Project; or which arises out of claims for personal injury, including health, and claims for property damage.

(1) The agreements of Developer in this Paragraph 14(N) shall not be applicable to (i) any claim arising by reason of the negligence or intentional tort actions of City, or (ii) attomeys fees under Paragraph 14(J) herein.

(2) City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon a.s practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

O. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-pa.rty beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties

conceming any improvements to the Property, and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

P. Annual Review. Citymayreview progress pursuant to this Agreement at least once every twelve (12) months to determine ifDeveloper has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has faiied to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 13 herein. Citys failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

Q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal Dist-ict Court for the District of Utah.

R. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution ofthis Agreement no right, title or interest in the Property has been sold, assigned, or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

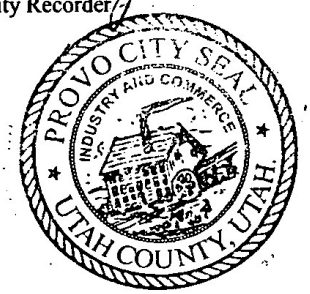
s. Headings for Convenience. Ail headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

[signature page follows]

EXT

City Recorder

By: _____
Mayor



IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of

By: _____

Developer as of the date first wtitten above.

Attest: PROVO CITY, a political subdivision of the State of Utah

DEVELOPER reyfields, LLC, a Utah limited liability company

David K. Gardner, Manager

State of Utah

County of Utah)

The foregoing instrument was acknowledged before me 2008 by David K. Gardner, Manager of Greyfields, LLC.

fore me this 12 day of February

Notary Public

TAMI KATE HODGES
Notary Public
State of Utah
My Comm. Expires May 10, 2011
724 N 1000 W Provo UT 84601-1322

Exhibit "A"
Legal Description of Property
Lakeview Fields
1988 North Geneva Road, Provo, Utah

~~A PARCEL OF LAND LYING THE NORTHWEST QUARTER OF SECTION 34, AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~COMMENCING AT A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89⁰31 '44"W A DISTANCE OF 255.46 FEET ALONG THE SECTION LNE•, THENCE SOUTH 36.48 FEET TO THE PONT OF~~BEGINNING:

~~THENCE N89⁰2428"E A DISTANCE OF 1477.23 FEET; THENCE S38⁰ 12ᶠ05 "E A DISTANCE OF 471.40 FEET; THENCE S51 ⁰47'55"W A DISTANCE OF 120.00 FEET; THENCE S~~ 9°24'23"~~W A DISTANCE OF 1604.18 FEET; THENCE N 1 1 A DISTANCE OF 137.42 FEET; THENCE N13 ⁰37'55"W A DISTANCE OF 179.15 FEET; THENCE N00⁰35'37"W A DISTANCE OF 137.10 FEET TO THE REAL PONT OF BEGINNNG.~~

~~CONTANR•.IG 16.55 ACRES.~~

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°33'59" EAST A DISTANCE OF 398.50 FEET ALONG THE SECTION LINE; THENCE SOUTH 27.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°24'28" EAST A DISTANCE OF 823.09 FEET; THENCE SOUTH 38°12'05" EAST A DISTANCE OF 564.08 FEET; THENCE SOUTH 89°24'23" WEST A DISTANCE OF 1138.80 FEET; THENCE NORTH 00°35'37" WEST A DISTANCE OF 110.19 FEET; THENCE SOUTH 89°24'23" WEST A DISTANCE OF 28.52 FEET; THENCE NORTH 00°35'37" WEST A DISTANCE OF 336.70 FEET TO THE REAL POINT OF BEGINNING.

Tax ID No.: 19-046-0111

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~~Exhibit "B"~~

~~Planning Commission Report of Action~~

~~Rezoning and Preliminary Project Plan - December 12, 2007~~

~~Lakeview Fields~~

~~1988 North Geneva Road, Provo, Utah~~

Commented [KM9]: This exhibit is no longer relevant because the zone change has already been approved and the amendment does not seek an additional zone change. Further, the prior approval / report of action will be superseded by planning commission action on the proposed amendment.

ENT

REQUEST FOR COUNCIL ACTION PG 6 of 29

Type of Action Requested:
X
Resolution
Ordinance X
Formal Action/Motion X
Review at Study Session
Administrative; No Action

Provo City Planning Commission

Report of Action

December 12, 2007

ITEM Gardner and Associates requests approval of the Lakeview Fields Specific Development Plan (SPD-4) for property located generally at 1988 North Geneva Road. The property is currently zoned R I .20 (One-family Residential). Lakeview North Neighborhood The following actions are requested:

(a) Preliminary subdivision approval of the Lakeview Fields Subdivision, a 5140t subdivision containing 18.62 acres of property. (07-00 IOSP)

(b)*Ordinance Text Amendment to Chapter 14.49D Lakeview Fields (SDP-4) Specific Development Plan Overlay Zone. (07-00150A)

(c)*Zone Map Amendment for 18.62 acres from RI .20 (()ne-Family Residential) to SDP-4 (Specific Development Plan) zone, in order to facilitate development of the Lakeview Fields Subdivision.

(07-0011R)

The following action was taken by the Planning Commission on the above described item at its regular meeting ofDecember 12, 2007.

(a) CONDITIONALLY APPROVED PRELIWNARY SUBDIVISION

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

l. That any remaining technical requirementsofthePublic Works Departmentare addressed prior to final plat approval;

2. That the property is rezoned to SDP-4(Lakeview Fields Specific Development Plan) in order to validate the approval;

3. That the SDP4 Overlay text ordinance is adopted to validate the rezone.

Motion By: Ron Madsen.

Second By: Roy Peterman.

Votes in Favor of Motion: Ron Madsen. Roy Peterman. Pam Boshard. Marian Monnahan. Paul Bird Votes Opposed to Motion: Ron Philips Leonard Mackay was present as Chair.

(b)* RECOMMEND APPROVAL OF ORDINANCE TEXT ANIENDMENT WITH CONDITIONS

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the applicant's proposed ordinance unendment, with an additional recommendation noted below in the FINDINGS / BASIS OF PLANNING CONNISSION DETERMINATION section. The proposed ordinance is attached as Exhibit A.

~~Motion By: Roy Peterman~~

~~Second By: Ron Madsen~~

~~Votes in Favor of Motion: Ron Madsen. Roy Peterman. Pam Boshard, Marian Monnaham Paul Bird. Ron Philips~~

~~Votes Opposed to Motion: none~~

~~Leonard Mackay was present as Chair.~~

(RECON/WIEND APPROVAL OF ZONING MAP

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the applicant's proposed zoning map amendment. ne legal description of the proposed property is attached as Exhibit B.

Motion By: Ron Madsen
Second By: Marian Monnahan
Votes in Favor of Motion: Ron Madsen. Roy Peterman, Pam Boshard. Marian Monnahan. Paul Bird. Ron Philips
Votes Opposed to Motion: none
Leonard Mackay was present as Chair.

PLANNING COMMISSION RECOMMENDED TEXT AMENDMENT
The ordinance text of the proposed SDP-4 Zone is attached as Exhibit A.

PLANNNG COMMISSION RECOMMENDED ZONING MAP AMENDMENT
A legal description of the property to be rezoned is attached to this report as Exhibit B.

DEVELOPMENT AGREEMENT
Applies - referred applicant to Council Attomey.

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the and the Staffs analysis, conclusions, and recommendations. Key points addressed in the Staffs presentation to the Planning Commission included those points raised in the finding of fact and analysis section of the Staff Report. It should be noted that access from the apartment complex parking to Geneva Road been accepted by UDOT.

NEIGHBORHOOD MEETING DATE
Multiple neighborhood meetings were held to discuss this project. 'Ihe first meeting was held July 7, 2007, and a repott of this meeting was an attachment to the staff report. A second meeting was held December l, 2007. The past and current neighborhood chairs of the Lakeview North Neighborhood were present to report on that meeting. A vote of those present at the December meeting was taken with the following results; 68% voted to accept the project as submitted, 8% voted not to accept, 12% voted to accept it with conditions, and 12% had no preference.

NEIGHBORHOQD AND PUBLIC COMMENT
Neighbors and other interested parties were present to address the Planning Commission concerning this item. Items discussed included traffic volumes and the widening of Geneva Road, signa.lizing the intersection of 2000 North and Geneva, whether or not this was a leap frog development, and whether or not this area would be better served by larger lots. In general, those present where in favor of the proposed development.

PL4NNING cormv"SSION DISCUSSION
Key points discussed by the Planning Commission included double frontage lots, the street scape and width requirements for 2000 North, timing of the apartment phase, and access to Geneva Road. Commissioner Phillips advocated the closing of access from the apartrnent complex parking to Geneva Road, and having it connect through the RI portion of the subdivision to the proposed east-west street.
nere was significant discussion regarding the appropriateness of the subdivision design. The Planning Commission felt that this subdivision was no different than any other westside subdivision and there should be a better mix of lot sizes. In addition, the comment was made that there are too many lots off cul-de-sacs, and with six homes off each there would be no space for on-street parking. Provisions need to be made for better subdivision design to help create a more dynamic lot layout.

APPLIC&NT RESPONSE

Key points addressed in the applicants presentation to the Planning Commission included a change in the proposed minimum floor area requirement for single family homes to an average of 2200 square feet per home, a statement that basements could be allowed if approved by the findings of individual soil's reports, and that an HOA will maintain the parkstrips along 2000 North well as the fencing. The applicant did not know specifics of proposed UD()T widening of Geneva Road, but noted that his plans for improvements of Geneva Road would be subject to UDOT approval.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- The applicant' s stated change ofan average of2200 square feet per one-family home should be included in the proposed ordinance text;
- The proposed text should include more specific language conceming the HOA responsibilities for fence maintenance, including landscaping around the fence, gaffiti removal, and so forth.

Planning Commission Chair

Director of Community Development

See Key Land Use Policies ofthe Provo City General Plan, applicable Titles ofthe Provo City Code, and the StaffReport 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 ofappeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, within fourteen (14) calendar days of the Planning Commission's decision (Provo City offce hours are Monday through lhursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Exhibit "C"

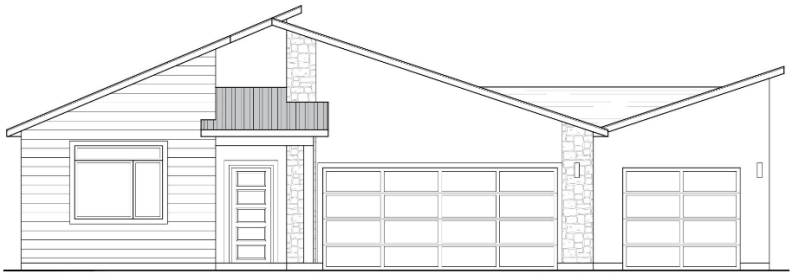
Preliminary Project Plan
Lakeview Fields
1988 North Geneva Road, Provo, Utah

Commented [KM10]: Exhibit C is replaced with a new exhibit, Exhibit 1-C.

EXHIBIT 1-C

APPROVED PLANS FOR THE SUBJECT AREA

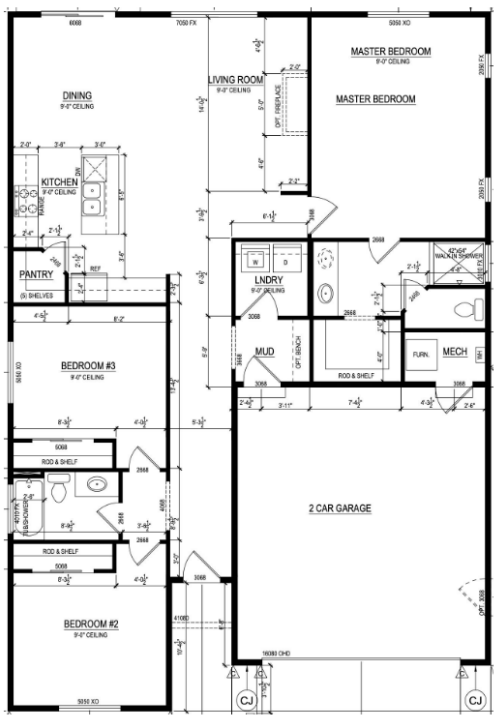
ASHBURY





ASHBURY FLOOR PLAN

MAIN FLOOR	1616
SECOND FLOOR	0
TOTAL FINISHED	1616



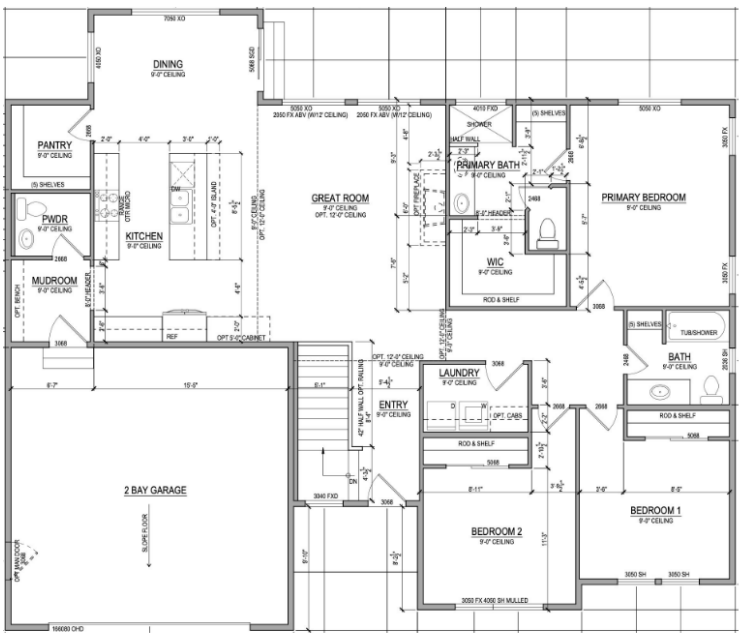
BECKTON





BECKTON FLOOR PLAN

MAIN FLOOR	**1874**
SECOND FLOOR	**0**
TOTAL FINISHED	**1874**



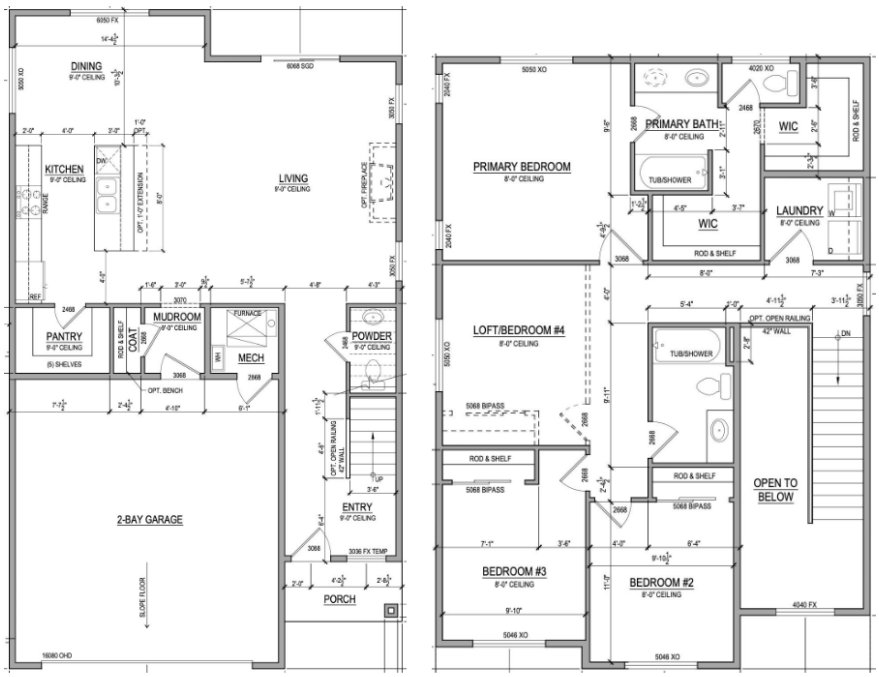
CYPRESS



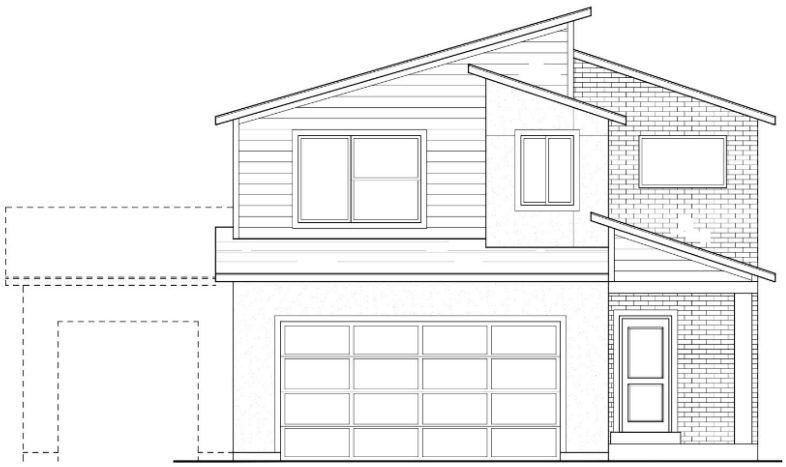


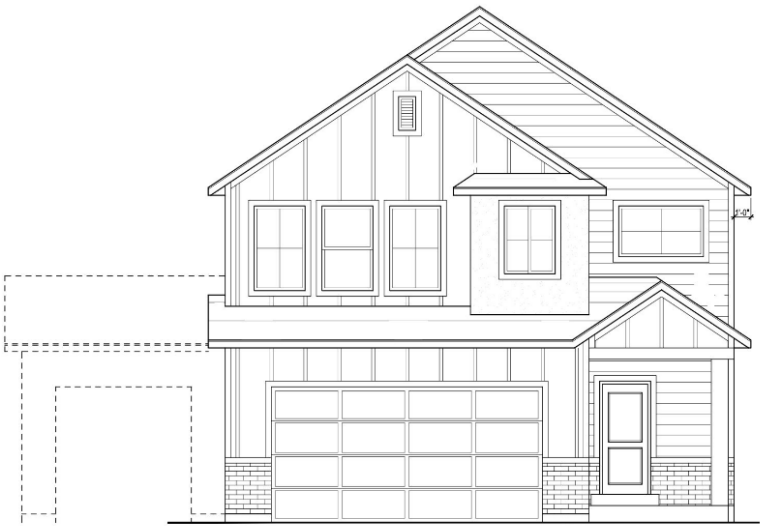
CYPRESS FLOOR PLAN

MAIN FLOOR	901
SECOND FLOOR	1030
TOTAL FINISHED	1931



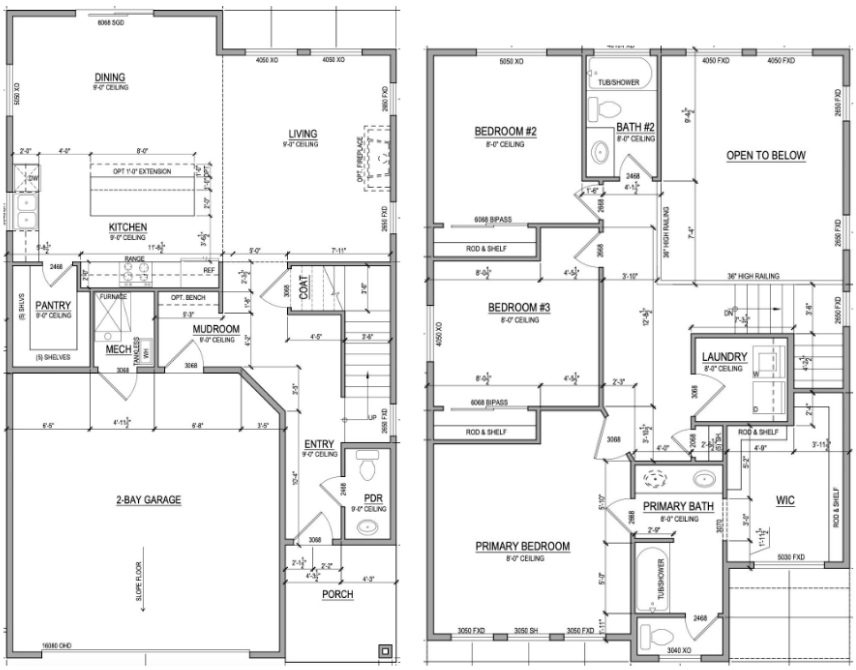
JUNIPER



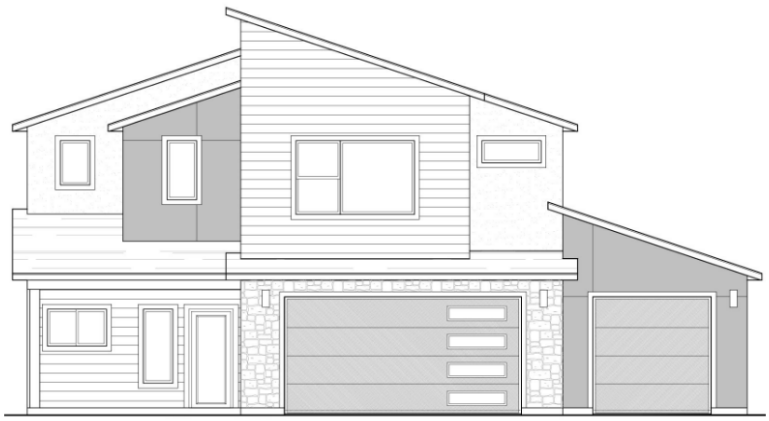


JUNIPER FLOOR PLAN

MAIN FLOOR	945
SECOND FLOOR	1007
TOTAL FINISHED	1952



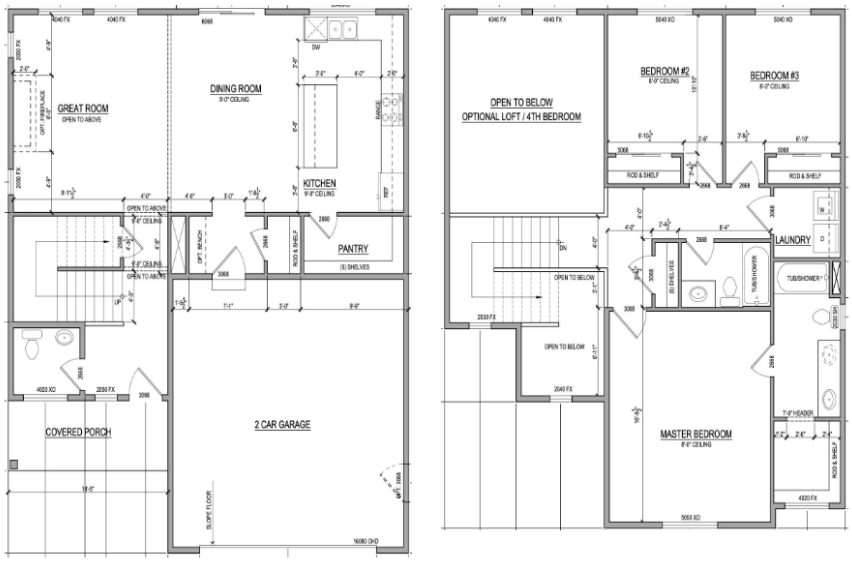
CHARLESTON





CHARLESTON FLOOR PLAN

MAIN FLOOR	903
SECOND FLOOR	873
TOTAL FINISHED	1776



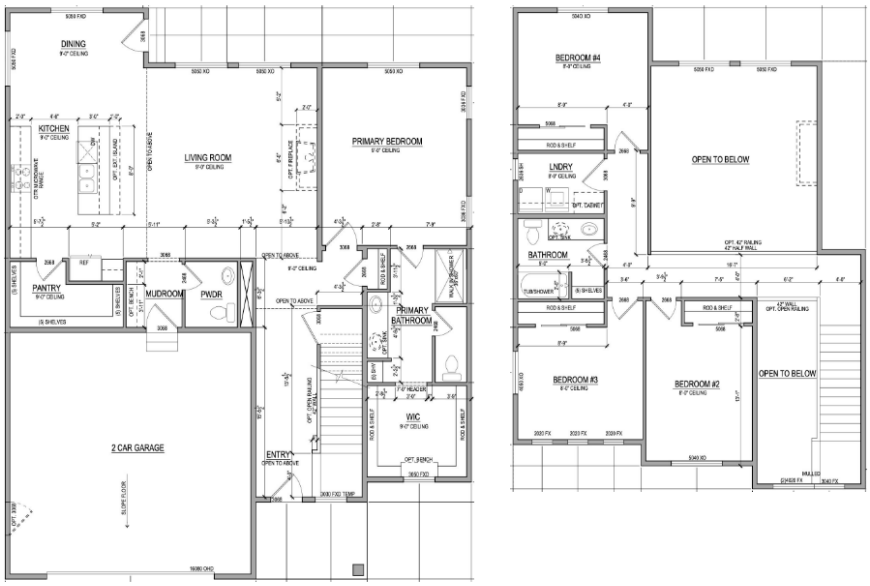
HAMPTON





HAMPTON FLOOR PLAN

MAIN FLOOR	1481
SECOND FLOOR	829
TOTAL FINISHED	2310



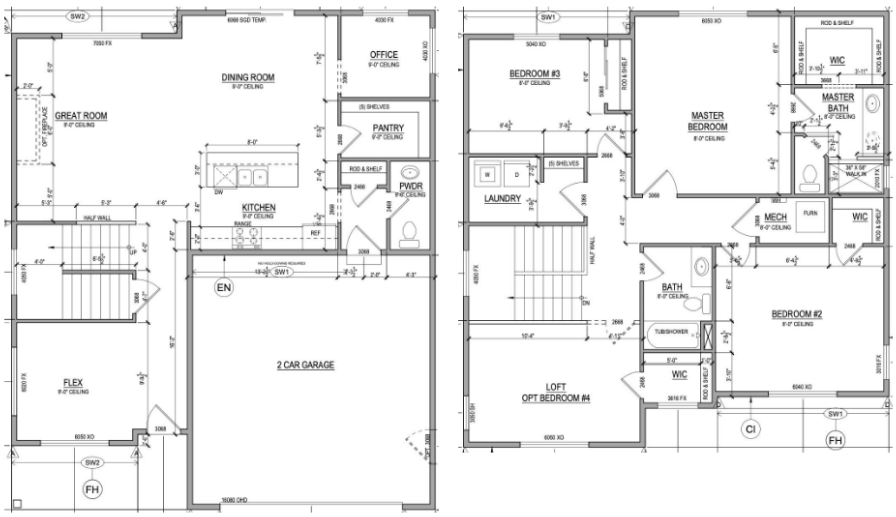
MESA





MESA FLOOR PLAN

MAIN FLOOR	1027
SECOND FLOOR	1300
TOTAL FINISHED	2327



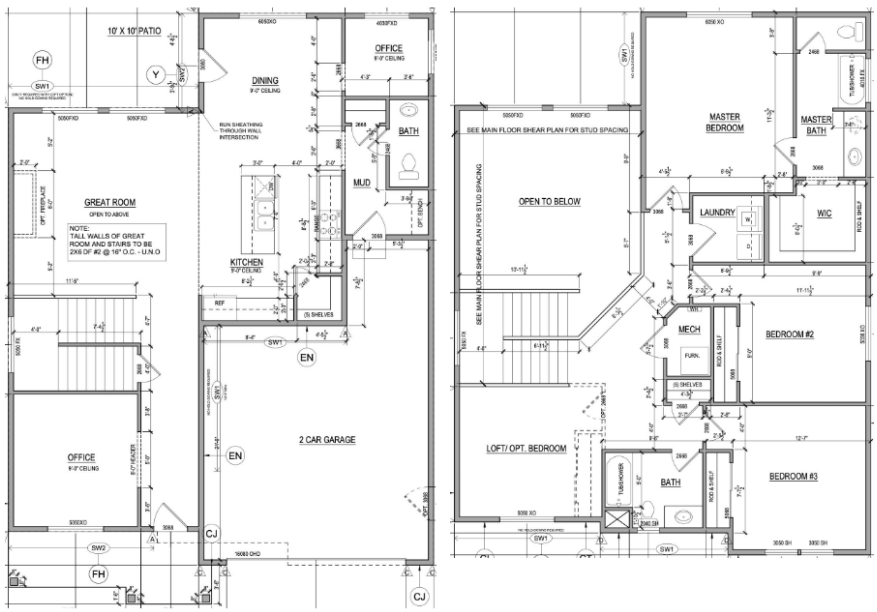
NEWPORT





NEWPORT FLOOR PLAN

MAIN FLOOR	1189
SECOND FLOOR	1376
TOTAL FINISHED	2565



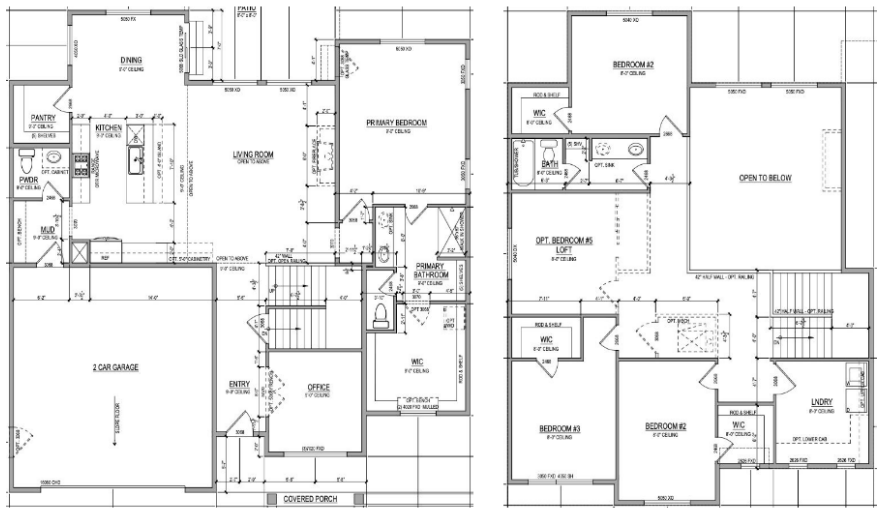
KENSINGTON





KENSINGTON FLOOR PLAN

MAIN FLOOR	1590
SECOND FLOOR	1181
TOTAL FINISHED	2771



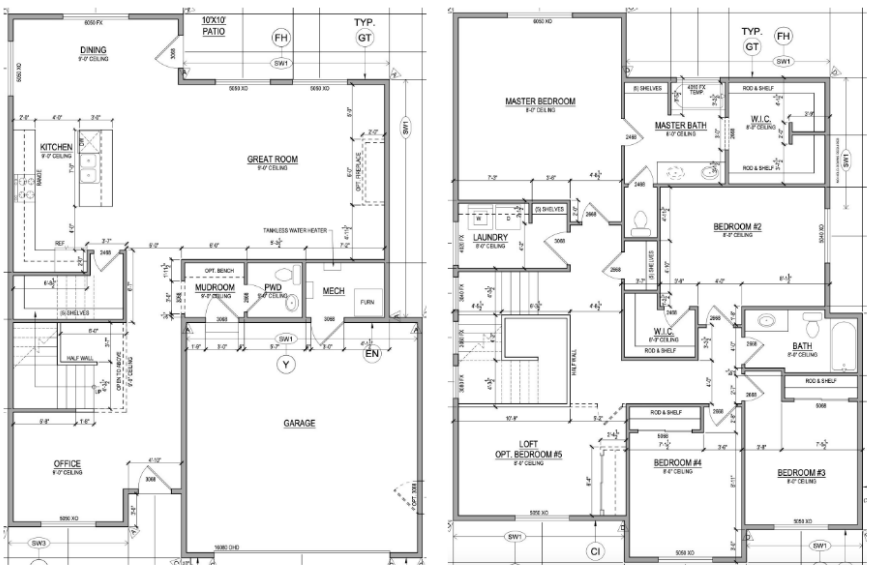
SEASIDE



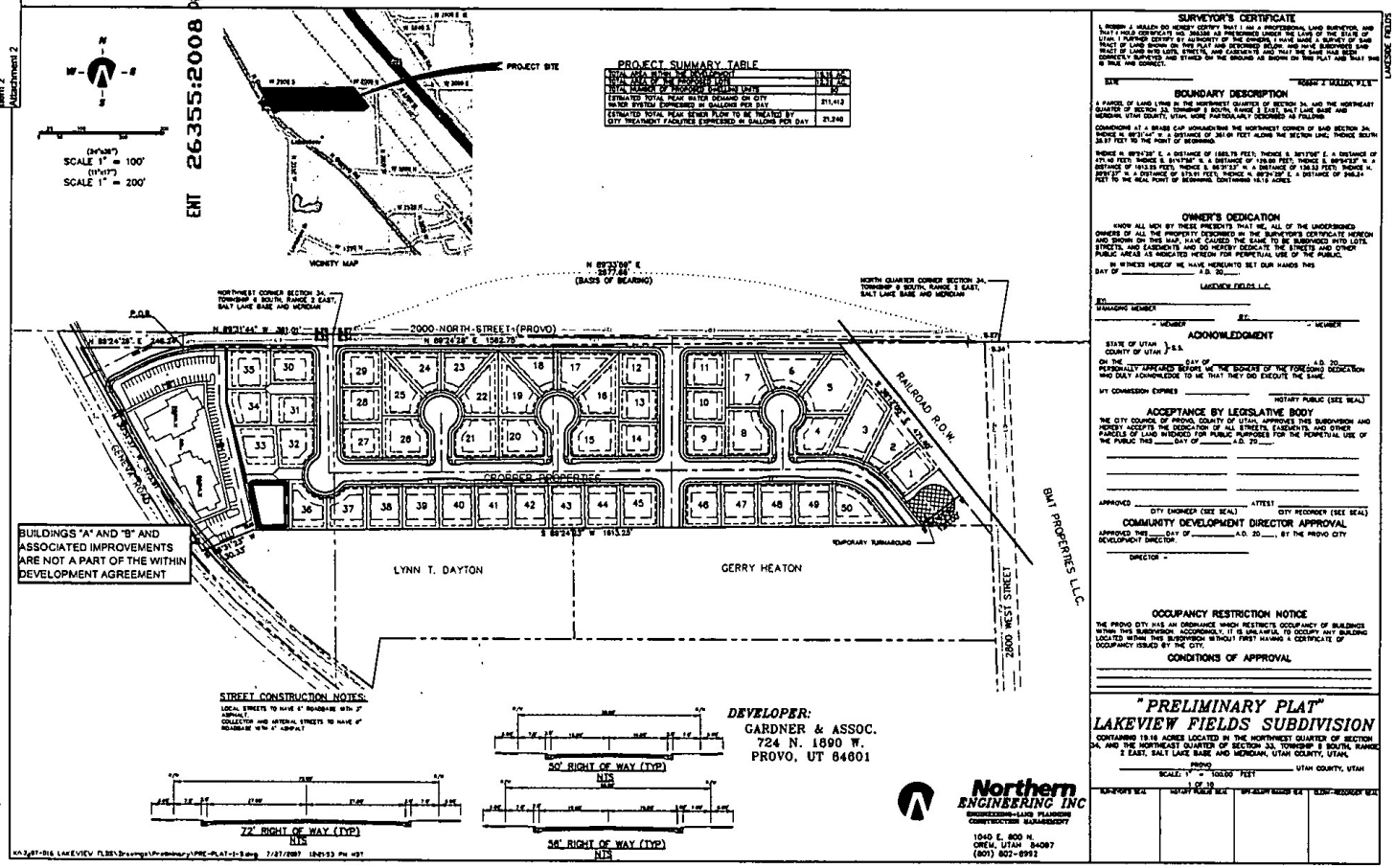


SEASIDE FLOOR PLAN

MAIN FLOOR	1150
SECOND FLOOR	1619
TOTAL FINISHED	2769

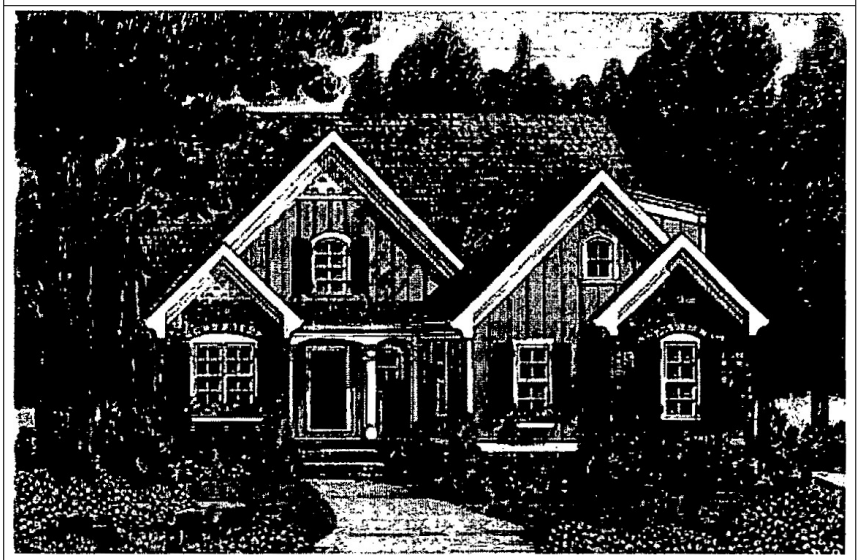


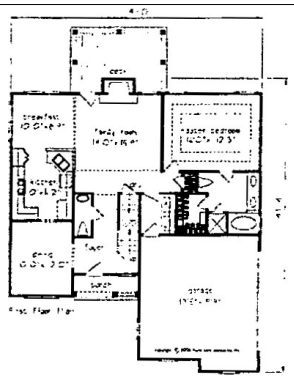
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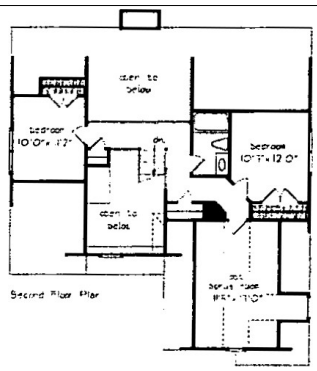


16.v1

ABERDEEN PLACE	
UNFR•.ffSHED BASEMENT	1190
MAIN FLOOR	1118
UPSTAIRS	698
TOTAL FNISHED	1816
TOTAL ALL FLOORS	3006



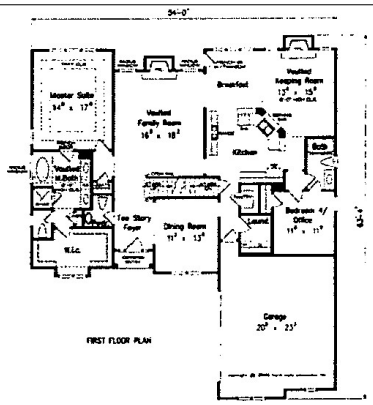


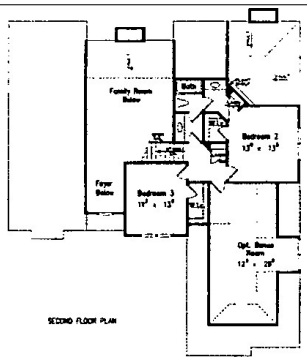


EXT

~~ASHWORTH PLACE~~	
~~UNFNISHED BASEMENT~~	~~2036~~
~~MAIN FLOOR~~	~~1946~~
~~UPSTAIRS~~	~~928~~
~~TOTAL FINISHED~~	~~2874~~
~~TOTAL ALL FLOORS~~	~~4910~~



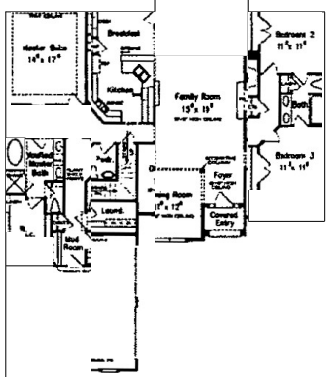


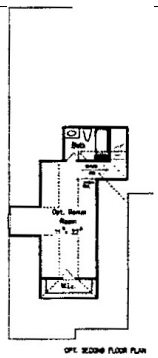


~~BAGWELL PLACE~~	
UNFR•.IISHED BASEMENT	~~2001~~

MAIN FLOOR	~~1949~~
UPSTAIRS	~~398~~
TOTAL FINISHED	~~2347~~
TOTAL ALL FLOORS	~~4348~~



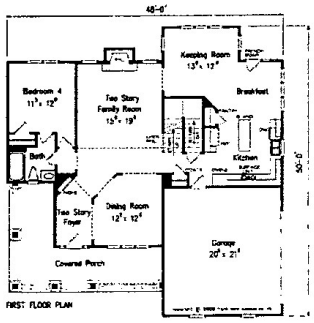


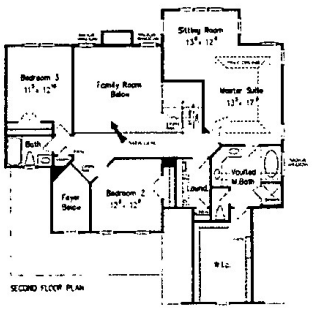


UNFNISHED

BAKERSFIELD	
UNFINISHED BASEMENT	1372
MAIN FLOOR	1322
UPSTAIRS	1262
TOTAL FINISHED	2584
TOTAL ALL FLOORS	3956



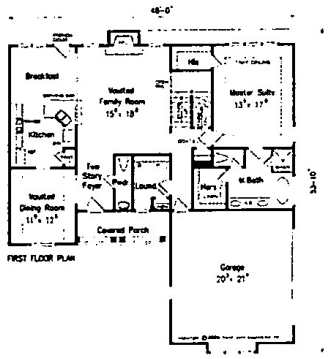


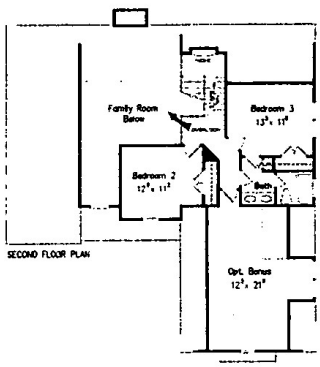


UNFINISHED

BOULDERCREST	
UNFINISHED BASEMENT	1457
MAIN FLOOR	**1407**
UPSTAIRS	**793**
TOTAL FINISHED	**2200**
TOTAL ALL FLOORS	3657







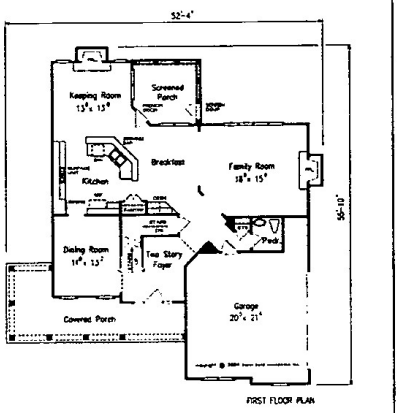
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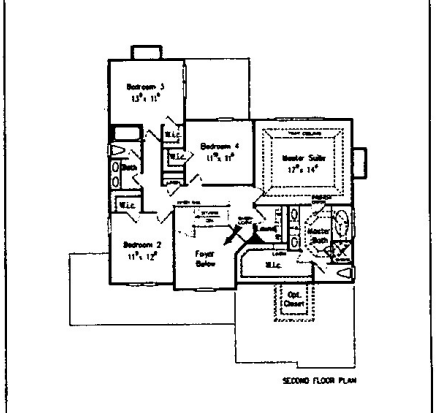
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UNFINISHED

CULBERTSON	
UNFINISHED BASEMENT	1254
MAIN FLOOR	**1214**
UPSTAIRS	**1229**
TOTAL FINISHED	**2443**
TOTAL ALL FLOORS	3697

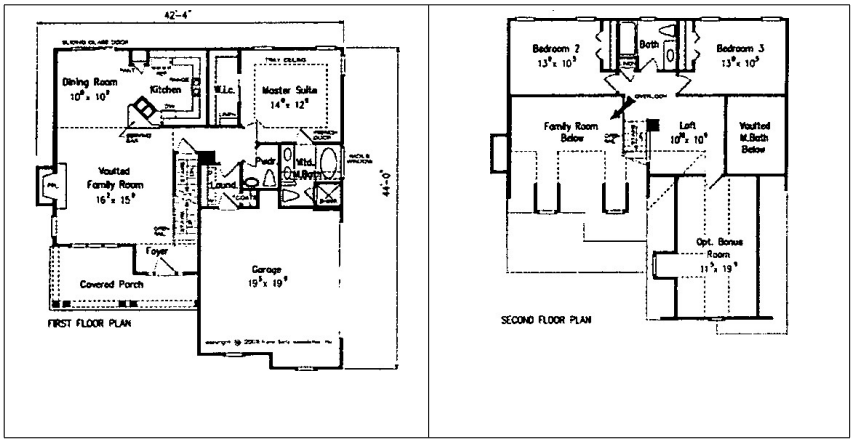






CULVERHOUSE	
UNFNISHED BASEMENT	1052
MAIN FLOOR	1012
UPSTAIRS	830
TOTAL FINISHED	1842
TOTAL ALL FLOORS	2894

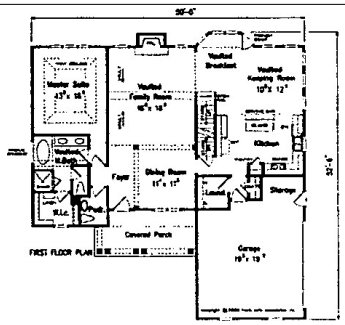


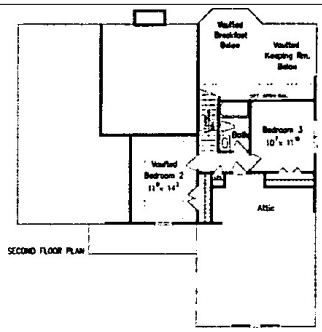


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~~HEDGEWICK~~	
~~UNFNISHED BASEMENT~~	~~1557~~
~~MAIN FLOOR~~	~~1507~~
~~UPSTAIRS~~	~~426~~
~~TOTAL FINISHED~~	~~1933~~
~~TOTAL ALL FLOORS~~	~~3490~~





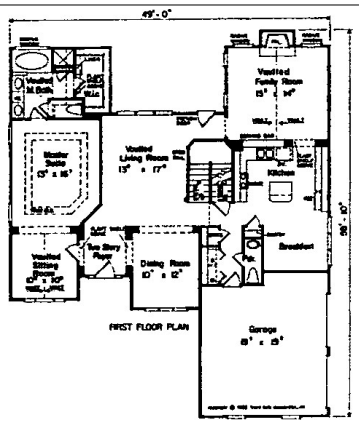


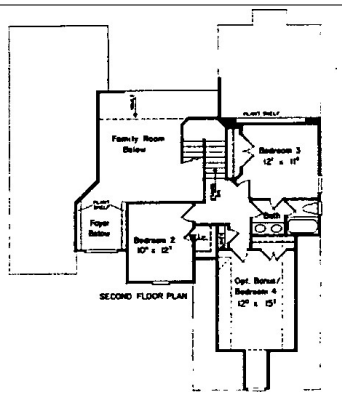
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~~MACENZIE~~	
~~UNFINISHED BASEMENT~~	~~1692~~
~~MAIN FLOOR~~	~~1642~~
~~UPSTAIRS~~	~~702~~
~~TOTAL FINISHED~~	~~2344~~

TOTAL ALL FLOORS	4036







EHT 26355:2008

Exhibit "D"
Special Conditions
Lakeview Fields
1988 North Geneva Road, Provo, Utah

The following special conditions shall apply to development of the Property which is the subject of the within Agreement. Capitalized terrns shall have the meaning set forth in the Agreement. All final plans for the Project shall note these conditions on the body of the plan along with all other notes required by Provo City, provided, however, that a condition need not be placed on the final plans as a note if such plans clearly illustrate the substance and requirements of the condition, except as otherwise provided in the special conditions below.

1. Not more than one (l) dwelling unit shall be constructed on each of Lots I to 50 shown on the preliminary subdivision plat set forth in Exhibit "C" herein (the "One-Family Subdivision Lots") for a total of fifty (50) one-family dwelling units in the Project subject to approval by Provo City as provided in the within Agreement.

2. Each one-family dwelling unit built on a One-Family Subdivision Lot within the Project shall have a minimum finished floor area as follows:

A. Single-story dwelling unit with a full unfinished basement:~~-~~ one thousand six hundred (1,600) square feet~~one thousand seven hundred (l ,700) square feet~~.

B. Two story dwelling unit with a full unfinished basement: ~~one thousand (1,000) square feet on the main floor and eight hundred (800) square feet on the upstairs floor~~nine hundred (900) square feed on the main floor and eight hundred (800) square feet on the upstairs floor.

C. Not more than ten (10) dwelling units maybe built without a basement. Any such dwelling unit shall have two (2) stories and a minimum finished floor area of two thousand three hundred (2,300) square feet.

D. The area within a garage ora basement shall not be included in the calculation of finished floor area, even if the area is finished.

3. Each one-family dwelling unit shall have at least a two (2) car garage. Carports shall be prohibited.

4. The exteriorofeach one-family dwelling unit shall consist of masonry material such as stone, brick, rock, stucco, Hardiboard (or equivalent) or a combination thereof.

5. Each one-family dwelling unit shall have a roof pitch of at least 5: 12 or greater.

6. Required landscaping shall be identified in the CCRs for the Subject Property defined herein. The CC&Rs shall allow for enforcement of the landscaping provisions by an owners association ("**HOA**") or by the City~~Each One-Family Subdivision Lot owner shall install landscaping in the front yard and street side yard ofthe lot prior to the issuance of a certificate of occupancy for the dwelling unit located thereon; provided, however, that installation of landscaping may be reasonably delayed due~~

Commented [KM11]: I.e. defined in the amendment.

~~weather conditions so long as:~~

~~A. Landscaping is completed within six (6) months after issuance of an occupancy permit.~~

~~B. The lot owner escrows funds sufficient to install landscaping as reasonably determined by Provo City.~~

~~C.~~A. ~~The lot owner and Provo City execute an escrow and landscaping improvement agreement consistent with this special condition~~ .

7. Prior to issuance of any building permit for a one-family dwelling unit on a OneFamily Subdivision Lot in the Project, covenants, conditions, and restrictions (the "Subdivision CCRs") shall be recorded against the One-Family Subdivision Lots in the Project which shall run with the land. Provo City shall approve the Subdivision CCRs, which approval shall not be unreasonably withheld, to determine compliance with this Agreement. Such CCRs shall include provisions that:

A. Establish a property owners association for the One-Family Subdivision Lots.

B. Establish an architectural control committee.

c. Require architectural control committee approval of the architectural design of any dwelling unit located on a One-Family Subdivision Lot before any application for a building permit for such unit is submitted to Provo City.

D. Require the property owners association to maintain any common areas and landscaping and fencing improvements located within the public right-of-way of2000 Norff which abuts the Project.

Notwithstanding anything in Section 7, Developer may establish separate CCRs and a separate HOA for the Subject Property which shall be independent of any CCRs and any property owners association and architectural control committee governing the other portions of the Property. The HOA for the Subject Property need not have an architectural control committee. Instead, the development of the Subject Property will be subject to the Approved Plans and any other applicable provisions of this Development Agreement. The HOA for the Subject Property will be responsible for maintenance of any common areas shown on an approved subdivision plat for the Subject Property.

8. The special conditions set forth in Paragraphs7 shall run with the land and shall survive the within Agreement as provided in Paragraph I I thereof. Provided, however, that the parties to the within Agreement, or their successors or assigns, may elect to modify or remove the foregoing

conditions on the Property. Modification or removal of any special condition set forth in Paragraph 10 shall be in written form mutually agreed to and executed by each of the parties and shall constitute an amendment to the within Agreement. The amendment shall be undertaken pursuant to a vote of the Municipal Council as provided in Section 14(1) of the within Agreement.

9. A seven (7) foot high concrete or masonry wall, approved by Provo City, shall be installed along the entire east boundary of the One-Family Subdivision Lots. Following issuance of ten (10) building permits for one-family dwellings on such lots, no further permits shall be issued unless and until the wall has been completely installed.

10. A six (6) foot high ~~cedar fence~~vinyl fence ~~with decorative masonry columns~~ and landscaping on the north side of the fence~~, approved by the Provo City Design Review Committee,~~ shall be installed

along the entire north boundary of the ~~One-Family Subdivision Lots~~Subject Property. ~~Fence panels shall not be aligned in a straight line but shall be staggered to achieve a higher design quality as reasonably determined by the Committee.~~ Following issuance of twenty (20) building permits for one-family dwellings on such lots, no further permits shall be issued unless and until the fence has been completely installed.

I 1 . Notwithstanding anything herein to the contrary, Special Conditions 1-6, 9 and 10 shall be included on each recorded plat for Property.

12. Developer shall improve the east side of the intersection of 2000 North and Geneva Road, including acquisition ofany property necessary to make such improvements (collectively, the "Improvements"), pursuant to construction drawings approved by Provo City; provided, however, that Developer shall not be required to construct such Improvements unless and until Developer and Provo City execute an agreement under which Developer will be reimbursed the cost of such Improvements less Developers proportionate share thereof.

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	MABARNES
Presenter:	Mary Barnes, Planner
Department:	Development Services
Requested Meeting Date:	01-01-2018
Requested Presentation Duration:	Work meeting: 10 mins (5 for presentation, 5 for questions). Council meeting: 15 mins (5 for presentation, 10 for questions/public comment)
CityView or Issue File Number:	PLRZ20240369

SUBJECT: 4 An ordinance amending the zone map classification of real property, generally located at 1780 South State Street, from the Agricultural (A1.5) Zone to the Planned Industrial Commercial (PIC) Zone. Spring Creek Neighborhood. (PLRZ20240369)

RECOMMENDATION: Development Services is recommending approval. Please see attached documents.

BACKGROUND: Ryan Litke is proposing to rezone the property located at 1780 South State Street from the A1.5 zone to the PIC zone. This property is currently vacant. The applicant is proposing to build a 5-tenant commercial building.

FISCAL IMPACT: None

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Please see pages 3-4 in the staff report.

Provo City Planning Commission

Report of Action

March 26, 2025

*ITEM 1 Ryan Litke requests a Zone Map Amendment from the A1.5 (Agricultural) Zone to the PIC (Planned Industrial Commercial) Zone in order to bring forward a flex office/warehouse development, located at 1780 South State Street. Spring Creek Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLRZ20240369

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 26, 2025:

RECOMMENDED APPROVAL,

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

Motion By: Lisa Jensen
Second By: Adam Shin
Votes in Favor of Motion: Lisa Jensen, Jonathon Hill, Melissa Kendall, Barbara DeSoto, Andrew South, and Adam Shin.
Jonathon Hill 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 Planned Industrial Commercial (PIC) Zone is described in the attached Exhibit A.

RELATED ACTIONS
PLCP20250013 – Concept Plan for 1780 S State St, which was approved by the Planning Commission on March 26, 2025.

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.
- Traffic study is required with future stages of approval.

NEIGHBORHOOD MEETING DATE
This application was presented at the District 2 neighborhood meeting on February 4, 2025. Neighbors, Treeside Charter School parents and faculty were concerned about traffic safety, industrial uses near a school, and construction noise.

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
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 was no public comment.

APPLICANT RESPONSE
The applicant is Ryan Litke. Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Remington Commons sold a few small parcels on the north edge of the property to the applicant. As part of that agreement, the understanding was that Remington Commons residents would be able to use Pronghorn's parking lot to access State St, to hopefully offload traffic from the two north accesses. Charter School traffic will most likely also use Pronghorn's parking lot for the same reason.
    - For the State St accesses, the parcel to the south needs an access or it will be landlocked. State St accesses have a 250 ft distance requirement.
    - The applicant would prefer all traffic to enter and exit from State St. The south entrance will most likely be right in/right out.
- The applicant does not have tenants lined up because the project is still in a very preliminary stage. The PIC zone grants flexibility, and a broader scale of uses will help to fill the building. Tenants do not always come until the project is further along in the process.
    - Light manufacturing is a loose term, but there will not be a cabinet maker or any of the more industrial uses because it would chase away the other tenants.
    - The applicant is conscious of the surrounding context. With the residential of Remington Commons and the school use, it makes sense to have uses in this building that will complement the area.
    - The applicant stated that polluting/heavy industrial uses would not work in this space because it is small. That type of use usually looks for larger warehouses.
    - The applicant has some projects similar to this project, and some of the uses in those buildings include wedding dress retail, sports apparel, and e-commerce style businesses. It's a small space, so there will be smaller users. Because it's on State St and a drive-through is included as part of the project, a restaurant could locate here.
- The property to the south has a 15 ft grade difference from the subject property and has a lot of water.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

After staff presentation:

- Commissioner Kendall asked about potentially eliminating the north access into the adjacent development and substituting with an access onto Lakeview Parkway to the south.
    - The property to the south is not annexed into the city, and the property owners have expressed no interest in annexing in. Also, the grade is significantly different between the two properties. Having an access to Lakeview Parkway would not work for this development.
- Commissioner Shin followed up with that line of questioning, asking if the north access could be completely eliminated. Eliminating this access would also eliminate connectivity between the sites, and that is not recommended.
    - Commissioner Jensen agreed, stating that customers and employees of Pronghorn Business Park need the opportunity to be able to use the future 1640 S traffic light.
- Commissioner Jensen asked about adequate room for a drive-through on the south side of the proposed building, and the potential for light manufacturing uses in the building. There is adequate room for the drive-through. The PIC zone is being recommended because it provides more flexibility in uses to ensure that development does happen here. The applicant is aware that retail/commercial is the preferred use.
- Commissioner Shin asked about noise regulation for the school. One of the main complaints from the neighborhood meeting was construction noise, which is temporary.

After public comment:

- Commissioner Jensen expressed concern about the breadth of uses permitted in the PIC zone, and how it would fulfill the City's vision for commercial in this area.
    - Commissioner Hill agreed. The property could get sold, and then Provo would be dealing with a new developer.
- Commissioner Shin summarized, stating that the main concern is the potential for noise to disturb the nearby residents and school.
    - Commissioner Jensen also mentioned delivery truck noise, but that the distance from the school and required buffering should be able to mitigate that. More neighborhood focused uses would be good.
    - Commissioner South added that getting something built on this property would allow for opportunity. Right now, there is no opportunity because it is a vacant lot. The size, layout, and access does not make this property conducive to a significant industrial use. Potential upsides would be prevented if this rezone does not go through.
    - The planner referenced 9.06.040 states that the maximum noise allowed between 7 AM-10 PM is 70 decibels. That is compatible with the sound of a dishwasher or busy office, measured at property line.
    - Commissioner Hill stated that the noise ordinance assuages his concerns.
- Commissioner Jensen reaffirmed that she is still not comfortable with the uses allowed in the PIC zone. A potential denial

recommendation with a note regarding the uses was discussed.

- Commissioner Shin asked about Commissioner Jensen's specific concerns. Commissioner Jensen stated that the feel of the project would be industrial but conceded that the existing noise code would help to take care of most concerns.
- The applicant stated that the CG zone and PIC zone have very similar uses. The PIC does provide a slightly broader scale. The applicant cannot have a tenant making a ton of noise because there are multiple tenants in the building. On the south side of the building, there are going to be ground level doors. There aren't semi-truck docks or anything to suggest a heavier use. The PIC zone will broaden the uses a little so that smaller office/warehouse users can use this location. There cannot be a larger tenant here, they would not fit.

- Commissioner Shin asked City staff to clarify what is allowed in the PIC zone, and Commissioner Jensen also asked city staff to reaffirm the positive recommendation found in the staff report.
  - The planner referenced the permitted uses in 14.29.020, including food manufacturing (dairy, bakery, and candy), bottling soft drink, apparel manufacturing, printing, publishing, cosmetics. Retail uses include general merchandise, food, furniture, restaurants, and retail apparel. Service uses include finance services, advertising, personal services, and other professional/office uses. Finally, it also includes amusements, horticultural, and cultural activities. Heavier manufacturing is not permitted, the PIC zone was created to reflect commercial with a mix of light industrial.
  - Staff have a positive recommendation because the property has been empty for many years. Allowing for a broader flexibility of uses could allow development to enhance the area, especially with the existing design corridor. A rezone to PIC would open the door to development on South State St.
- Commissioner Kendall stated that the zone itself is limited to light industrial uses. Commissioner South stated that the zone addresses the concerns, and there is no reason to put additional conditions on the zone map amendment.
- Commissioner Shin mentioned that he feels good about it. Construction noise will be temporary, and any additional noise should be mitigated by the existing noise ordinance.
- Commissioner Jensen recommended approval to the City Council, as long as they feel that the potential uses are compatible.



Planning Commission Chair

Bill Peperone

Director of Development Services

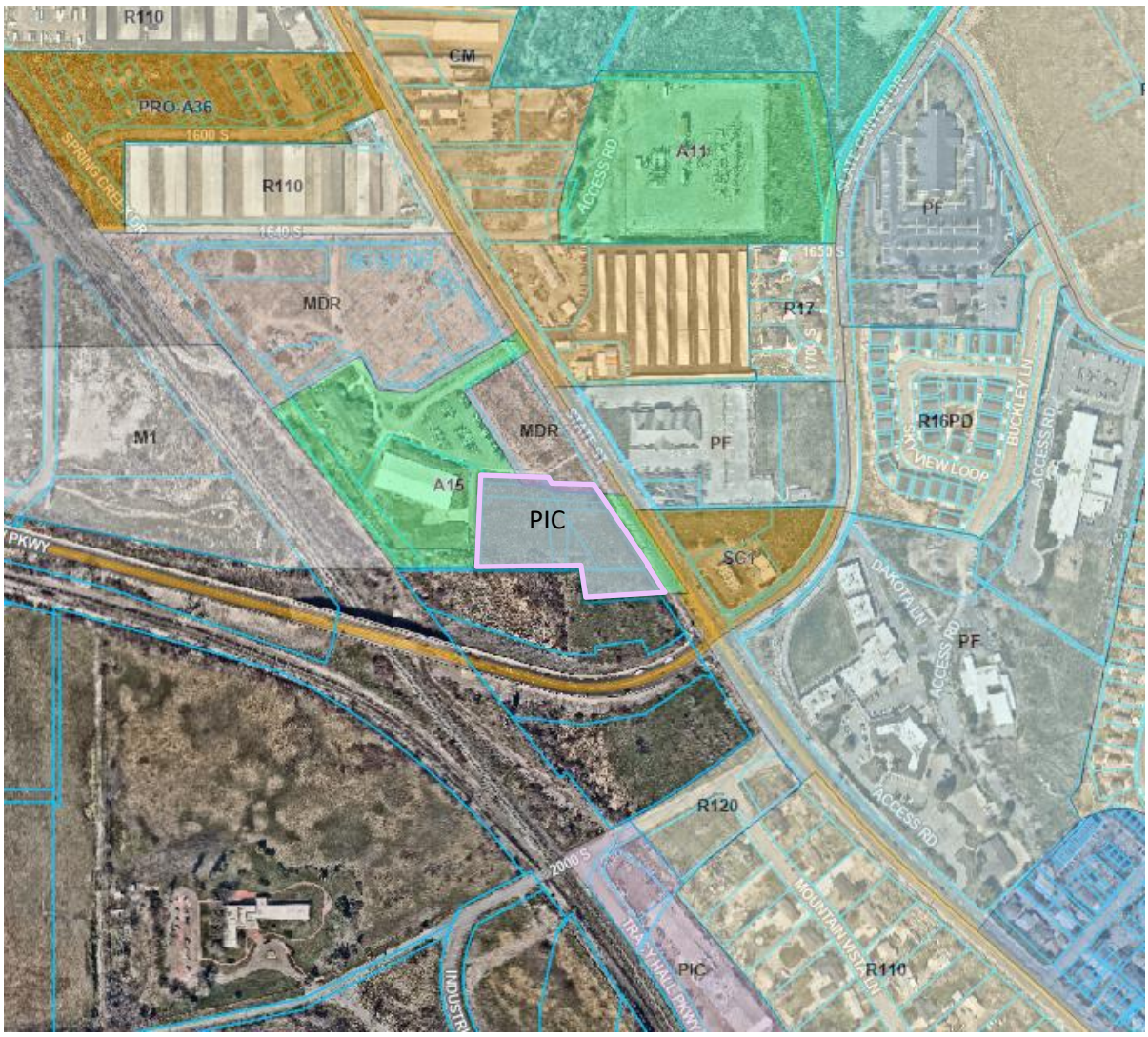
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ 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



Legal Description: Beginning at a point located South 0°46'55" East along section line 380.30 feet and East 1288.31 feet from the West Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North 0°42'30" West along section line from said West Quarter Corner to the Northwest Corner of said Section 17); thence South 87°40'12" East 189.90 feet; thence South 33°22'12" East 18.48 feet; thence South 87°40'12" East 132.51 feet; thence South 33°02'49" East along the westerly right-of-way of State Street a distance of 285.74 feet; thence South 89°30'00" West 205.28 feet; thence South 8°15'00" East 0.58 feet; thence South 89°30'00" West 294.07 feet; thence North 2°19'59" East 273.21 feet to the point of beginning. Area = 2.437 Acres

DEVELOPMENT SERVICES

Planning Commission Hearing Staff Report
Hearing Date: March 26, 2025

***Item 1** Ryan Litke requests a Zone Map Amendment from the A1.5 (Agricultural) Zone to the PIC (Planned Industrial Commercial) Zone in order to bring forward a flex office/warehouse development, located at 1780 South State Street. Spring Creek Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLRZ20240369

Applicant: Ryan Litke

Staff Coordinator: Mary Barnes

Property Owner: Skyline Holdings Group LLC, Zions M-13 Development LLC

Parcel ID: 22:046:0173, 22:046:0174, 22:046:0084, 22:046:0084, 22:046:0177, 22:046:0056, 22:046:0055, 22:046:0055, 22:046:0063, 22:046:0057, 22:046:0178, 22:046:0005

Acreage: 2.82 acres

Number of Lots: 12

Current Zone: Agriculture (A1.5)

Proposed Zone: Planned Industrial Commercial (PIC)

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 9, 2025, 6:00 P.M.*
2. **Recommend Denial** of the requested zone map amendment. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: Vacant lot

Relevant History: This property originally had an auto repair shop, which was demolished in 2002. Since then, it has been a vacant lot.

Neighborhood Issues: This application was presented at the District 2 neighborhood meeting on February 4th. Neighbors were concerned about traffic safety, industrial uses near a school, and construction noise.

Summary of Key Issues:

- The General Plan and Southeast Neighborhood Plan future land use maps show this area as commercial.
- A concept plan is a part of this approval.

Staff Recommendation:
That the Planning Commission recommend approval of the zone map amendment to the Provo City Council.

OVERVIEW

The applicant has requested a zone map amendment for a 2.82 -acre lot located at 1780 S State St, from Agriculture (A1.5) to Planned Industrial Commercial (PIC). In the associated concept plan application, the applicant is proposing Pronghorn Business Park, a 5-tenant flex office/warehouse building, including a drive through tenant space.

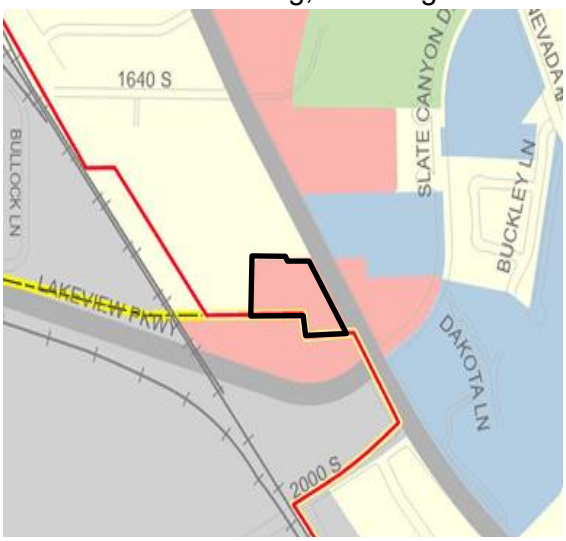


Figure 1: General Plan Future Land Use Map



Figure 2: Southeast Plan Future Land Use Map

The General Plan Future Land Use Map designates this area as commercial, and the Southeast Neighborhood Plan Future Land Use Map designates this area as SC1 or Neighborhood Commercial, as seen in Figures 1 & 2 below.

Surrounding zones

North: Medium Density Residential (MDR), and Agriculture (A1.5)
South: Utah County
East: Agriculture (A1.5)
West: Public Facilities (PF) and Neighborhood Shopping Center (SC1)

FINDINGS OF FACT

1. The current zoning on the parcel is A1.5 (Chapter 14.08). The entire area is 2.82 acres, or 122,839 sq ft.
2. The proposed zoning is PIC (Chapter 14.29). The PIC zone permits many different commercial, retail, service, and industrial uses.
3. The general plan designation is Commercial.
4. The proposed use would increase the amount of commercial tenant space on south State St.
5. If the rezone is approved, the applicant will have to come back for Project Plan Approval with the Planning Commission and record a subdivision plat.

6. This rezone request includes a small property to the south owned by Zions M-13 Development. This property does not currently have a concept plan. Staff directed the applicant to include this property in the rezone application to avoid an isolated zoning designation.

STAFF ANALYSIS

This corner of south Provo is shown as SC1 or neighborhood commercial in the Southeast Neighborhood Plan; however, it has been vacant for 23 years. Staff considers the PIC zoning classification appropriate for this area, as it accommodates commercial while potentially providing office/warehouse space for businesses that do not need State St frontage.

The nearby land surrounding the 7-11 at Slate Canyon Dr/State St is zoned SC1. Upon reevaluating this SC1-zoned area and acknowledging its persistent vacancy, staff believes that applying the PIC zone on the subject property would better complement existing uses in the area while offering an increased flexibility in uses that would facilitate development. This would still fall in line with the general goals of the General Plan and Southeast Neighborhood Plan.

Permitted uses in the PIC zone include the manufacturing of food products (dairy, bakery, confectionery, etc.), apparel, furniture, medicine, professional instruments, and miscellaneous plastic or glass products. It includes retail uses, such as general merchandise, food, apparel and accessories, restaurants, and other miscellaneous retail trade. Finally, it permits personal services (beauty and barber shops, clothing alteration, etc.), athletic clubs, business and small repair services, professional services, and amusements. The PIC zone was designed to combine nonpolluting light manufacturing uses, commercial uses, and professional office uses.

General Plan

Provo City Code Title 14.02.020(2) sets forth the following guidelines for consideration of amendments:

1. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:
    a) Public purpose for the amendment in question.

Staff response: **The public purpose of this amendment is to enhance the commercial opportunities available within this area. Commercial development is also beneficial to the city tax base.**

    b) Confirmation that the public purpose is best served by the amendment in question.

Staff response**: With this zone map amendment, the applicant will be able to apply for a project plan application for five-tenant office/warehouse building, including a drive through tenant space. This would increase the commercial offerings of the area.**

c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

***Staff response*: Goal 1a in the Economic Development chapter of the General Plan states, "Explore implementing strategic investments to attract new businesses while continuing to support growth of local businesses"**
Goal 1c in the Economic Development chapter states, "Increase commercial and light industrial space such as maker spaces and innovation centers."

d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

***Staff response*: The implementation chapter of the General Plan states that the timing of both goals is short-mid. This rezone would be within the "short" time range of 1-3 years since the General Plan was adopted.**

e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

***Staff response*: Staff does not believe that this proposal will hinder or obstruct General Plan policies.**

f) Adverse impacts on adjacent landowners.

***Staff response*: The Provo City Traffic Engineer believes that the current access configuration shown on the site plan is the best possible outcome for traffic from the school. The volume of visitors to Pronghorn Business Park will be less than the traffic volume for Remington Commons.**

g) Verification of correctness in the original zoning or General Plan for the area in question.

***Staff response:* The General Plan shows this area as "Commercial". Staff believes that the PIC zone can fulfill the intent of the commercial designation.**

h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

***Staff response*: There is no conflict between the General Plan Map and Policies.**

CONCLUSIONS

In conclusion, staff view this rezone request and associated concept plan favorably. This type of use is needed in this area of Provo, and with the implementation of transitional buffer standards, there is the potential for appropriate integration within the context of this section of State St.

ATTACHMENTS

1. Area Map
2. Proposed Zone Map Amendment
3. Concept Site Plan

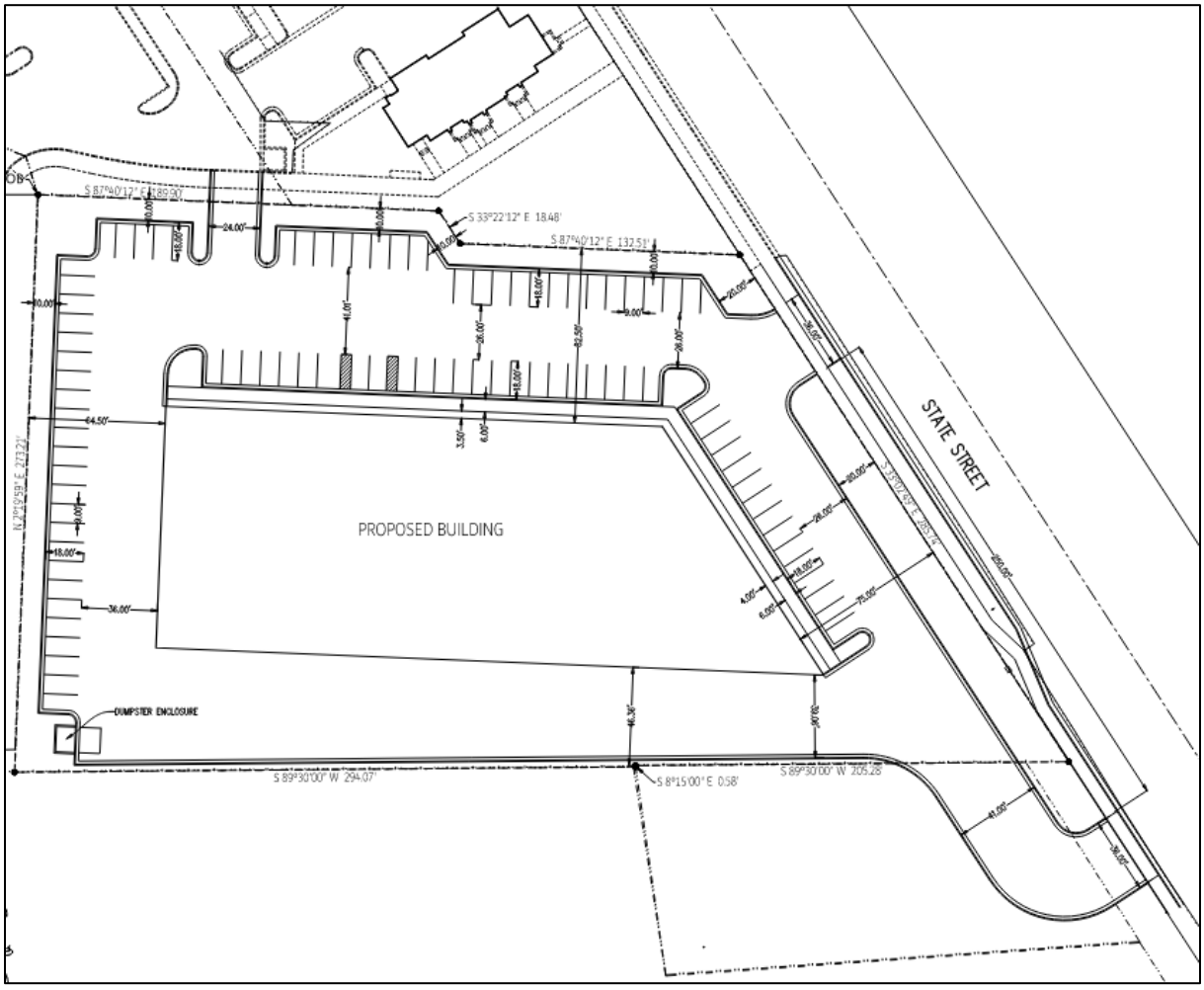
ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – PROPOSED ZONE MAP AMENDMENT



ATTACHMENT 3 – CONCEPT SITE PLAN



ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 1780 SOUTH STATE STREET, FROM THE AGRICULTURAL (A1.5) ZONE TO THE PLANNED INDUSTRIAL COMMERCIAL (PIC) ZONE. SPRING CREEK NEIGHBORHOOD. (PLRZ20240369)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 2.876 acres of real property, generally located at 1780 South State Street (an approximation of which is shown or described in Exhibit A and a more precise description of which is attached as Exhibit B), be amended from the Agricultural (A1.5) Zone to the Planned Industrial Commercial (PIC) Zone;

On March 26, 2025, the Planning Commission held a public hearing to consider the proposal, and after the hearing the Planning Commission recommended **approval** of the proposal to the Municipal Council by a 6:0 vote;

The Planning Commission's recommendation was based on the project design presented to the Commission;

On April 22, 2025, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, the Council finds that (i) the Provo Zoning Map should be amended as set forth below, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The classification on the Provo Zoning Map is amended from the Agricultural (A1.5) Zone to the Planned Industrial Commercial (PIC) Zone for the real property described in this ordinance.

PART II:

A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance controls.

B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part, sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the remainder of the ordinance is not affected by that determination.

C. This ordinance takes effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.

D. The Municipal Council directs that the Provo Zoning Map be updated and codified to reflect the provisions enacted by this ordinance.

Exhibit A

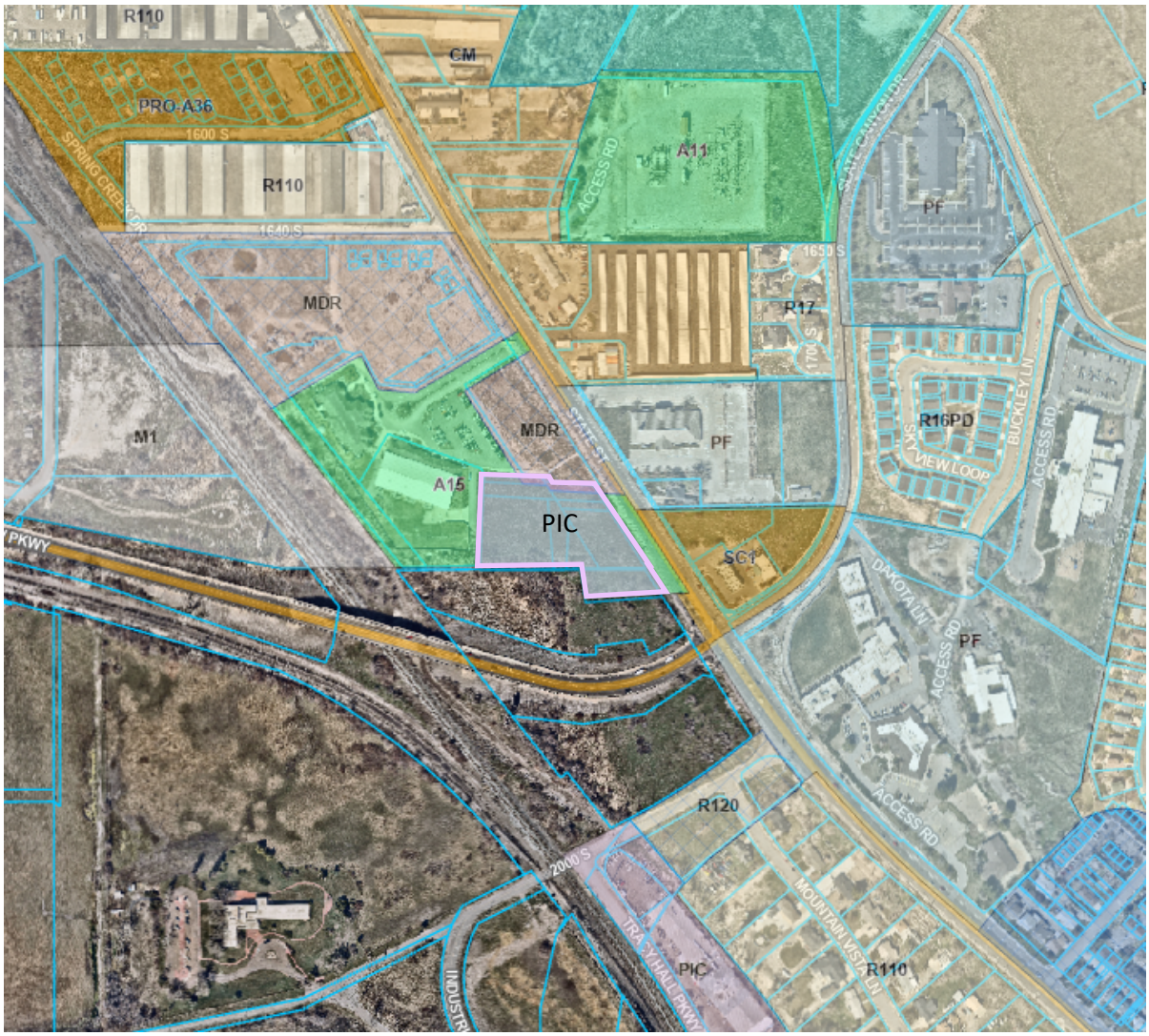

R110
CM
PRO-A36
1600 S
R110
1640 S
A11
ACCESS RD
SAINT CANYON DR
PF
1650 S
R17
1700 S
MDR
M1
MDR
STATE ST
PF
R16PD
SKY VIEW LOOP
BUCKLEY LN
ACCESS RD
A15
PIC
SC1
DAKOTA LN
PF
ACCESS RD
R120
ACCESS RD
2000 S
MOUNTAIN VISTA LN
PIC
R110

Exhibit B

Beginning at a point located South 0°46'55" East along section line 380.30 feet and East 1288.31 feet from the West Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North 0°42'30" West along section line from said West Quarter Corner to the Northwest Corner of said Section 17); thence South 87°40'12" East 189.90 feet; thence South 33°22'12" East 18.48 feet; thence South 87°40'12" East 132.51 feet; thence South 33°02'49" East along the westerly right-of-way of State Street a distance of 285.74 feet; thence South 89°30'00" West 205.28 feet; thence South 8°15'00" East 0.58 feet; thence South 89°30'00" West 294.07 feet; thence North 2°19'59" East 273.21 feet to the point of beginning.
Area = 2.437 Acres

COM N 0 DEG 47' 24" W 2643.3 FT & S 649 FT & E 1761.5 FT FR SW COR. SEC17, T7S, R3E, SLB&M.; S 32 DEG 27' 0" E 100 FT; S 86 DEG 0' 0" W 225 FT; N 8 DEG 15' 0" W 100 FT; N 89 DEG 30' 0" E 185 FT TO BEG. AREA 0.439 AC.

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	MABARNES
Presenter:	Mary Barnes, Planner
Department:	Development Services
Requested Meeting Date:	04-22-2025
Requested Presentation Duration:	Work meeting: 7 mins (3 for presentation, 4 for questions). Council meeting: 10 mins (3 for presentation, 7 for questions/public comment).
CityView or Issue File Number:	PLRZ20250083

SUBJECT: 5 An ordinance amending Provo City Code regarding permitted uses and floor area ratio in the Specialty Support Commercial (SSC) Zone. City wide application. (PLOTA20250083)

RECOMMENDATION: Development Services is recommending approval. Please see supporting documents.

BACKGROUND: The applicant is requesting an ordinance amendment to completely remove the floor area ratio requirement from Title 14.47 Specialty Support Commercial (SSC) zone, and add restaurant drive-throughsand indoor self-storage to the permitted uses. This is to facilitate a future project at 3433 N 100 E, connected to the PLRZ20250082 rezone application.

Staff provided the Planning Commission with a condition of approval to add a 30% lot coverage requirement to 14.47.
Planning Commission voted to recommend a 34% lot coverage requirement to 14.47.

FISCAL IMPACT: None

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Please see pages 3 & 4 of the staff report.

Provo City Planning Commission

Report of Action

March 26, 2025

*ITEM 5 Douglas Nielson requests Ordinance Text Amendments to Provo City Code Sections 14.47.120 (Permitted Uses) and 14.47.130 (Floor Area Ratio) to add drive-thru restaurants and indoor temperature controlled storage unit facilities, and remove floor area ratio standards in the SSC (Specialty Support Commercial) Zone. Citywide Application. Mary Barnes (801) 852-6408 mabarnes@provo.gov PLOTA20250083

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 26, 2025:

RECOMMENDED APPROVAL (WITH RECOMMENDED CHANGES)

On a vote of 5:0, the Planning Commission recommended approval of the above noted application, with the following recommendation:

Planning Commission Recommendation:

1. A 34% lot coverage requirement is added to 14.47.130

Original recommended condition of approval from staff:

2. A 30% lot coverage requirement is added to 14.47.130

Motion By: Melissa Kendall
Second By: Adam Shin
Votes in Favor of Motion: Lisa Jensen, Jonathon Hill, Melissa Kendall, Barbara DeSoto, and Adam Shin.
Jonathon Hill was present as Chair.

- New findings stated as basis of action taken by the Planning Commission or recommendation to the Municipal Council; Planning Commission determination is not generally consistent with the Staff analysis and determination.

RELATED ACTIONS

PLRZ20250082 - Zone Map Amendment for 3433 N 100 E, which was recommended for approval by the Planning Commission on March 26, 2025.
PLCP20250080 – Concept Plan for 3433 N 100 E, which was approved by the Planning Commission on March 26, 2025.

TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A. The text of staff's recommended condition of approval is attached as Exhibit B. The text of Planning Commission's recommendation is attached as Exhibit C.

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 corresponding rezone application will be presented at the District 1 neighborhood meeting on April 16, 2025.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing. Robert Hammond of Riverside Neighborhood was present.

- The existing Jamestown buildings are beautiful. This project was presented in 2019 and again in 2023. There were 17 in

favor, and no one opposed in 2023.

- The biggest concern with the storage units was the design of the building, the unloading area, etc. But, with the design, the neighbors do feel better about it. It mixes well with Jamestown.
- With the townhomes, we would love to have families. The neighborhood has two main questions: Is it an HOA? And is it owner-occupied?
- With the retail building, the concept of two drive-throughs on either edge of the building is difficult. The middle unit may not perform well. It also creates traffic intensity at 3470 W.
    - There is concern about how close the north exit is to University Avenue.
    - What type of product will be using the drive throughs? If it's fast food, it would create an issue. That is not the type of product that the neighborhood is looking for.

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:

- *Loree Hamblin, Riverside Neighborhood*. The design of the building is great, but the traffic on 3470 W is already an issue. There is already a parking lot from the north going into 3470 W, and adding two more accesses onto 3470 W would increase traffic.

APPLICANT RESPONSE

The applicant is Doug Nielsen. Key points addressed in the applicant's presentation to the Planning Commission included the following:

- This application has had a few different iterations over the years, but this final iteration reflects the needs of the area.
- The 30% condition in the ordinance text amendment (OTA) will be tricky, but we are willing to work with staff on ensuring that we can meet requirements.
- There is an extra 16,000 sq ft of landscaping along University Avenue that will help to buffer the project. The commercial buildings have more than enough parking, and will have a cross access and parking agreement with the Jamestown buildings to the south.
- A 6 ft masonry wall will be constructed between the residential and commercial.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

After staff presentation:

- Commissioner Jensen asked if the SSC zone would become obsolete with the code rewrite, about the maximum building height, and for an example of indoor temperature-controlled storage units.
    - Director Peperone added that if this rezone is approved and moved forward, it would finish out the entire Jamestown Project, and the SSC would most likely not be used anywhere else.
    - Maximum building height in the SSC zone is 35 feet. Indoor temperature-controlled storage units are essentially indoor storage rooms for businesses, families, or individuals that need extra storage.
- Commissioner Shin clarified that this property is in a design corridor.
- Commissioner Jensen asked the applicant about the type of unloading in the unloading canopy facing 100 E. The applicant confirmed that it would not be semi-trucks, it would be personal cars, trucks, and trailers that would pull up to unload.

After public comment:

- Commissioner Jensen asked for clarification on the drive throughs from the applicant, and whether the townhomes will be rented or owner-occupied.
    - The applicant stated that this type of drive-through is not compatible with a larger fast food chain, like McDonalds. The applicant's engineer added another drive through and has done this type of thing before. The townhomes will be rented.
    - The planner stated that Provo City does not have design standards for this type drive through configuration. Provo City code only has a requirement for 3 stacking spaces. Director Peperone confirmed that that number would be increased during the code rewrite.
- Commissioner Kendall expressed confusion with the double drive through. Commissioner Shin asked if examples of the double drive through could be provided for the City Council.
- Commissioner Kendall asked if a traffic study has been done for this project. Because it is still in the preliminary stages,

a traffic study has not been completed. Commissioner Jensen agreed with the public comment that 3470 W is difficult and asked about the potential for a right in/right out designation for the north commercial access.
    - City engineer David Day stated that a traffic study would be required for this development, but it would be with the Project Plan Application. Making the north commercial access a right in/right out would have to be studied. It's not typically done on side streets.
- Commissioner Jensen agreed that the design of the site is beautiful, and the distribution of uses is great and compatible with surrounding uses. However, 3470 W is a difficult road to access safely due to the proximity of University Avenue. Funneling everyone onto 100 E could affect the new and existing residential.
    - The applicant stated that 100 E is a collector road, so it can take that kind of use. Customers for the proposed retail would be able to access the project from the existing retail building parking lot and a 100 E access to the south.
- Commissioner Hill asked staff about the 30% number in the recommended condition for the ordinance text amendment.
    - The planner answered that it is the number required in the SC1 zone, which is a close approximate to the SSC zone.
    - Commissioner Jensen confirmed that 30% is a good number for lot coverage. Because the current lot coverage is about 33.8%, the applicant will have to shrink the building.
    - Commissioner Shin and Commissioner Hill expressed that the concept site plan layout is great how it is, and the SSC zone is going away. They are comfortable with a 34% lot coverage requirement, which will enable the applicant to use the current concept site plan without major modifications.
- Commissioner Kendall motioned approval for the ordinance text amendment with the following recommendation:
    - A 34% lot coverage requirement is added to 14.47.130.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- The concept plan meets the intent of the area and goes above and beyond for the design corridor. The lot coverage shown on the concept plan does not need to be changed to fit 30%.
- This is the last property for the SSC zone.

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

14.47.020 Permitted Uses.

(1) Those uses or categories as listed herein, and no others, are permitted in the SSC zone.

(2) All uses listed herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Commission. Specific uses are identified by a four-digit number in which all digits are whole numbers. Classes or groupings of such uses permitted in the zone are identified by a four-digit number in which the last one or two digits are zeros. All such categories or classes listed herein and all specific uses contained within them in the Standard Land Use Code will be permitted in the SSC zone subject to the limitations set forth herein.

(3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SSC zone:

Use No.	Use Classification
4811	Electric transmission right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4821	Gas pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4824	Gas pressure control stations
4831	Water pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4835	Irrigation distribution channels
4836	Water pressure control stations and pumping plants
4841	Sewage pipeline right-of-way (identifies areas where surface is devoted exclusively to right-of-way activity)
4844	Sewage pumping stations

Use No.	Use Classification
4864	Combination utilities right-of-way (identifies areas where surface is devoted exclusively to right-of-way activity)
4873	Storm drain or right-of-way (predominantly covered pipes or boxes)
4923	Travel agencies
5391	Dry goods & general merchandise (includes fabric shops, boutiques, craft stores, etc.)
5421	Meat store (includes butcher shop)
5440	Candy, nut, and confectionery
5461	Bakeries
5494	Delicatessen selling ready cooked or prepared food
5495	Health food store
5733	Music stores, retail
5811	Restaurants ~~(no fast food or drive-through)~~ with drive through service
5912	Prescription pharmacy
5940	Books, stationery, art and hobby supplies, arts and crafts
5950	Sporting goods (excluding firearms and ammunition), bicycles and toys
5991	Florists
5996	Optical goods
6111	Banking services
6141	Insurance carriers
6211	Laundries
6213	Dry cleaning
6230	Beauty and barber shops, reducing salons
6254	Shoe repair
6334	Duplicating, quick print services

Use No.	Use Classification
6376	Indoor Temperature Controlled Storage Unit Facilities
6395	Photo finishing services
6511	Physicians office
6512	Dental office
6591	Accounting, auditing, bookkeeping, income tax preparation, etc.
6730	Postal services
6815	Day care services (subject to the Day care services standards of Section 14.34.250, Provo City Code)
6834	Music schools (only in conjunction with a music store)
6839	Other Special Training, includes karate, judo, kung fu schools
6910	Religious activities
7398	Video rental

(4) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the SSC zone, provided they are incidental to, and do not substantially alter, the character of the permitted use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

(a) Accessory buildings such as garages, carports, equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the SSC zone.

(b) Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto and, provided further, that such use shall be permitted only during the construction period and thirty (30) days thereafter.

(5) *Conditional Uses.* The following uses and structures are permitted in the SSC zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code.

Use No.	Use Classification
4715	Low Power Radio Communication Towers and Antennas
5410	Groceries, with or without meat.
5532	Convenience Store, with gasoline and general merchandise

~~**14.47.130 Permissible Floor Area Ratio.**~~

~~(1) In an SSC zone, the ratio of total floor area to total lot area shall not exceed 0.20. For example: a one-story building could cover no more than twenty percent (20%) of a lot. A two-story building (with the same amount of floor space) could not cover more than ten percent (10%) of the lot.~~

~~(2) Notwithstanding the standard set forth in Subsection (1) of this Section, a higher FAR may be approved if the required off-street parking and access lanes cover less of the site than the allowed maximum. As might be the case, for example, with underground parking or other parking structures.~~

Exhibit B

14.47.130 Permissible Lot Coverage. ~~Floor Area Ratio.~~

~~(1) In an SSC zone, the ratio of total floor area to total lot area shall not exceed 0.20. For example: a one-story building could cover no more than twenty percent (20%) of a lot. A two-story building (with the same amount of floor space) could not cover more than ten percent (10%) of the lot.~~

~~(2) Notwithstanding the standard set forth in Subsection (1) of this Section, a higher FAR may be approved if the required off-street parking and access lanes cover less of the site than the allowed maximum. As might be the case, for example, with underground parking or other parking structures.~~

In an SSC zone, all buildings and structures shall not cover an area of more than thirty percent (30%) of the lot or parcel of land upon which they are placed.

Exhibit C

14.47.130 Permissible Lot Coverage. ~~Floor Area Ratio.~~

~~(1) In an SSC zone, the ratio of total floor area to total lot area shall not exceed 0.20. For example: a one-story building could cover no more than twenty percent (20%) of a lot. A two-story building (with the same amount of floor space) could not cover more than ten percent (10%) of the lot.~~

~~(2) Notwithstanding the standard set forth in Subsection (1) of this Section, a higher FAR may be approved if the required off-street parking and access lanes cover less of the site than the allowed maximum. As might be the case, for example, with underground parking or other parking structures.~~

In an SSC zone, all buildings and structures shall not cover an area of more than thirty-four percent (34%) of the lot or parcel of land upon which they are placed.

DEVELOPMENT SERVICES

Planning Commission Hearing Staff Report
Hearing Date: March 26, 2025

***Item 5** Douglas Nielson requests Ordinance Text Amendments to Provo City Code Sections 14.47.120 (Permitted Uses) and 14.47.130 (Floor Area Ratio) to add drive-thru restaurants and indoor temperature-controlled storage unit facilities and remove floor area ratio standards in the SSC (Specialty Support Commercial) Zone. Citywide Application. Mary Barnes (801) 852-6408 mabarnes@provo.gov PLOTA20250083

Applicant: Douglas Nielson

Staff Coordinator: Mary Barnes

Relevant History: The applicant is requesting this ordinance amendment to remove the floor area ratio requirement from the Specialty Support Commercial (SSC) zone and add restaurant drive-throughs and indoor self-storage to the permitted uses.

Neighborhood Issues: A neighborhood meeting for District 1 has been scheduled for April 16th, 2025, and the applicant has agreed to appear before the neighborhood board to answer any questions they may have.

Summary of Key Issues:

- 14.47.020 currently permits restaurants, but not fast food or drive-throughs. It does not permit indoor self-storage.
- 14.47.130 is the permissible floor area ratio. The applicant wants to remove this requirement completely.

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 9th, 6:00 P.M.*
2. **Recommend Denial** of the requested ordinance text amendment. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Staff Recommendation:
That the Planning Commission recommend approval of the proposed text amendment to the Provo City Council with the following condition:

- A 30% lot coverage requirement is added to 14.47.130.

OVERVIEW

The Specialty Support Commercial (SSC) zone was created in 1995 by Doug Nielson, who is the applicant on this ordinance text amendment. This zone was specifically crafted for the Courtyard on Jamestown project on University Avenue. After 30 years, the applicant is requesting an ordinance amendment to add two permitted uses, and to remove the floor area ratio requirement.

FINDINGS OF FACT

- This ordinance text amendment is in connection with a rezone and concept plan for 3433 N 100 E.
- The SSC zone currently allows restaurants, but not fast food or drive-throughs.
- There are no other standalone indoor temperature-controlled self-storage facilities in the vicinity.
- Floor area ratio is a requirement in one other section of code, the Research and Business Park (RB&P) zone. The RB&P floor area ratio is less stringent than the SSC floor area ratio requirement.
- A lot coverage requirement has been added to the recommended conditions of approval.

STAFF ANALYSIS

14.47.020 Ordinance Amendment

Please see attachment 1 for the exact ordinance amendment language.

There are no other stand-alone indoor temperature-controlled self-storage facilities in Provo City, they have only been developed as part of an overall outdoor storage project. This would be the first. The language in the ordinance amendment would ensure that only indoor temperature-controlled storage unit facilities would be permitted in the SSC, not outdoor storage units.

Staff believe that the standards in 14.34.300 Transitional Development Standards for Uses Abutting Residential Zones will be able to address any residential buffering or screening concerns with the storage complex and drive-through.

14.47.130 Ordinance Amendment

Please see attachment 2 for the exact ordinance amendment language.

The permissible floor area ratio was added to the SSC zone in 1995 to reduce the lot coverage. However, it is fairly strict with its requirements. As it reads right now, a 3-story building can only cover 6.67% of a lot, and there is no outlined way to add additional buildings to the floor area ratio. This section of code no longer works for this zone and is not used in any other commercial zone in the city.

A lot coverage requirement is still needed, although the applicant did not include a lot coverage requirement in the ordinance text amendment application. The Neighborhood Commercial (SC1) zone is the closest approximation to the SSC zone, and the lot coverage for SC1 properties is 30%. Therefore, the condition of approval is as follows:

- A 30% lot coverage requirement is added to 14.47.130.

Attachment 3 shows the potential ordinance amendment if the condition of approval is added to this ordinance text amendment.

General Plan

Provo City Code Title 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments:

1. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:
    a) Public purpose for the amendment in question.

Staff response: **The applicant has stated that there is increased demand for drive-through restaurants in this area, and there is a need for indoor temperature-controlled self-storage facilities in Provo City. The applicant wants to meet those needs in the SSC zone. The current permissible floor area ratio in the SSC zone is unnecessarily stringent.**

    b) Confirmation that the public purpose is best served by the amendment in question.

Staff response**: In the Land Use chapter of the General Plan, it states that small shopping centers with multiple stores and restaurants are the most needed type of development in Provo. And while storage facilities are not specifically mentioned in the General Plan, it should be noted that no comparable storage options currently exist in this area. Replacing the floor area ratio requirement with a lot coverage requirement similar to those in comparable zones will streamline future development processes in the SSC zone.**

    c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff response: **Goal 3 in the Land Use chapter of the General Plan states, "Review and revise Provo City Code to make it more consistent and accessible."**
Goal 3a in the Land Use chapter of the General Plan states, "Simplify zoning and codes to be more user friendly"
Goal 1a in the Economic Development chapter of the General Plan states, "Explore implementing strategic investments to attract new businesses while continuing to support growth of local businesses"

    d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

Staff response**: The implementation chapter of the General Plan states that the timing of these goals is short-mid. This rezone would be within the short time range of 1-3 years since the General Plan was adopted.**

e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

***Staff response*: Staff does not believe that this proposal will hinder or obstruct General Plan policies.**

f) Adverse impacts on adjacent landowners.

***Staff response*: Staff does not foresee adverse impacts on the current adjacent landowners of the SSC zone.**

g) Verification of correctness in the original zoning or General Plan for the area in question.

***Staff response:* Not applicable, this is an ordinance text amendment.**

h) In cases where conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

***Staff response*: There is not a conflict.**

CONCLUSIONS

In conclusion, staff recommends approval for this ordinance amendment. Incorporating indoor temperature-controlled storage facilities and drive-through establishments as permitted uses within the SSC zone would address potential needs in this area. Removing the floor area ratio requirement and adding the typical lot coverage requirement would both clarify the code and align the SSC zone regulations with those of comparable zones.

ATTACHMENTS

1. Proposed 14.47.020 Text Amendment
2. Proposed 14.47.130 Text Amendment
3. Proposed 14.47.130 Text Amendment with lot coverage requirement

ATTACHMENT 1 – PROPOSED 14.47.020 TEXT AMENDMENT

14.47.020 Permitted Uses.

(1) Those uses or categories as listed herein, and no others, are permitted in the SSC zone.

(2) All uses listed herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Commission. Specific uses are identified by a four-digit number in which all digits are whole numbers. Classes or groupings of such uses permitted in the zone are identified by a four-digit number in which the last one or two digits are zeros. All such categories or classes listed herein and all specific uses contained within them in the Standard Land Use Code will be permitted in the SSC zone subject to the limitations set forth herein.

(3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SSC zone:

Use No.	Use Classification
4811	Electric transmission right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4821	Gas pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4824	Gas pressure control stations
4831	Water pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4835	Irrigation distribution channels
4836	Water pressure control stations and pumping plants
4841	Sewage pipeline right-of-way (identifies areas where surface is devoted exclusively to right-of-way activity)

Use No.	Use Classification
4844	Sewage pumping stations
4864	Combination utilities right-of-way (identifies areas where surface is devoted exclusively to right-of-way activity)
4873	Storm drain or right-of-way (predominantly covered pipes or boxes)
4923	Travel agencies
5391	Dry goods & general merchandise (includes fabric shops, boutiques, craft stores, etc.)
5421	Meat store (includes butcher shop)
5440	Candy, nut, and confectionery
5461	Bakeries
5494	Delicatessen selling ready cooked or prepared food
5495	Health food store
5733	Music stores, retail
5811	Restaurants ~~(no fast food or drive-through)~~ with drive through service
5912	Prescription pharmacy
5940	Books, stationery, art and hobby supplies, arts and crafts
5950	Sporting goods (excluding firearms and ammunition), bicycles and toys
5991	Florists
5996	Optical goods
6111	Banking services
6141	Insurance carriers
6211	Laundries
6213	Dry cleaning
6230	Beauty and barber shops, reducing salons

Use No.	Use Classification
6254	Shoe repair
6334	Duplicating, quick print services
6376	Indoor Temperature Controlled Storage Unit Facilities
6395	Photo finishing services
6511	Physicians office
6512	Dental office
6591	Accounting, auditing, bookkeeping, income tax preparation, etc.
6730	Postal services
6815	Day care services (subject to the Day care services standards of Section 14.34.250, Provo City Code)
6834	Music schools (only in conjunction with a music store)
6839	Other Special Training, includes karate, judo, kung fu schools
6910	Religious activities
7398	Video rental

(4) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the SSC zone, provided they are incidental to, and do not substantially alter, the character of the permitted use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

(a) Accessory buildings such as garages, carports, equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the SSC zone.

(b) Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto and, provided further, that such use shall be permitted only during the construction period and thirty (30) days thereafter.

(5) *Conditional Uses.* The following uses and structures are permitted in the SSC zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code.

Use No.	Use Classification
4715	Low Power Radio Communication Towers and Antennas
5410	Groceries, with or without meat.
5532	Convenience Store, with gasoline and general merchandise

ATTACHMENT 2 – PROPOSED 14.47.130 TEXT AMENDMENT

~~**14.47.130 Permissible Floor Area Ratio.**~~

~~(1) In an SSC zone, the ratio of total floor area to total lot area shall not exceed 0.20. For example: a one-story building could cover no more than twenty percent (20%) of a lot. A two-story building (with the same amount of floor space) could not cover more than ten percent (10%) of the lot.~~

~~(2) Notwithstanding the standard set forth in Subsection (1) of this Section, a higher FAR may be approved if the required off-street parking and access lanes cover less of the site than the allowed maximum. As might be the case, for example, with underground parking or other parking structures.~~

ATTACHMENT 3 – PROPOSED 14.47.130 TEXT AMENDMENT WITH LOT COVERAGE REQUIREMENT

14.47.130 Permissible Lot Coverage. ~~Floor Area Ratio.~~

~~(1) In an SSC zone, the ratio of total floor area to total lot area shall not exceed 0.20. For example: a one-story building could cover no more than twenty percent (20%) of a lot. A two-story building (with the same amount of floor space) could not cover more than ten percent (10%) of the lot.~~

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In an SSC zone, all buildings and structures shall not cover an area of more than thirty percent (30%) of the lot or parcel of land upon which they are placed.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING PERMITTED USES AND FLOOR AREA RATIO IN THE SPECIALTY SUPPORT COMMERCIAL (SSC) ZONE. CITY WIDE APPLICATION. (PLOTA20250083)

RECITALS:

It is proposed that Provo City Code Section 14.47.020 be amended by adding drive-through restaurants and indoor temperature-controlled storage unit facilities to the permitted uses in the Specialty Support Commercial (SSC) Zone;

It is proposed that Provo City Code Section 14.47.130 regarding floor area ratio requirements in the Specialty Support Commercial (SSC) Zone be repealed;

On March 26, 2025, the Planning Commission held a public hearing to consider the proposal, and after the hearing, the Planning Commission recommended **approval** of the proposal to the Municipal Council by a 5:0 vote;

On April 22, 2025, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, the Council finds that (i) the proposed actions should be approved, and (ii) such actions further the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

Provo City Code Section 14.47.020 is amended as shown in Exhibit A.

PART II:

Provo City Code Section 14.47.130 is repealed.

PART III:

A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance controls.

B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part, sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the remainder of the ordinance is not affected by that determination.

C. This ordinance takes effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.

D. The Municipal Council directs that the official copy of Provo City Code be updated to reflect the provisions enacted by this ordinance.

Exhibit A

14.47.020 Permitted Uses.

(1) Those uses or categories as listed herein, and no others, are permitted in the SSC zone.

(2) All uses listed herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Commission. Specific uses are identified by a four-digit number in which all digits are whole numbers. Classes or groupings of such uses permitted in the zone are identified by a four-digit number in which the last one or two digits are zeros. All such categories or classes listed herein and all specific uses contained within them in the Standard Land Use Code will be permitted in the SSC zone subject to the limitations set forth herein.

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4864	Combination utilities right-of-way (identifies areas where surface is devoted exclusively to right-of-way activity)
4873	Storm drain or right-of-way (predominantly covered pipes or boxes)
4923	Travel agencies

Use No.	Use Classification
5391	Dry goods & general merchandise (includes fabric shops, boutiques, craft stores, etc.)
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5461	Bakeries
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6334	Duplicating, quick print services
6376	Indoor Temperature Controlled Storage Unit Facilities
6395	Photo finishing services
6511	Physicians office
6512	Dental office
6591	Accounting, auditing, bookkeeping, income tax preparation, etc.
6730	Postal services
6815	Day care services (subject to the Day care services standards of Section 14.34.250, Provo City Code)

Use No.	Use Classification
6834	Music schools (only in conjunction with a music store)
6839	Other Special Training, includes karate, judo, kung fu schools
6910	Religious activities
7398	Video rental

(4) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the SSC zone, provided they are incidental to, and do not substantially alter, the character of the permitted use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

(a) Accessory buildings such as garages, carports, equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the SSC zone.

(b) Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto and, provided further, that such use shall be permitted only during the construction period and thirty (30) days thereafter.

(5) *Conditional Uses.* The following uses and structures are permitted in the SSC zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code.

Use No.	Use Classification
4715	Low Power Radio Communication Towers and Antennas
5410	Groceries, with or without meat.
5532	Convenience Store, with gasoline and general merchandise

Exhibit B

14.47.130 Permissible Lot Coverage. ~~**Floor Area Ratio.**~~

~~(1) In an SSC zone, the ratio of total floor area to total lot area shall not exceed 0.20. For example: a one-story building could cover no more than twenty percent (20%) of a lot. A two-story building (with the same amount of floor space) could not cover more than ten percent (10%) of the lot.~~

~~(2) Notwithstanding the standard set forth in Subsection (1) of this Section, a higher FAR may be approved if the required off-street parking and access lanes cover less of the site than the allowed maximum. As might be the case, for example, with underground parking or other parking structures.~~

In an SSC zone, all buildings and structures shall not cover an area of more than thirty-four percent (34%) of the lot or parcel of land upon which they are placed.

Exhibit B

14.47.130 Permissible Lot Coverage. ~~**Floor Area Ratio.**~~

~~(1) In an SSC zone, the ratio of total floor area to total lot area shall not exceed 0.20. For example: a one-story building could cover no more than twenty percent (20%) of a lot. A two-story building (with the same amount of floor space) could not cover more than ten percent (10%) of the lot.~~

~~(2) Notwithstanding the standard set forth in Subsection (1) of this Section, a higher FAR may be approved if the required off-street parking and access lanes cover less of the site than the allowed maximum. As might be the case, for example, with underground parking or other parking structures.~~

In an SSC zone, all buildings and structures shall not cover an area of more than thirty percent (30%) of the lot or parcel of land upon which they are placed.

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	MABARNES
Presenter:	Mary Barnes, Planner
Department:	Development Services
Requested Meeting Date:	01-01-2018
Requested Presentation Duration:	Work Meeting: 10 mins (5 for presentation, 5 for questions). Night meeting: 12 mins (5 for presentation, 7 for questions/public comment).
CityView or Issue File Number:	PLRZ20250082

SUBJECT: 6 An ordinance amending the zone map classification of real property, generally located at 3433 N 100 E, from the Professional Office (PO) Zone to the Specialty Support Commercial (SSC) and Low Density Residential (LDR) Zones. Riverside. (PLRZ20250082)

RECOMMENDATION: Development Services is recommending approval. Please see supporting documents.

BACKGROUND: Doug Nielsen is proposing to rezone the property located at 3433 N 100 E from the PO zone to the Specialty Support Commercial (SSC) and Low Density Residential (LDR) zones. This property is currently vacant. The applicant is proposing a mix of uses, including an indoor storage facility, a retail building with three tenant units, and 6 townhomes.

FISCAL IMPACT: None

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Please see pages 3 & 4 in the staff report.

Provo City Planning Commission

Report of Action

March 26, 2025

*ITEM 6	Douglas Nielson requests a Zone Map Amendment from the PO (Professional Office) Zone to the LDR (Low Density Residential) and SSC (Specialty Support Commercial) Zones to develop a 2.35-acre mixed-use development with six townhomes, a retail center, and an indoor self-storage facility, located at 3433 N 100 E. Riverside Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.gov PLRZ20250082

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 26, 2025:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended approval the above noted application.

Motion By: Melissa Kendall
Second By: Barbara DeSoto
Votes in Favor of Motion: Lisa Jensen, Jonathon Hill, Melissa Kendall, Barbara DeSoto, and Adam Shin.
Jonathon Hill 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 SSC and LDR Zones is described in the attached Exhibit A.

RELATED ACTIONS

PLCP20250080 – Concept Plan for 3433 N 100 E, which was approved by the Planning Commission on March 26, 2025.
PLOTA20250083 – Ordinance Text Amendment for the SSC zone, which was recommended for approval with conditions by the Planning Commission on March 26, 2025.

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 corresponding rezone application will be presented at the District 1 neighborhood meeting on April 16, 2025.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing. Robert Hammond of Riverside Neighborhood was present.

- The existing Jamestown buildings are beautiful. This project was presented in 2019 and again in 2023. There were 17 in favor, and no one opposed in 2023.
- The biggest concern with the storage units was the design of the building, the unloading area, etc. But, with the design, the neighbors do feel better about it. It mixes well with Jamestown.
- With the townhomes, we would love to have families. The neighborhood has two main questions: Is it an HOA? And is it owner-occupied?
- With the retail building, the concept of two drive-throughs on either edge of the building is difficult. The middle unit may

not perform well. It also creates traffic intensity at 3470 W.

- There is concern about how close the north exit is to University Avenue.
- What type of product will be using the drive throughs? If it's fast food, it would create an issue. That is not the type of product that the neighborhood is looking for.

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:

- *Loree Hamblin, Riverside Neighborhood*. The design of the building is great, but the traffic on 3470 W is already an issue. There is already a parking lot from the north going into 3470 W, and adding two more accesses onto 3470 W would increase traffic.

APPLICANT RESPONSE

The applicant is Doug Nielsen. Key points addressed in the applicant's presentation to the Planning Commission included the following:

- This application has had a few different iterations over the years, but this final iteration reflects the needs of the area.
- The 30% condition in the ordinance text amendment (OTA) will be tricky, but we are willing to work with staff on ensuring that we can meet requirements.
- There is an extra 16,000 sq ft of landscaping along University Avenue that will help to buffer the project. The commercial buildings have more than enough parking, and will have a cross access and parking agreement with the Jamestown buildings to the south.
- A 6 ft masonry wall will be constructed between the residential and commercial.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:
After staff presentation:

- Commissioner Jensen asked if the SSC zone would become obsolete with the code rewrite, about the maximum building height, and for an example of indoor temperature-controlled storage units.
    - Director Peperone added that if this rezone is approved and moved forward, it would finish out the entire Jamestown Project, and the SSC would most likely not be used anywhere else.
    - Maximum building height in the SSC zone is 35 feet. Indoor temperature-controlled storage units are essentially indoor storage rooms for businesses, families, or individuals that need extra storage.
- Commissioner Shin clarified that this property is in a design corridor.
- Commissioner Jensen asked the applicant about the type of unloading in the unloading canopy facing 100 E. The applicant confirmed that it would not be semi-trucks, it would be personal cars, trucks, and trailers that would pull up to unload.

After public comment:

- Commissioner Jensen asked for clarification on the drive throughs from the applicant, and whether the townhomes will be rented or owner-occupied.
    - The applicant stated that this type of drive-through is not compatible with a larger fast food chain, like McDonalds. The applicant's engineer added another drive through and has done this type of thing before. The townhomes will be rented.
    - The planner stated that Provo City does not have design standards for this type drive through configuration. Provo City code only has a requirement for 3 stacking spaces. Director Peperone confirmed that that number would be increased during the code rewrite.
- Commissioner Kendall expressed confusion with the double drive through. Commissioner Shin asked if examples of the double drive through could be provided for the City Council.
- Commissioner Kendall asked if a traffic study has been done for this project. Because it is still in the preliminary stages, a traffic study has not been completed. Commissioner Jensen agreed with the public comment that 3470 W is difficult and asked about the potential for a right in/right out designation for the north commercial access.
    - City engineer David Day stated that a traffic study would be required for this development, but it would be with the Project Plan Application. Making the north commercial access a right in/right out would have to be studied. It's not typically done on side streets.

- Commissioner Jensen agreed that the design of the site is beautiful, and the distribution of uses is great and compatible with surrounding uses. However, 3470 W is a difficult road to access safely due to the proximity of University Avenue. Funneling everyone onto 100 E could affect the new and existing residential.
    - The applicant stated that 100 E is a collector road, so it can take that kind of use. Customers for the proposed retail would be able to access the project from the existing retail building parking lot and a 100 E access to the south.
- Commissioner Hill asked staff about the 30% number in the recommended condition for the ordinance text amendment.
    - The planner answered that it is the number required in the SC1 zone, which is a close approximate to the SSC zone.
    - Commissioner Jensen confirmed that 30% is a good number for lot coverage. Because the current lot coverage is about 33.8%, the applicant will have to shrink the buildings.
    - Commissioner Shin and Commissioner Hill expressed that the concept site plan layout is great how it is, and the SSC zone is going away. They are comfortable with a 34% lot coverage requirement, which will enable the applicant to use the current concept site plan without major modifications.
- Commissioner Kendall motioned approval for the ordinance text amendment with the following recommendation:
    - A 34% lot coverage requirement is added to 14.47.130.



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



- A complete and accurate legal description of the area proposed to be rezoned to Low Density Residential:

Commencing at a point located South 00°36’48” East along the Section line 1329.87 feet and East 60.12 feet from the West quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°35’41” West 89.03 feet; thence North 05°21’44” West 31.88 feet; thence along the arc of a 50.80 foot radius curve to the left 67.57 feet (chord bears North 44°31’12” West 62.70 feet); thence North 89°23’12” East along 3470 North Street 131.85 feet; thence along the arc of a 18.00 foot radius curve to the right 24.83 feet (chord bears South 51°05’47” East 22.91 feet); thence along 100 East Street the flowing 2 courses: along the arc of a 316.00 foot radius curve to the left 90.08 feet (chord bears South 19°44’46” East 89.78 feet), along the arc of a 250.00 foot radius curve to the right 72.54 feet (chord bears South 19°49’42” East 72.29 feet); thence West 156.66 feet to the point of beginning. AREA=21,826 sq. ft. or 0.50 acre

- A complete and accurate legal description of the area proposed to be rezoned to Specialty Support Commercial:

Commencing at a point located South 00°36’48” East along the Section line 1329.87 feet and East 60.12 feet from the West quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence East 156.66 feet; thence along 100 East Street the following 3 courses: along the arc of a 250.00 foot radius curve to the right 50.25 feet (chord bears South 05°45’30” East 50.15 feet), South 47.95 feet, along the arc of a 250.00 foot radius curve to the right 87.78 feet (chord bears South 10°03’37” West 87.33 feet); thence South 89°23’11” West 11.63 feet; thence along the arc of a 246.63 foot radius curve to the left 92.39 feet (chord bears North 71°01’42” West 91.85 feet); thence North 87°46’49” West 50.79 feet; thence along the arc of a 421.80 foot radius curve to the left 41.42 feet (chord bears North 87°03’19” West 41.41 feet); thence North along the existing zone boundary 314.88 feet; thence along the arc of a 50.80 foot radius curve to the right 63.81 feet (chord bears South 42°24’03” East 59.70 feet); thence South 05°21’44” East 31.88 feet; thence South 00°35’41” East 89.03 feet to the point of beginning. AREA=39,349 sq. ft. or 0.90 acre

DEVELOPMENT SERVICES

Planning Commission Hearing Staff Report Hearing Date: March 26, 2025

***Item 6** Douglas Nielson requests a Zone Map Amendment from the PO (Professional Office) Zone to the LDR (Low Density Residential) and SSC (Specialty Support Commercial) Zones to develop a 2.35-acre mixed-use development with six townhomes, a retail center, and an indoor self-storage facility, located at 3433 N 100 E. Riverside Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.gov PLRZ20250082

Applicant: Douglas Nielson

Staff Coordinator: Mary Barnes

Property Owner: UNIVERSITY AVENUE 3470, LC

Parcel ID: 20:030:0186

Acreage: 2.35 acres

Number of Lots: 1

Current Zone: Specialty Support Commercial (SSC), Professional Office (PO)

Proposed Zone: Specialty Support Commercial (SSC), Low Density Residential (LDR)

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 9, 2025, 6:00 P.M.*
2. **Recommend Denial** of the requested zone map amendment. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: Vacant lot

Relevant History: This property is part of the overall Courtyard at Jamestown project, which includes the commercial buildings to the south of the subject property, and the office buildings to the north and west. This is the third zone map amendment application for this property. The previous applications did not make it out of the staff review stage before expiration.

Neighborhood Issues: This application will be presented at the District 1 neighborhood meeting on April 16th, 2025. A similar iteration of the concept plan was presented to District 1 in January 2023 as a part of a previous rezone application, and it was met with support.

Summary of Key Issues:

- The General Plan future land use map shows this area as commercial.
- A concept plan and ordinance text amendment are connected to this application.

Staff Recommendation:
That the Planning Commission recommend approval of the zone map amendment to the Provo City Council.

OVERVIEW

The applicant has requested a zone map amendment for a 2.35-acre lot located at 3433 N 100 E, from Specialty Support Commercial (SSC) and Professional Office (PO) to Specialty Support Commercial (SSC) and Low Density Residential (LDR). In the associated concept plan application, the applicant is proposing to build a three-unit retail building, an indoor temperature-controlled storage facility, and six townhomes.

The General Plan Future Land Use Map designates this area as commercial. Please see Figure 1 for the future land use map.

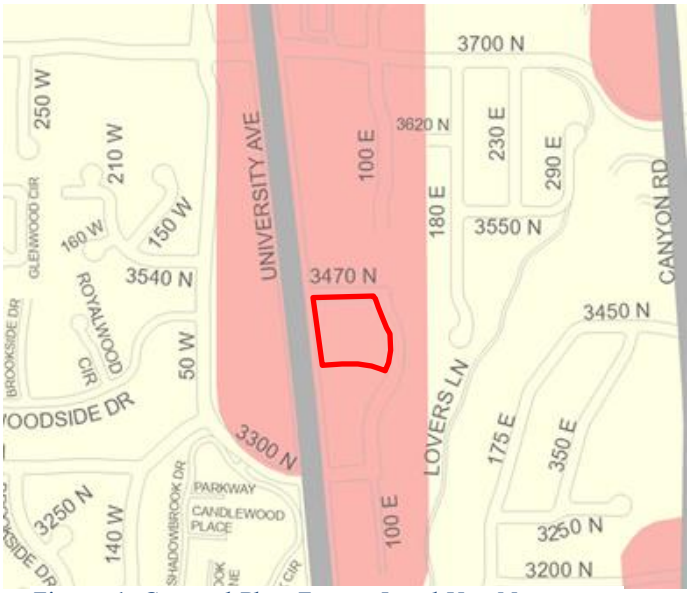


Figure 1: General Plan Future Land Use Map

Residential Commercial

Surrounding zones

North: Professional Office (PO)
South: Specialty Support Commercial (SSC)
East: Residential Performance Development (R1.10PD)
West: Professional Office (PO)

FINDINGS OF FACT

1. The current zoning on the parcel is SSC (Chapter 14.47) and PO (Chapter 14.16). The entire area is 2.35 acres, or 102,366 sq ft.
2. The proposed zoning is LDR (Chapter 14.14A) and SSC (Chapter 14.47). The LDR zone is for the section of the property that is proposed to have townhomes, and SSC will be for the rest of the property.
3. The general plan designation is Commercial.
4. The proposed uses would increase the housing supply of the area and provide indoor self-storage and more commercial tenant space on north University Avenue.

5. If the rezone is approved, the applicant will have to come back for Project Plan Approval with the Planning Commission and record a subdivision plat.

STAFF ANALYSIS

This property is the final vacant lot within the Courtyard on Jamestown project. If this rezone is approved, the project plan would finally complete the development. Rather than continuing with exclusively retail tenant buildings, the applicant is proposing to introduce a more diverse mix of uses, including an indoor temperature-controlled storage facility and six townhomes. Currently, the property is zoned half SSC and half PO. The proposed rezoning would reconfigure the SSC zone boundaries and establish an LDR zone in the northeast portion of the property, which is where the townhomes are shown in the concept plan.

Technically, the General Plan future land use map shows the entire property as commercial. However, staff considers the LDR zoning appropriate for the area. The six townhomes will blend in better with the existing residential properties to the north and east and will require much less buffering and screening. Additionally, adding townhomes to the project would help to meet at least two General Plan goals.

General Plan

Provo City Code Title 14.02.020(2) sets forth the following guidelines for consideration of amendments:

1. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:
    a) Public purpose for the amendment in question.

Staff response: **The public purpose of this amendment is to increase the housing supply and enhance the commercial opportunities available within this area.**

b) Confirmation that the public purpose is best served by the amendment in question.

Staff response**: With this zone map amendment, the applicant will be able to move forward with a plan to develop the lot into two commercial buildings and 6 townhomes. This will increase both the commercial offerings and housing.**

c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff response**: Goal 1c in the Land Use chapter of the General Plan states, "Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing, and small lot single-family"**
Goal 1b in the Housing chapter of the General Plan states, "Consider revising regulations to encourage development of a mix of housing types"

Goal 1a in the Economic Development chapter of the General Plan states, "Explore implementing strategic investments to attract new businesses while continuing to support growth of local businesses"

d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

***Staff response*: The implementation chapter of the General Plan states that the timing of all three goals is short. This rezone would be within the short time range of 1-3 years since the General Plan was adopted.**

e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

***Staff response*: Staff does not believe that this proposal will hinder or obstruct General Plan policies.**

f) Adverse impacts on adjacent landowners.

***Staff response*: This zone change would simply reconfigure the existing SSC zone and add the LDR zone to the property. The location of the LDR zone would mean that the townhomes would be in the northeast corner, which is bounded by two residential properties. This would reduce the impact on those landowners.**

g) Verification of correctness in the original zoning or General Plan for the area in question.

***Staff response:* The General Plan shows this area as "Commercial". This rezone supports that designation, except for the northeast corner where LDR is proposed.**

h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

***Staff response*: There is a conflict between the General Plan Map and Policies. Precedence has been given to the Plan Policies, which advocate for more housing.**

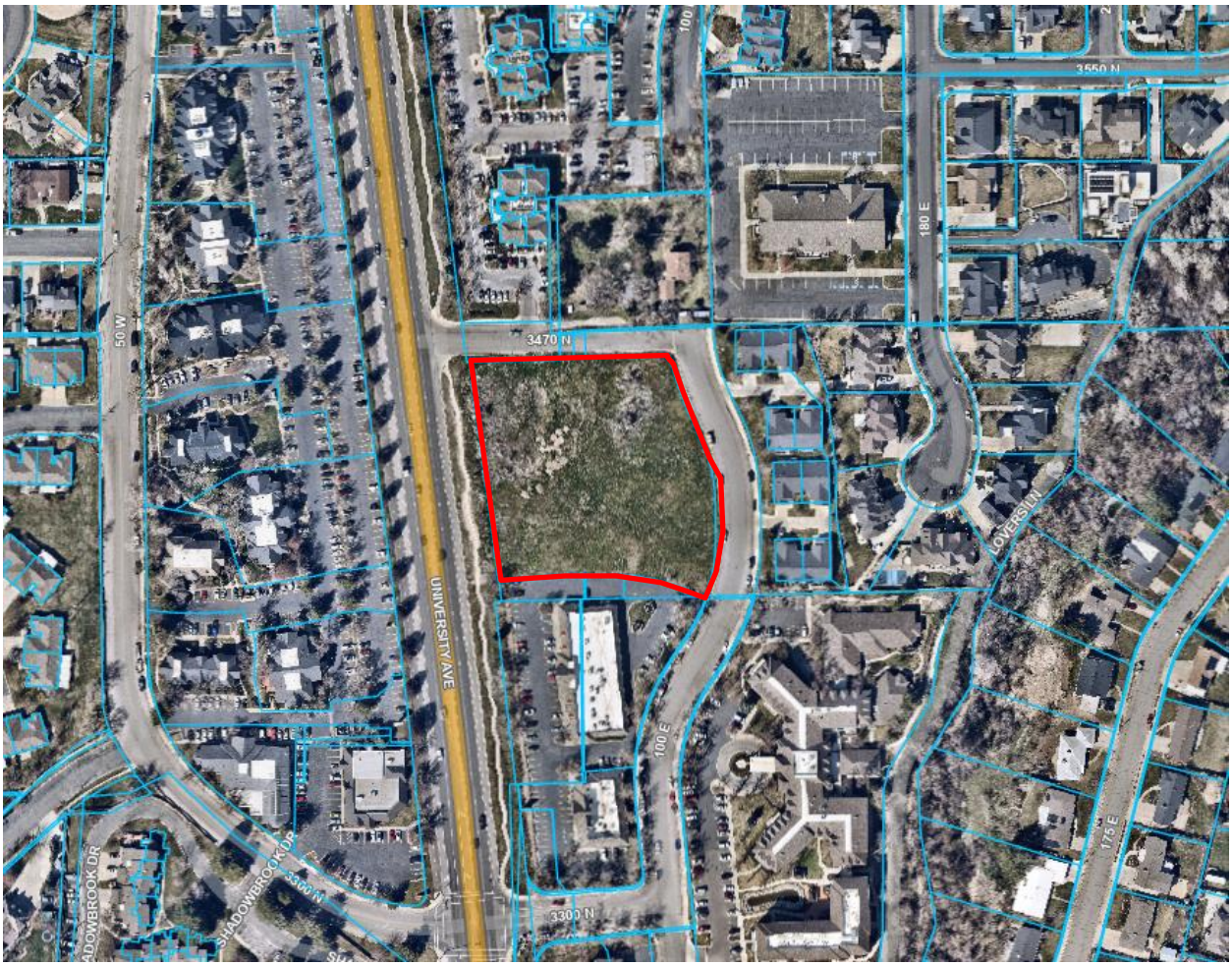
CONCLUSIONS

In conclusion, staff recommends approval for this rezone request and associated concept plan. The proposed zones match the surrounding uses, and this project will help finish the longstanding Jamestown project.

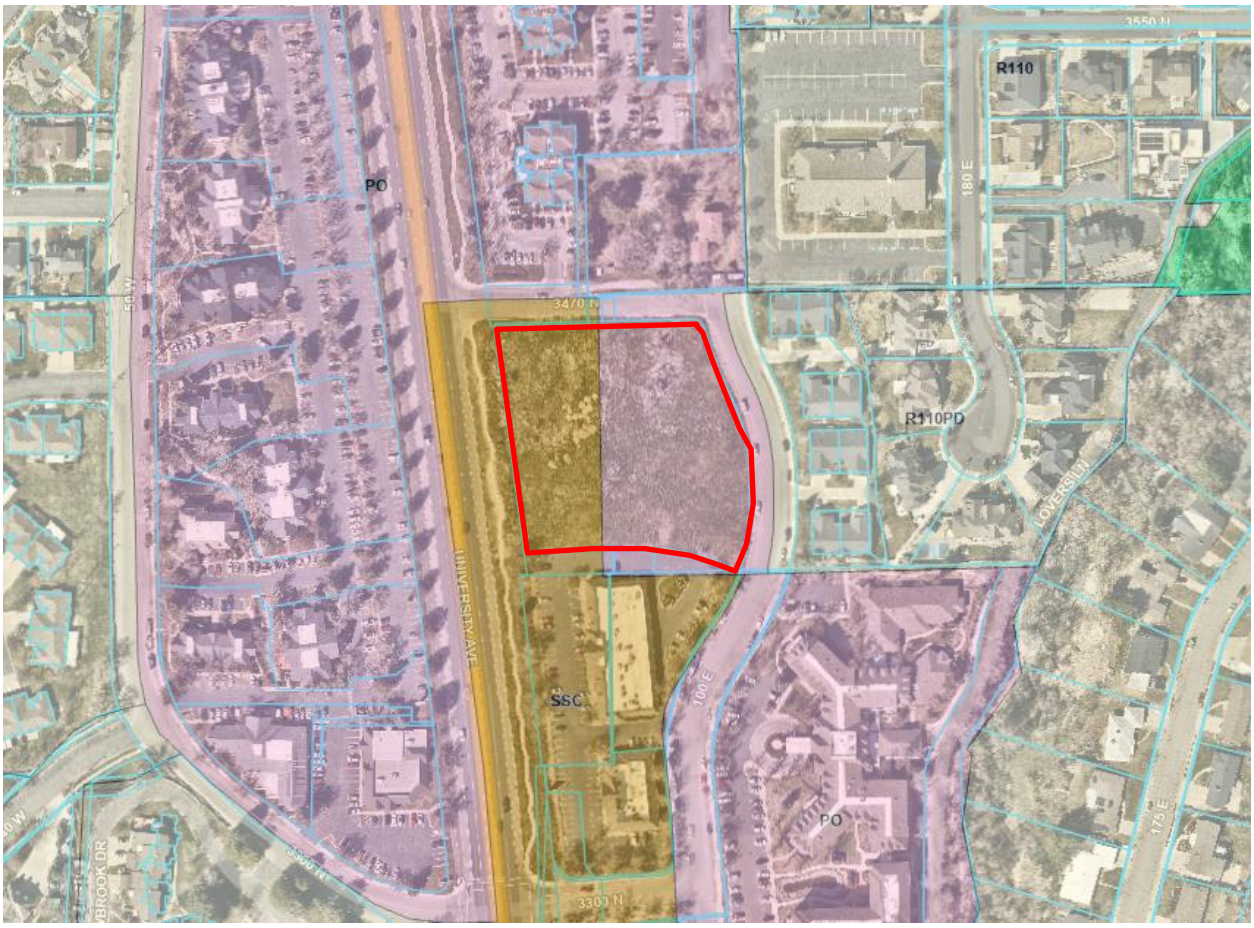
ATTACHMENTS

1. Area Map
2. Current Zone Map
3. Proposed Zone Map Amendment
4. Concept Site Plan

ATTACHMENT 1 – AREA MAP



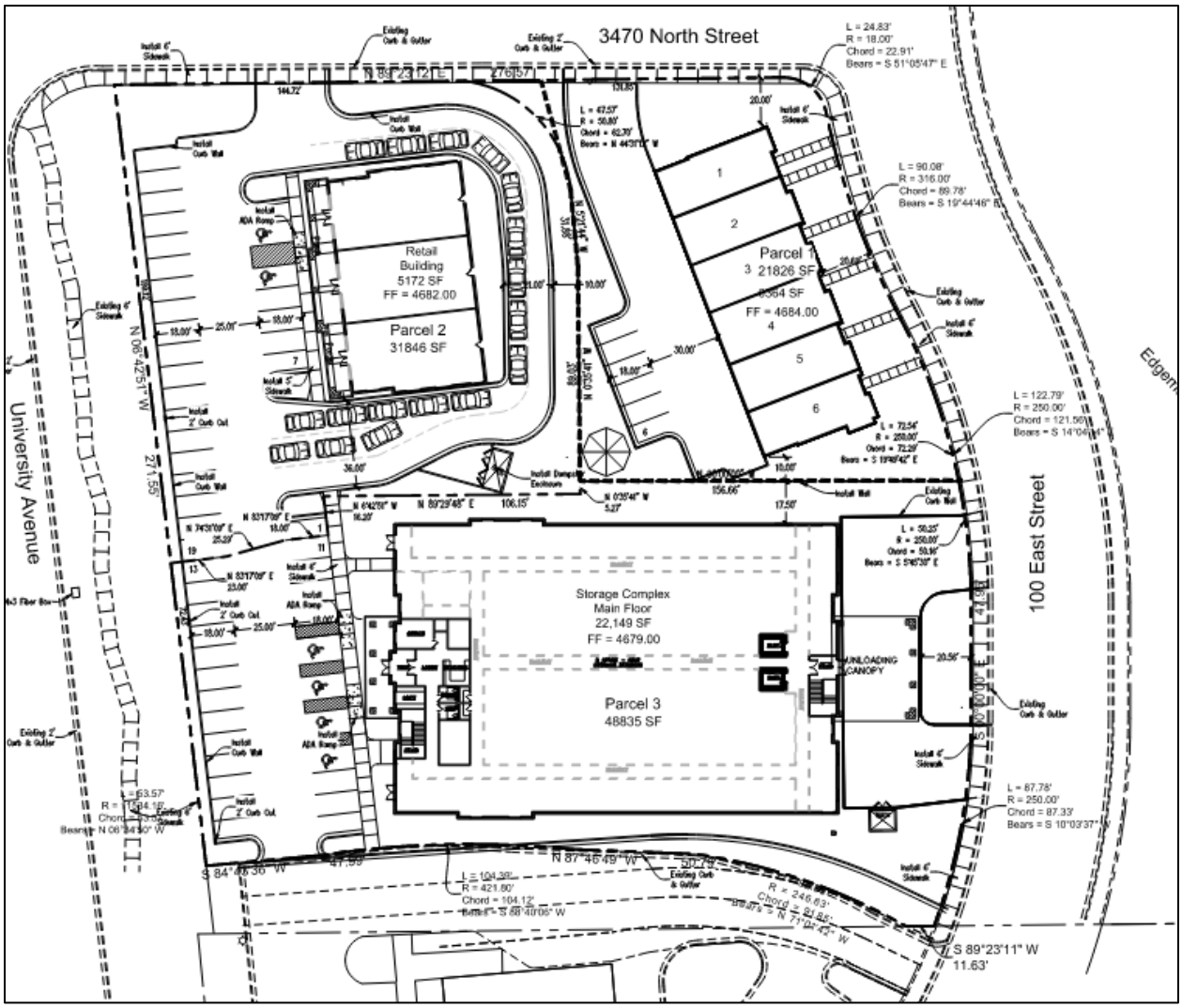
ATTACHMENT 2 – CURRENT ZONE MAP



ATTACHMENT 3 – PROPOSED ZONE MAP AMENDMENT



ATTACHMENT 4 – CONCEPT SITE PLAN



ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 3433 N 100 E, FROM THE PROFESSIONAL OFFICE (PO) ZONE TO THE SPECIALTY SUPPORT COMMERCIAL (SSC) AND LOW DENSITY RESIDENTIAL (LDR) ZONES. RIVERSIDE NEIGHBORHOOD. (PLRZ20250082)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 1.4 acres of real property, generally located at 3433 E 100 E (an approximation of which is shown or escribed in Exhibit A and a more precise description of which is attached as Exhibit B), be amended from the Professional Office (PO) Zone to the Specialty Support Commercial (SSC) and Low Density Residential (LDR) Zones;

On March 26, 2025, the Planning Commission held a public hearing to consider the proposal, and after the hearing the Planning Commission recommended **approval** of the proposal to the Municipal Council by a 5:0 vote;

The Planning Commission's recommendation was based on the project design presented to the Commission;

On April 22, 2025, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, the Council finds that (i) the proposed action should be approved, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The classification on the Provo Zoning Map is amended from the Professional Office (PO) Zone to the Specialty Support Commercial (SSC) and Low Density Residential (LDR) Zones as shown in Exhibits A and B.

PART II:

A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance controls.

B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part, sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the remainder of the ordinance is not affected by that determination.

C. This ordinance takes effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.

D. The Municipal Council directs that the Provo Zoning Map be updated and codified to reflect the provisions enacted by this ordinance.

Exhibit A


PO
LDR
SSC
SSC
R110
R110PD
PO
PO
180 E
100 E
175 E
UNIVERSITY AVE
3470 N
3300 N
3550 N
BROOK DR
OVERSLIN

Exhibit B

A complete and accurate legal description of the area proposed to be rezoned to Low Density Residential:

Commencing at a point located South 00°36’48” East along the Section line 1329.87 feet and East 60.12 feet from the West quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°35’41” West 89.03 feet; thence North 05°21’44” West 31.88 feet; thence along the arc of a 50.80 foot radius curve to the left 67.57 feet (chord bears North 44°31’12” West 62.70 feet); thence North 89°23’12” East along 3470 North Street 131.85 feet; thence along the arc of a 18.00 foot radius curve to the right 24.83 feet (chord bears South 51°05’47” East 22.91 feet); thence along 100 East Street the flowing 2 courses: along the arc of a 316.00 foot radius curve to the left 90.08 feet (chord bears South 19°44’46” East 89.78 feet), along the arc of a 250.00 foot radius curve to the right 72.54 feet (chord bears South 19°49’42” East 72.29 feet); thence West 156.66 feet to the point of beginning. AREA=21,826 sq. ft. or 0.50 acre

A complete and accurate legal description of the area proposed to be rezoned to Specialty Support Commercial:

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PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter: DWRIGHT
Presenter: Dustin Wright, Planner
Department: Development Services
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 5-10 Minutes
CityView or Issue File Number: PLRZ20240323

SUBJECT: 7 An ordinance amending the zone map classification of real property, generally located at 130 S. 2050 W., from the One-Family Residential (R1.8) Zone to the One-Family Residential Performance Development Overlay (R1.8PD) Zone. Provo Bay (PLRZ20240323)

RECOMMENDATION: Deny the rezone request.

BACKGROUND: The applicant is requesting to have the zoning changed on a portion of the parcel located at 2075 W Center to include an overlay zone to the existing residential R1.8 zone. The purpose of these PD overlay zones is to provide greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units. They also allow for an increase in density beyond what is allowed in the underlying zone. The remainder of the parcel was rezoned a couple years ago to the Mixed Use (MU) zone.
The surrounding properties to the west and the south are currently zoned R1.8 and the properties to the east are zoned R1.8PD, like what is being requested for this application. The PD development across the street consists of single-family homes facing 2050 W, and shared driveway access to single-family homes behind the homes that front 2050 W.
On a vote of 6:0, the Planning Commission recommended denial of the application.

FISCAL IMPACT: N/A

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
The proposed amendment does not comply with the density limits that have been established to ensure adequate public needs are able to be met currently and in the future.
The Southwest Neighborhoods plan identifies three units per gross acre for development in this area. Rezoning the property would result in these established densities to be exceeded. These density limits are used to determine the capacity for other improvements and infrastructure needed to serve the public adequately.

Provo City Planning Commission

Report of Action

March 26, 2025

*ITEM 3 Tara Wilkinson requests a Zone Map Amendment to apply a PD (Performance Development Overlay) Zone to the R1.8 (One Family Residential) Zone in order to build 19 townhomes, located approximately at 130 South 2050 West. Provo Bay Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20240323

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 26, 2025:

RECOMMENDED DENIAL

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

Motion By: Andrew South
Second By: Lisa Jensen
Votes in Favor of Motion: Andrew South, Lisa Jensen, Jonathon Hill, Melissa Kendall, Adam Shin, Barbara DeSoto
Jonathon Hill was present as acting 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 PD (Performance Development Overlay) Zone is described in the attached Exhibit A.

RELATED ACTIONS
March 26, 2025 Planning Commission Hearing Item 4 - PLCP20250005 was denied.

DEVELOPMENT AGREEMENT
- May apply with future approvals.

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
- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE
- A neighborhood meeting was held on 02/19/2025.

NEIGHBORHOOD AND PUBLIC COMMENT
- The Neighborhood District Chair was not present or did not address the Planning Commission during the 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 was a concern about where traffic would go related to this project.

APPLICANT RESPONSE

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

- The reason for the clustering of the townhomes is to have open space.
- Townhomes will be more affordable than single family homes.
- The city doesn't allow driveways on 2050 West so the development needs to have a drive in the back.
- The PD allows for an increase in density.
- Sewer capacity can come from other properties that are not using their capacity.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The density for the sports park was allocated in other places and there is not extra density that can be allocated in another place.
- There was a program created to allow for a transfer of development rights, and it will work best if density is not just given away with rezones.
- The base density under conventional zoning would be approximately 11 units and the PD overlay zone would allow for density bonuses.
- The current zoning has the ADU overlay which means that each unit, if owner occupied, could establish an ADU.
- The open space is divided in half with the street going down the middle, this is less than ideal for open space.
- There is not enough added value in the proposal to recommend approval of the PD Overlay to the City Council.

Planning Commission Chair

Bill Peperone

Director of Development Services

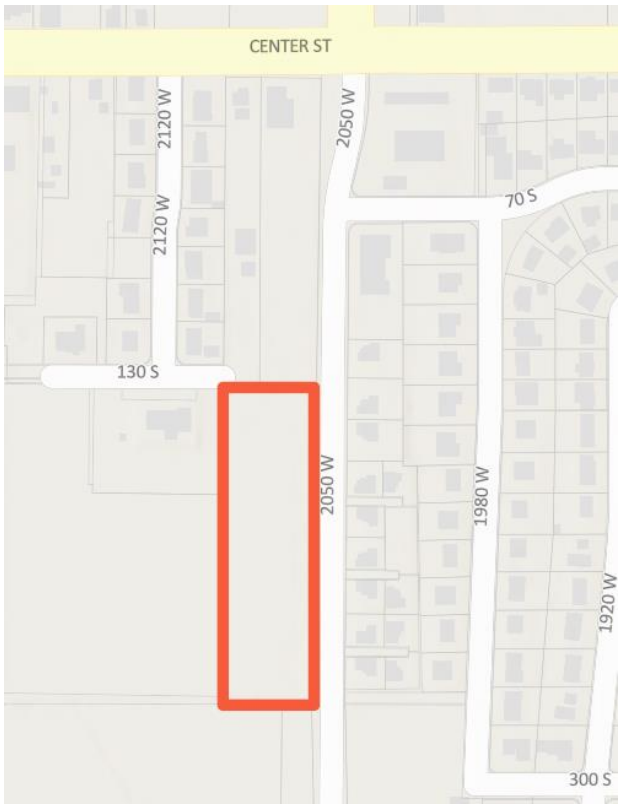
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ 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



A PARCEL OF LAND LOCATED IN THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, PROVO, UTAH

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S.00°28'47"E. A DISTANCE OF 505.03 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 200.86 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.89°12'50"W. A DISTANCE OF 192.29; THENCE N.00°31'22"W. A DISTANCE OF 33.82 FEET; THENCE N.00°31'25"E. A DISTANCE OF 644.97 FEET; THENCE S.89°00'00"E. A DISTANCE OF 198.46 FEET; THENCE S.01°00'00"W. A DISTANCE OF 672.76ed FEET TO THE POINT OF BEGINNING. CONTAINING 132,204 SQ.FT. OR 3.03 ACRES.

DEVELOPMENT SERVICES

Planning Commission Hearing Staff Report
Hearing Date: March 26, 2025

***Item 3** Tara Wilkinson requests a Zone Map Amendment to apply a PD (Performance Development Overlay) Zone to the R1.8 (One Family Residential) Zone in order to build 19 townhomes, located approximately at 130 South 2050 West. Provo Bay Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20240323

Applicant: Tara Wilkinson

Staff Coordinator: Dustin Wright

Property Owner: PREMIER REALTY INVESTMENTS LLC

Parcel ID: 21:038:0158

Acreage: Approximately 3.03 acres of 4.90 lot (has not been subdivided from last rezone) Number of Properties: 1

Current Zone: One-Family Residential (R1.8) Proposed Zone: One-Family Residential with Performance Development Overlay (R1.8.PD)

Council Action Required: Yes

Development Agreement: None

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider the information presented. *The next available meeting date is April 9, 2025, at 6:00 p.m.*
2. **Recommend approval** of the requested Rezone Application with the following conditions:
   1. CRC approval is given.This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.

Current Legal Use:
The portion of the lot that is proposed to be rezoned is vacant and is zoned for R1.8 residential.

Relevant History:
- There is a concept plan application (PLCP20250005) associated with this zone map amendment request.
- The northern portion of this parcel was rezoned (PLRZ20210271) in 2023 to Mixed Use (MU).

Neighborhood Issues:
A neighborhood district meeting was held February 19, 2025. (See attachment #4 for meeting notes for this item).

Summary of Key Issues:
- The applicant requested to move the applications on to Planning Commission even though this is still under review by CRC and has not been approved.
- The proposed density exceeds capacity limits in the Water Master Plan for sewer and the Southwest Neighborhoods plan of no more than three units per gross acre.
- A development agreement was mentioned in the neighborhood district meeting, but no information has been submitted to staff for a development agreement.

Staff Recommendation:
That the Planning Commission recommend to the Municipal Council denial of the requested rezone for a PD Overlay.

BACKGROUND

The applicant is requesting to have the zoning changed on a portion of the parcel located at 2075 W Center (Attachment 1) to include an overlay zone to the existing residential R1.8 zone. The purpose of these PD overlay zones is to provide greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units. They also allow for an increase in density beyond what is allowed in the underlying zone. The remainder of the parcel was rezoned a couple years ago to the Mixed Use (MU) zone.

The surrounding properties to the west and the south are currently zoned R1.8 and the properties to the east are zoned R1.8PD, like what is being requested for this application. The PD development across the street consists of single-family homes facing 2050 W, and shared driveway access to single-family homes behind the homes that front 2050 W (Attachment 2).

The applicant requested that the rezone application and the concept plan application be placed on the public hearing agendas despite not having received CRC approval first. Staff informed the applicant that there are still issues that need to be resolved. The concept plan that has been submitted will not be permitted as it exceeds the density allowance by code. Despite being informed of this, the applicant wanted to move forward.

FINDINGS OF FACT

Sec. 14.020.020(2) establishes criteria for the amendments to the zoning title as follows: **(Staff response in bold type)**

> Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:
>
> (a) Public purpose for the amendment in question.

Staff response: Staff has concerns that the proposed amendment does not comply with the density limits that have been established to ensure adequate public needs are able to be met currently and in the future.

> (b) Confirmation that the public purpose is best served by the amendment in question.

Staff response: Sufficient plan review has not occurred as the applicant has insisted on moving forward without CRC approval first. The applicant has not reduced the proposed density nor shown that it meets code requirements.

> (c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff response: The Southwest Neighborhoods plan identifies three units per gross acre for development in this area. Rezoning the property would result in these established densities to be exceeded. These density limits are used to determine the capacity for other improvements and infrastructure needed to serve the public adequately.

> (d) Consistency of the proposed amendment with the General Plan's "timing and

sequencing" provisions on changes of use, insofar as they are articulated.

Staff response: Public Works has informed the applicant that the proposed use of the property exceeds the planned capacity for utilities in this portion of the City.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

Staff response: Staff does not recommend this amendment because it does not fit within the established density limitations for each development.

(f) Adverse impacts on adjacent landowners.

Staff response: The proposed density is more than what has been anticipated by surrounding property owners. This increase would have an impact on adjacent properties with added traffic that was not anticipated. It would also limit development elsewhere on the west side by reducing the overall capacity of planned infrastructure.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

Staff response: The land use map from the General Plan has been reviewed and found to be correct for this area.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

Staff response: There are no conflicts noted by staff.

STAFF ANALYSIS

The applicant has requested to have the applications moved on to Planning Commission and the City Council prior to making the changes needed to get CRC approval. What has been proposed with the concept plan does not meet the code requirements. More information has been requested of the applicant and staff has not been able to review the last resubmittal to determine any outstanding items. It does not make sense to move forward with an approval to change the zone without seeing how the property could be developed within the existing code requirements.

Only three units per gross acre are recommended and the applicant is asking for six units per acre. Public Works has let the applicant know that this proposed development is not supported as it does not meet the density limits that have been established to maintain adequate infrastructure on the west side.

A development agreement was mentioned at the neighborhood district meeting that would limit rentals. No development agreement has been proffered for staff review. The property is currently zoned for detached, single-family homes which are needed within the city. When the MU zone was approved for the northern portion of this parcel, it was shown that this portion of the property would remain as existing single-family R1.8 and not anticipated to have townhomes at a higher density. For the last several years far more townhomes than detached single-family homes have been built in Provo. This area is already zoned for the type of development that is needed and would not exceed the desired density that has been adopted by the city.

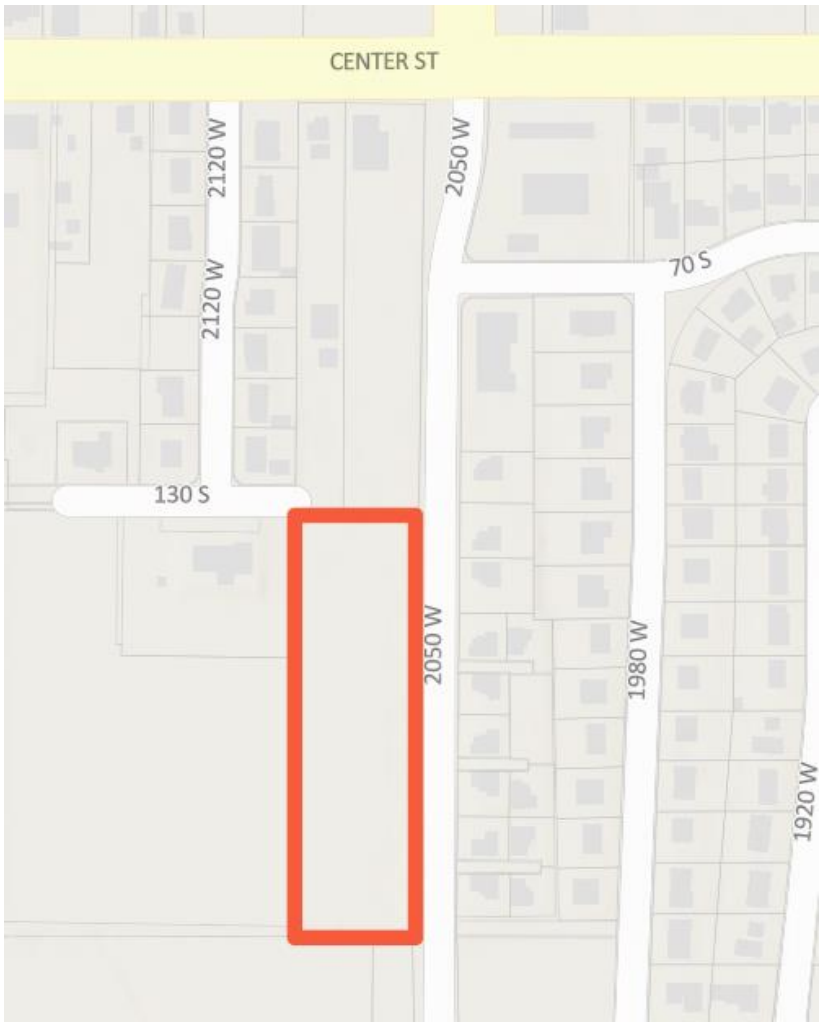
CONCLUSION

The proposed density of the site is not supported by the adopted plans for area of the city. CRC has not approved the submitted applications, and the applicant is unwilling to revise the proposed density to what would be allowed by the PD overlay zone. Public Works does not recommend approving density over what is in the adopted plans. Maintaining the existing zoning would be the best use and would result in keeping with the three units per acre density.

ATTACHMENTS

1. Area to be Rezoned
2. Current Zone Map
3. General Plan Map
4. Neighborhood District 3 Meeting Minutes 2-19-2025

ATTACHMENT 1 – AREA TO BE REZONED

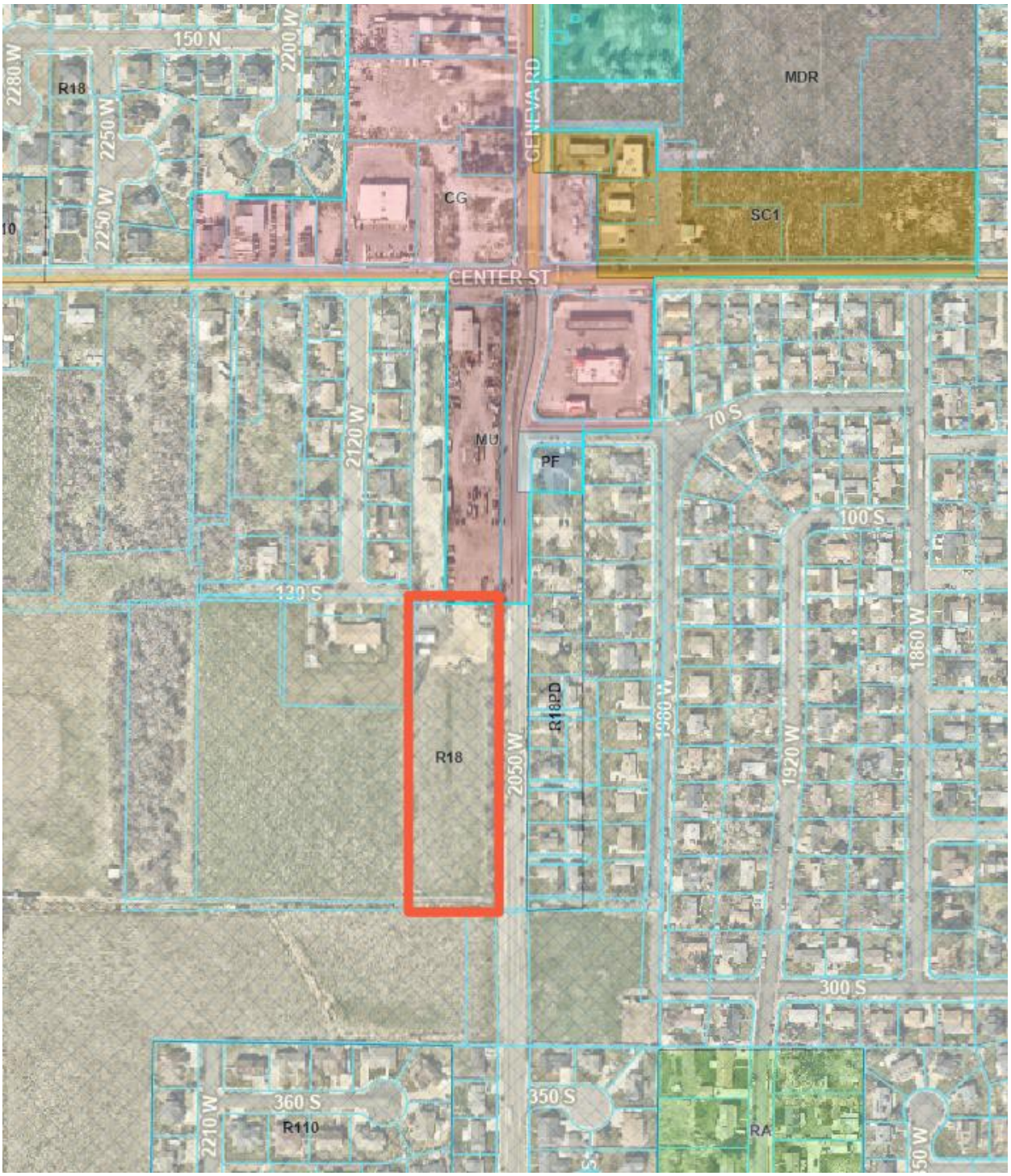


A PARCEL OF LAND LOCATED IN THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, PROVO, UTAH

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S.00°28'47"E. A DISTANCE OF 505.03 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 200.86 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.89°12'50"W. A DISTANCE OF 192.29; THENCE N.00°31'22"W. A DISTANCE OF 33.82 FEET; THENCE N.00°31'25"E. A DISTANCE OF 644.97 FEET; THENCE S.89°00'00"E. A DISTANCE OF 198.46 FEET; THENCE S.01°00'00"W. A DISTANCE OF 672.76ed FEET TO THE POINT OF BEGINNING.
CONTAINING 132,204 SQ.FT. OR 3.03 ACRES.

ATTACHMENT 2 – CURRENT ZONE MAP



ATTACHMENT 3 – GENERAL PLAN MAP



ATTACHMENT 4 – NEIGHBORHOOD DISTRICT 3 MEETING MINUTES 2-19-2025

Proposed zone change to apply PD Overlay to R1.8 at 130 S 2050 W

Steve Turley presented a proposed zone change for the Lakeview Village project:

- The project is located on 2050 West, stretching from Center Street to about 280 South.
- It includes 60 condos and 10,000 square feet of commercial space in Lakeview Crossing North.
- The southern portion, Lakeview Village, proposes 18 clustered units (no ADUs allowed).
- The PD overlay allows for flexibility in design and access.
- The units are planned to be for sale, with prices around $450,000.
- The project includes over an acre and a half of open space.
- A development agreement will include restrictions on rentals for three years after sale.

Residents asked questions about:

- The amount of open space and its accessibility to surrounding neighborhoods.
- Parking availability for both the residential and commercial areas.
- The possibility of including clauses to discourage buying homes solely for rental purposes.

The developer clarified that the open space would be accessible to the public and managed by an HOA. They also stated that parking studies have been conducted and deemed sufficient.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 130 SOUTH 2050 WEST, FROM THE ONE-FAMILY RESIDENTIAL (R1.8) ZONE TO THE ONE-FAMILY RESIDENTIAL PERFORMANCE DEVELOPMENT OVERLAY (R1.8PD) ZONE. PROVO BAY NEIGHBORHOOD. (PLRZ20240323)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 3.03 acres of real property, generally located at 130 South 2050 West (an approximation of which is shown or described in Exhibit A and a more precise description of which is attached as Exhibit B), be amended from the One-Family Residential (R1.8) Zone to the One-Family Residential Performance Development Overlay (R1.8PD) Zone;

On March 26, 2025, the Planning Commission held a public hearing to consider the proposal, and after the hearing the Planning Commission recommended **denial** of the proposal to the Municipal Council by a 6:0 vote;

The Planning Commission's recommendation was based on the project design presented to the Commission;

On April 22, 2025, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, the Council finds that (i) the proposed action should be approved, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The classification on the Provo Zoning Map is amended from the One-Family Residential (R1.8) Zone to the One-Family Residential Performance Development (R1.8PD) Zone for the real property described in this ordinance.

PART II:

A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance controls.

B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part, sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the remainder of the ordinance is not affected by that determination.

C. This ordinance takes effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.

D. The Municipal Council directs that the Provo Zoning Map be updated and codified to reflect the provisions enacted by this ordinance.

EXHIBIT A

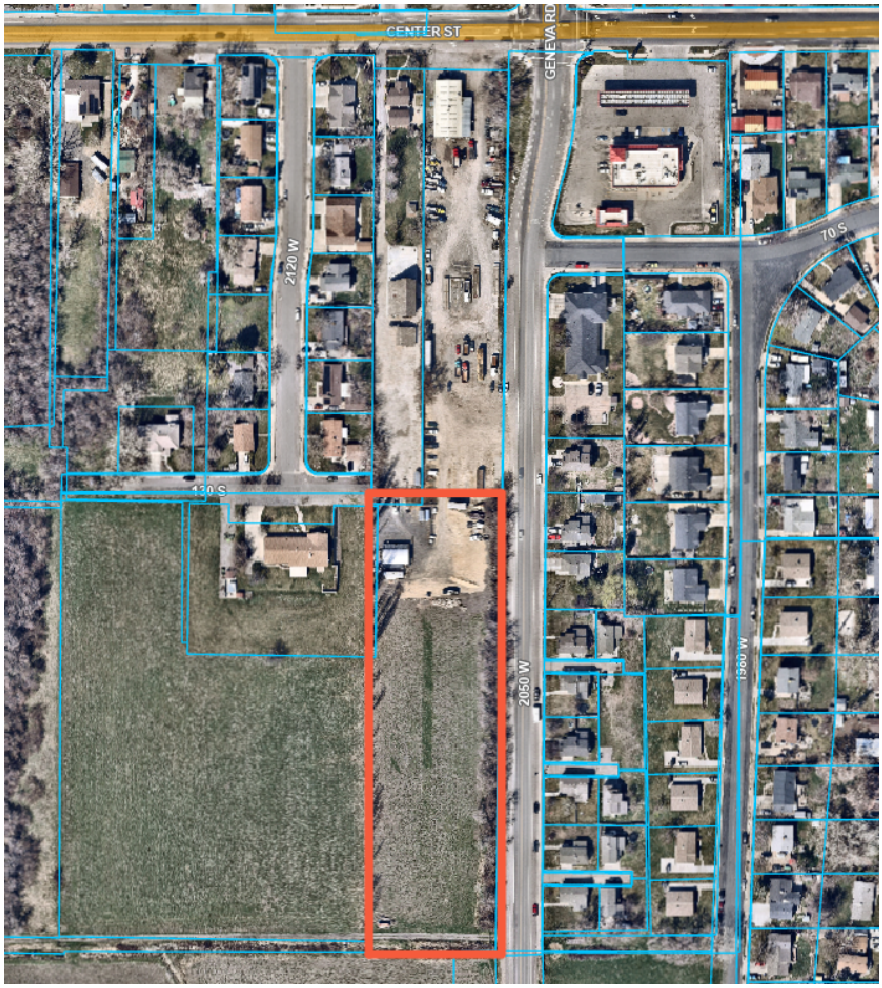


EXHIBIT B

A PARCEL OF LAND LOCATED IN THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, PROVO, UTAH

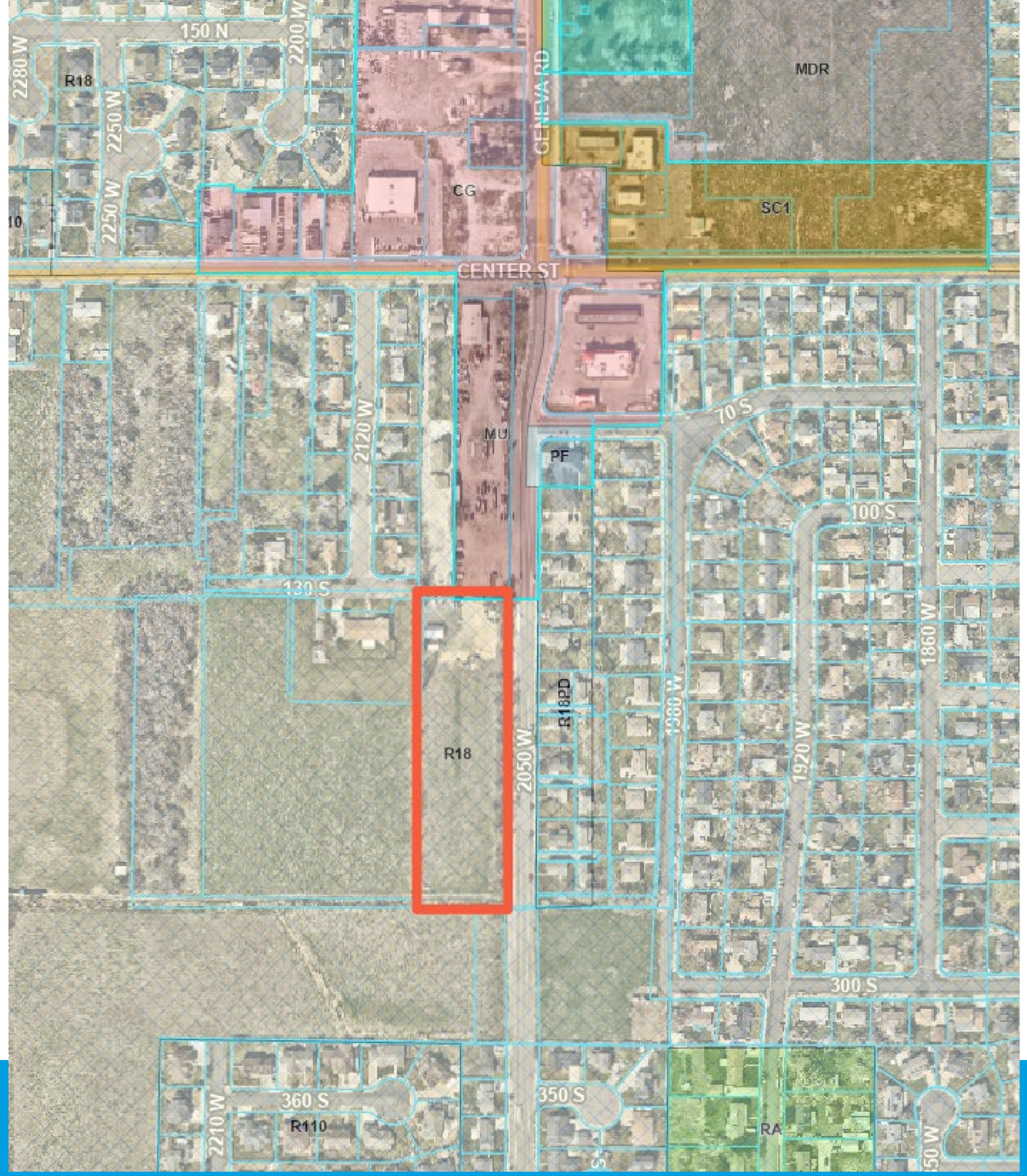
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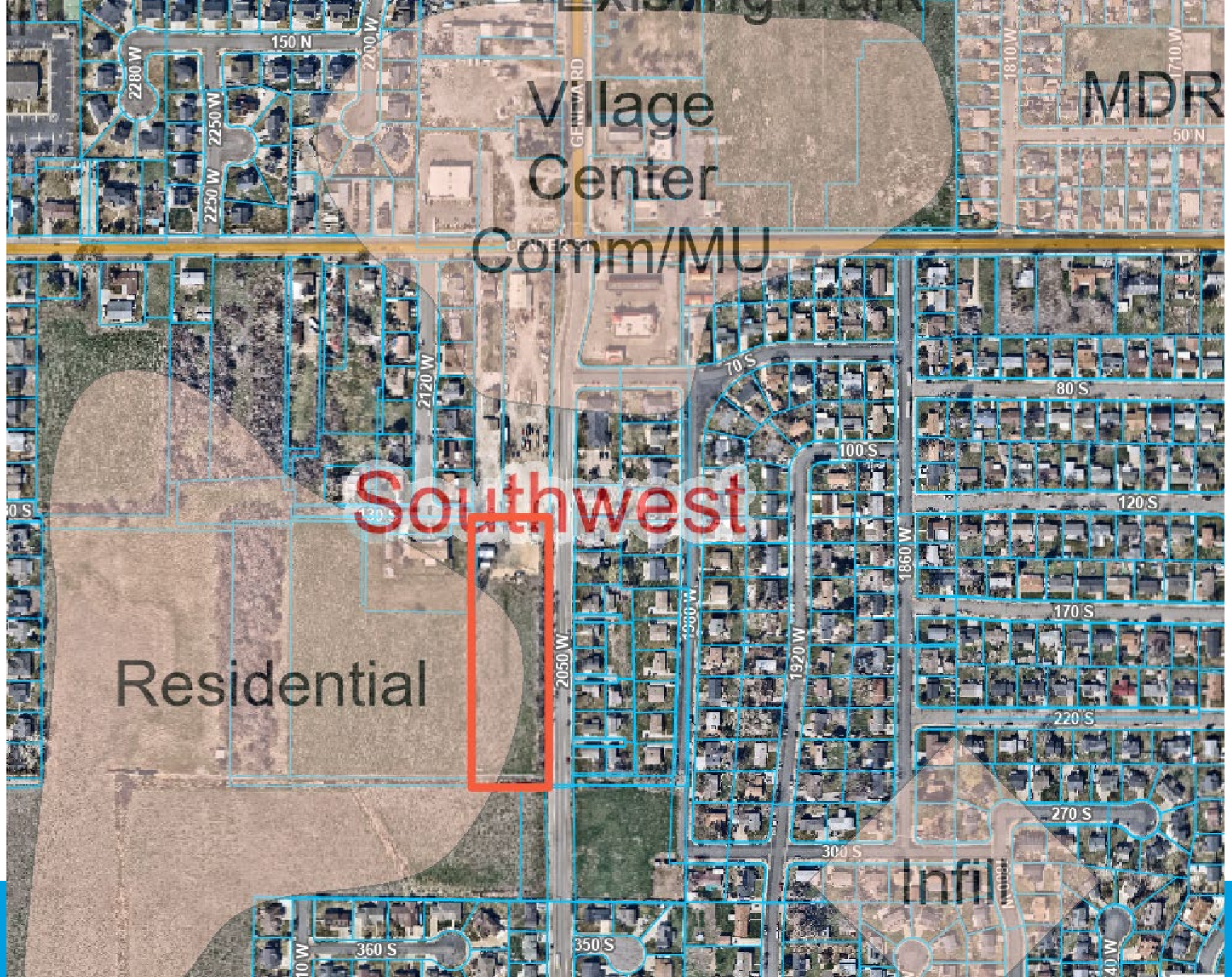
130 S 2050 W



Zoning Map


150 N
2280 W
2200 W
2250 W
2225 W
R18
CG
GENEVA RD
MDR
SC1
CENTER ST
2120 W
MU
PF
70 S
100 S
130 S
R18PD
2050 W
1980 W
1920 W
1860 W
300 S
360 S
R110
2210 W
350 S
RA

General Plan Map



PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	SNJOHNSON
Presenter:	Scott Johnson, Zoning Administrator
Department:	Development Services
Requested Meeting Date:	04-22-2025
Requested Presentation Duration:	15 Minutes
CityView or Issue File Number:	25-053

SUBJECT: 8 An update regarding re-Imagining code enforcement. (25-053)

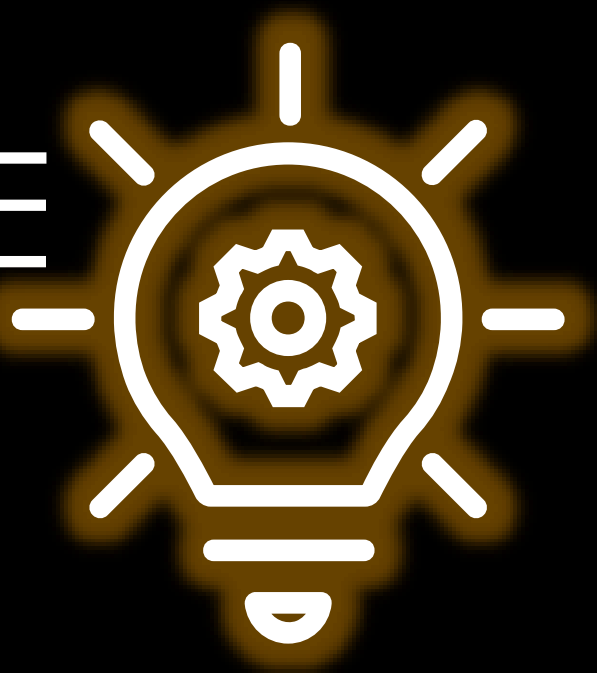
RECOMMENDATION: Information only.

BACKGROUND: In the March 25th Council Work Meeting, a motion was approved by the Council to have Scott Johnson provide regular updates on efforts to re-imagine code enforcement.

FISCAL IMPACT: None

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Information only.

RE-IMAGINE CODE ENFORCEMENT UPDATE



22 April 2025

Scott Johnson
Zoning Administrator

RE-IMAGINE CODE ENFORCEMENT

- County/City Records Review and Compare – RDL & ADU Enforcement
- RFP – Long-Term Rental Data Gathering Software
- Budget Line – Property Clean-Up

RE-IMAGINE CODE ENFORCEMENT

- In-Field Printers
- Body Cameras
- Public Education
  - Neighborhood Meetings – CE Processes
  - Digital Media Outreach (PIO)

RE-IMAGINE CODE ENFORCEMENT

- Text Amendments
  - Civil Fines
  - Strengthen Pest Infestation Abatement Requirements
- Meth Testing – COP/County Assistance



PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	DANIELS
Presenter:	Justin Harrison, Council Director
Department:	HR
Requested Meeting Date:	04-08-2025
Requested Presentation Duration:	15 minutes
CityView or Issue File Number:	25-010

SUBJECT: 9 A discussion regarding the recommendations of the Elected Officials Compensation Commission (25-010)

RECOMMENDATION: The Elected Officials Compensation Commission is requesting to present their recommended salaries for the Mayor and Council Members, scheduled to go into effect January 2026.

BACKGROUND: In accordance with 4.04.130 of Provo City Code, the Elected Officials Compensation Commission is responsible to recommend salaries for the Mayor and Council Members in a public meeting of the Municipal Council every 4 years, no later than the first council meeting in April.

FISCAL IMPACT: TBD

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
This presentation satisfies the requirement of Provo City Code 4.04.130 to have a citizen review of mayoral and council member compensation every 4 years, scheduled in conjunction with the mayoral election cycle.

Provo Municipal Council Member Annual Salary Recommendation by the 2025 Elected Officials Compensation Commission

March 20, 2025

Under Provo Utah City Ordinance 4.04.125, the Elected Officials Compensation Commission is created once every four years, in the same year that the mayoral election is held. It is tasked with recommending the annual salary for municipal council members to the Provo City Municipal Council.

After deliberation, the Elected Officials Compensation Commission unanimously recommends an annual salary of **$28,846**. Our recommendation is based on the following data:

- Other council members of cities of comparable size receive retirement benefits, valued at 15.19% of their salary.
- We also estimate that other cities will provide an approximate 2-2.5% Cost of Living Adjustment. This recommended salary includes this anticipated COLA.
- We also factored in expense compensation to calculate a councilmembers' total compensation compared to salaries in other cities.
- Given the extra complexities of serving in Provo as a city which uniquely has both an airport and our own municipal power, we feel that it is appropriate and sound for a council member to receive, at a minimum, compensation on par with the median compensation rate inclusive of all benefits.

For these reasons, the City of Provo Elected Officials Compensation Commission recommends that the annual salary for each municipal council member be set at **$28,846** per year beginning January 1, 2026.

We recommend that the existing additional annual compensation for expenses related to communications and travel expenses required by the role remain in effect at $3,300.00 per year.

Submitted unanimously by the members of the Elected Officials Compensation Commission, each of whom is a Provo resident.

Market Data Analysis

Prepared as of March 11, 2025

Council members are universally part-time employees in other agencies but receive health benefits as if they were a full-time employee.

Not all agencies offer retirement contributions to council members. However, all cities with 85,000+ residents do, except for Provo City. The value of the retirement contribution is 15.19%.

Current council member salaries, population, and reported additional compensation for cities and counties with 85,000+ residents are as follows:

Agency	Salary	Pop.	Additional Annual Compensation Reported
Orem	$16,135	94,000	$1,800 travel allowance
West Jordan	$18,000	116,000	--
Provo*	$23,850	115,000	$1,800 communications + $1,500 expense
St. George	$25,714	108,000	$1,800 travel allowance
Ogden**	$26,577	88,000	$650***
West Valley	$28,760	133,000	--
Sandy	$30,716	91,000	--
Salt Lake County	$52,083	1,200,000	--
Salt Lake City	$52,941	215,000	--

**Provo Council Chair and Vice Chair receive an additional $1,500 and $1,020 respectively for expenses.*

***Ogden Council Chair and Vice Chair receive $29,470*

****$150 year for apparel; $1,000 every other year (average = $650 annually)*

The average council member salary of the 7 cities with populations of 85,000+ residents is $28,406. The median salary is $26,577.

The average compensation for city council members after accounting for reported additional compensation is $29,005 (excludes the value of retirement contributions). The median compensation is $27,514.

Provo Mayor Annual Salary Recommendation by the 2025 Elected Officials Compensation Commission

March 20, 2025

Under Provo Utah City Ordinance 4.04.125, the Elected Officials Compensation Commission is created once every four years, in the same year that the mayoral election is held. It is tasked with recommending the annual salary for the mayor to the Provo City Municipal Council.

After deliberation, the Elected Officials Compensation Commission unanimously recommends an annual salary of **$160,959.00**. Our recommendation is based on the following data:

- The current salary rate for the Provo City mayor is approximately 6.4% below the median salary of mayors in cities comparable in size to Provo.
- We also estimate that other cities will provide an approximate 2-2.5% Cost of Living Adjustment. This recommended salary includes this anticipated COLA.

Given the extra complexities of serving as a Mayor in Provo, including that Provo has an airport and a municipal power plant, we feel that it is appropriate for a mayor to receive, at a minimum, compensation on par with the median rate.

For these reasons, the City of Provo Elected Officials Compensation Commission recommends that the annual salary for the mayor be set at **$160,959.00** per year beginning January 1, 2026. We recommend that the existing benefits remain in effect.

Submitted unanimously by the members of the Elected Officials Compensation Commission, each of whom is a Provo resident.

Market Data Analysis:

Full-time mayors are given the same retirement and medical benefits that are offered to the full-time employees in their city.

Historically, full-time mayors are generally not the highest paid position in the city. Their salary is typically less than the city manager and department heads. Salt Lake City deviated from this philosophy in 2024 and adjusted the mayor's salary based on comparisons to city managers in Utah.

In 2013, the commission limited market comparisons to full-time mayors serving populations of approximately 50,000+ residents. This included Logan, Murray, Ogden, Salt Lake City, Salt Lake County, Sandy, and West Jordan.

In 2017, the commission further narrowed comparisons to full-time mayors serving cities with populations of 85,000+ residents. This included Ogden, Salt Lake City, Sandy, and West Jordan (Salt Lake County was excluded as a comparison). The 2021 commission used this same philosophy.

The current salaries of all full-time mayors in Utah are listed in ascending order below. Cities with a population of 85,000+ residents are highlighted in green.

Agency	Salary	Population
Toole	$117,952	40,000
Eagle Mountain	$119,800	61,000
Logan	$121,818	57,000
West Jordan	$124,000	116,000
Murray	$139,921	49,000
Ogden	$143,318	88,000
Provo	$147,638	115,000
South Salt Lake	$147,737	27,000
Sandy	$170,747	91,000
Salt Lake City	$211,765	215,000
Salt Lake County	$197,478	1,200,000

The average mayoral salary of the 4 cities with populations of 85,000+ residents is $162,458. The median salary is $157,033.

Provo City Compensation Commission Members

Anna King

David Shipley

David Wright

Jim Tracy

Josh Fillmore

Juan Riboldi

Michaelann Gardner

Human Resources for Provo City

Daniel Softley

Lillian Montoya

Provo Municipal Councilmember Annual Salary Recommendation

by the Elected Officials Compensation Commission

March 2021

March 27, 2021

Under Provo Utah City Ordinance 4.04.125, the Elected Officials Compensation Commission is created once every four years, in the same year that the mayoral election is held. It is tasked with recommending the annual salary for municipal councilmembers to the Provo City Municipal Council.

After deliberation, the Elected Officials Compensation Commission unanimously recommends an annual salary of **$ 21,000.00**. Our recommendation is based on two points:

1. Evaluation of the annual salaries of city councilmembers in comparable Utah cities, as directed by the ordinance; and,

2. Consideration of the scope of duties of the councilmember

Based on comparison of the annual salaries of other city councilmembers in the State of Utah, with similar population. Provo's population is 117,000. The average annual salary of Utah city councilmembers serving cities of populations of 85,000+ is $ 21,476. This average is for the councilmember salaries from: Ogden, Orem, Salt Lake City, Sandy, West Jordan, St. George, and West Valley (see chart on the next page, as provided by the Division Director of Provo City Human Resources).

The Compensation Commission posits that these cities are most comparable to Provo in terms of population (85,000+) and that the Provo Municipal Councilmember salary should be in keeping with other city councilmember salaries in the region.

Further, we consider the scope of duties of the municipal councilmembers. The Provo City Municipal Council faces challenges unique to the City of Provo. In addition to its high rate of growth, Provo has both its own power department and its own commercial airport. These duties and responsibilities are not faced by councilmembers of most other Utah cities of comparable size. These duties, combined with the other issues inherent to a city the size of Provo, warrant a higher level of compensation than the Provo City municipal councilmembers are currently receiving.

For these reasons, the City of Provo Elected Officials Compensation Commission recommends that the annual salary for each municipal council member be set at **$ 21,000.00** per year beginning January 1, 2022.

We recommend that the existing benefits remain in effect with the following adjustments for expense accounts:

1. Increase the monthly communications allowance for all Council Members from $120 to **$150**.
2. Increase the monthly allowance for all Council members for expenses incurred while within the corporate limits of the City from $100 to **$125**.
3. Increase the additional monthly expense allowance given to the Council Chair from $100 to **$125**.
4. Increase the additional monthly expense allowance given to the Council Vice Chair for $75 to **$85**.

Submitted unanimously by the members of the Elected Officials Compensation Commission, each of whom is a Provo resident.

- Human Resources collected salary data from 24 agencies along the Wasatch Front that have part-time Council Members like Provo City.
- Unlike the Mayor's position, agencies do not uniformly offer retirement benefits to Council Members.
- Nine of the agencies surveyed do not offer any retirement benefit.
- All but one offer medical benefits.
- Current salaries, population, whether they offer retirement contributions, and reported additional compensation are as follows:

Agency	Salary	Pop.	Ret.	Additional Annual Compensation Reported
American Fork	$6,000	32,500	No	$3,000 travel allowance
Payson	$6,400	20,000	Yes	$600 for travel + $600 if using own phone
Pleasant Grove	$7,200	38,000	Yes	
Bountiful	$7,800	44,000	No	$2,400 travel allowance
South Salt Lake	$11,352	25,000	Yes	
Springville	$12,228	33,000	No	$2,500 for phone, travel, other expenses
Toole	$12,504	35,000	Yes	$8,600 for RDA work and phone allowance
Orem	$14,420	97,500	Yes	
Murray	$15,497	49,000	Yes	$4,200 for expenses
Eagle Mountain	$15,600	36,000	No	
Logan	$15,605	52,000	No	$300 travel allowance
South Jordan	$16,514	74,000	No	Up to $480 for phone
Lehi	$16,608	66,000	No	$1,500 travel + $900 phone
Layton	$17,396	77,000	No	
Spanish Fork	$17,467	40,000	Yes	
West Jordan	$18,000	116,000	Yes	
Ogden	$18,090*	88,000	Yes	$1,150 clothing + $1,140 phone
Provo	**$18,180**	**117,000**	**No**	**$1,440 communications + $1,200 expense****
St. George	$20,556	87,000	Yes	$1,800 travel allowance
West Valley	$21,580	136,000	Yes	
Draper	$23,400	48,000	Yes	
Park City	$23,435	8,500	No	
Sandy	$24,333	97,000	Yes	
Salt Lake City	$36,650	201,000	Yes	
Salt Lake County	$42,856	1,153,000	Yes	

*Ogden Council Chair receives $20,260; Council Vice Chair receives $19,175
**Provo Chair and Vice Chair receive additional $1,200 and $900 respectively for expenses.

Provo Mayor Annual Salary Recommendation by the Elected Officials Compensation Commission March 2021

March 27, 2021

Under Provo Utah City Ordinance 4.04.125, the Elected Officials Compensation Commission is created once every four years, in the same year that the mayoral election is held. It is tasked with recommending the annual salary for the mayor to the Provo City Municipal Council.

After deliberation, the Elected Officials Compensation Commission unanimously recommends an annual salary of **$ 130,000.00**. Our recommendation is based on two points:

1. Evaluation of the annual salaries of mayors in comparable Utah cities, as directed by the ordinance; and,

2. Consideration of the scope of duties of the Provo mayor.

Based on comparison of the annual salaries of other mayors in the State of Utah with similar population. Provo's population is 117,000. The average annual salary of full-time Utah mayors serving cities of populations of 85,000+ is $126,823. This average is for the mayoral salaries from Ogden, Salt Lake City, Sandy, and West Jordan (see chart on the next page, as provided by the Division Director of Provo City Human Resources).

The Compensation Commission posits that these cities are most comparable to Provo in terms of population (85,000+) and that the Provo mayor's salary should be in keeping with other full-time mayors in the region.

Further, we consider the scope of duties of the mayor. The Provo mayor faces challenges unique to the City of Provo. In addition to its high rate of growth, Provo has both its own power department and its own commercial airport. These place additional duties and responsibilities on the Provo mayor which are not faced by the mayors of other Utah cities of comparable size.

The Compensation Commission states that these extra duties, combined with the other issues inherent to a city the size of Provo, warrant a higher level of compensation than the mayor has been receiving.

For these reasons, the City of Provo Elected Officials Compensation Commission recommends that the annual salary for the mayor be set at **$ 130,000.00** per year beginning January 1, 2022. We recommend that the existing benefits remain in effect.

Submitted unanimously by the members of the Elected Officials Compensation Commission, each of whom is a Provo resident:

- Full-time mayors are given the same retirement and medical benefits that are offered to the full-time employees in their City.
- Full-time mayors are generally not the highest paid position in the City. Their salary is commonly found to be less than a CAO/City Manager and department heads.
- In 2013, the Mayoral Compensation Commission limited their market comparisons to full-time mayors serving populations of approximately 50,000+ residents. This included Logan, Murray, Ogden, Salt Lake City, Salt Lake County, Sandy, and West Jordan.
- In 2017 and 2021, the Elected Officials Compensation Commission further narrowed their market comparisons to full-time mayors serving cities of populations of 85,000+residents. This included Ogden, Salt Lake City, Sandy, and West Jordan (Salt Lake County was excluded as a comparison).

2021 Utah Cities Mayor Salaries

Agency	Salary	Population
Eagle Mountain	$70,000	36,000
South Salt Lake	$81,492	25,000
Toole	$95,502*	35,000
Logan	$99,467	52,000
West Jordan	$105,000	116,000
Murray	$118,518	49,000
Provo	**$121,200**	**117,000**
Sandy	$127,572	97,000
Ogden	$133,766	88,000
Salt Lake City	$146,578	201,000
Salt Lake County	$164,930	1,153,000

*Includes a $9,400 stipend for working with RDA

Provo City Compensation Commission Members:

- Jim Tracy
- Juan Riboldi
- Sharlene Wilde
- Taeya Howell
- Peter Madsen
- Anna King
- Laura Cabanilla

Human Resources for Provo City

- Daniel Softley
- Heidi Pepinos

PROVO CITY MUNICIPAL COUNCIL

Staff Memorandum

Michael Sanders, Policy Analyst

Elected Officials Compensation Commission

February 14, 2024

Provo City Code 4.04.130 outlines the requirements for the Elected Officials Compensation Commission. Below are the key points and timelines for compliance.

REQUIRED TIMELINE

- **February:** Board appointments are made by the Mayor, the Council, and the commission members.
- **April 8:** The Council receives the commission's report and recommendations during the first April meeting.
- **June 17:** Before the third Tuesday in June, the Council votes on the recommendations of the commission.

BOARD MAKEUP

- **3 residents** selected by a majority of the Council.
- **3 residents** selected by the Mayor.
    - No advice and consent are required.
    - The Mayor should notify the Council of appointments in writing, via letter, before the February meeting when Council appointments are made.
- **1 resident** selected by the six other commission members.

MISCELLANEOUS NOTES

- Separate ordinances should be prepared for Mayoral and Council compensation.
- If an increase is approved, it takes effect in January of the following year.

2021 COMPENSATION COMMISSION

2021 Commission Appointees

Mayoral Appointees	*Council Appointees*	*Other Appointee*
• Jim Tracy	• Taeya Howell	• Anna King
• Sharlene Wilde	• Laura Cabanilla	
• Juan Riboldi	• Peter Madsen	

2021 Council Discussions

Below are the meeting recordings from the last occurrence of the commission which includes much of the history and operations of the commission. The commission's recommendations were adopted unanimously

- January 05 Work Meeting
- February 02 Work Meeting
- April 20 Council Meeting
- May 18 Work Meeting
- May 18 Council Meeting

PROCEDURAL/LEGAL QUESTION

The Commission has a PMN website section currently programed. One notice was posted on March 23, 2021, with an agenda. However, no meeting minutes or audio/video recording were uploaded afterward.

Question: Is the Elected Officials Compensation Commission required to comply with the Open Public Meeting Act?

Transparency and historical documentation suggest value in posting to the PMN and uploading minutes and recordings. However, if not legally required, there are arguments that could be made against posting such as administrative burden or deliberation confidentiality.

ACTION ITEMS

Below are the Council Office's recommended action items.

Council Office: Notify Council members of the ordinance requirements and schedule a meeting to appoint commission members.

Mayor's Office: Notify the Council of commission appointments via letter.

Human Resources Department: Conduct the study required under Provo City Code 4.04.130(2).

Legal Department: Determine if the commission must comply with the OPMA requirement and provide a recommendation if not required to comply.

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter: JMCKNIGHT
Presenter: Warren Merritt, Fleet Manager
Department: Public Works
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 15 Minutes
CityView or Issue File Number: 25-025

SUBJECT: 10 A presentation regarding the FY2026 Budget: Fleet Management (25-025)

RECOMMENDATION: This is a presentation on the vehicle replacement budget for FY2026.

BACKGROUND: As required by the City Council Public Works will present on the vehicle replacement budget for FY2026.

FISCAL IMPACT: N/A

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
N/A

FY2026 Fleet Replacement Budget

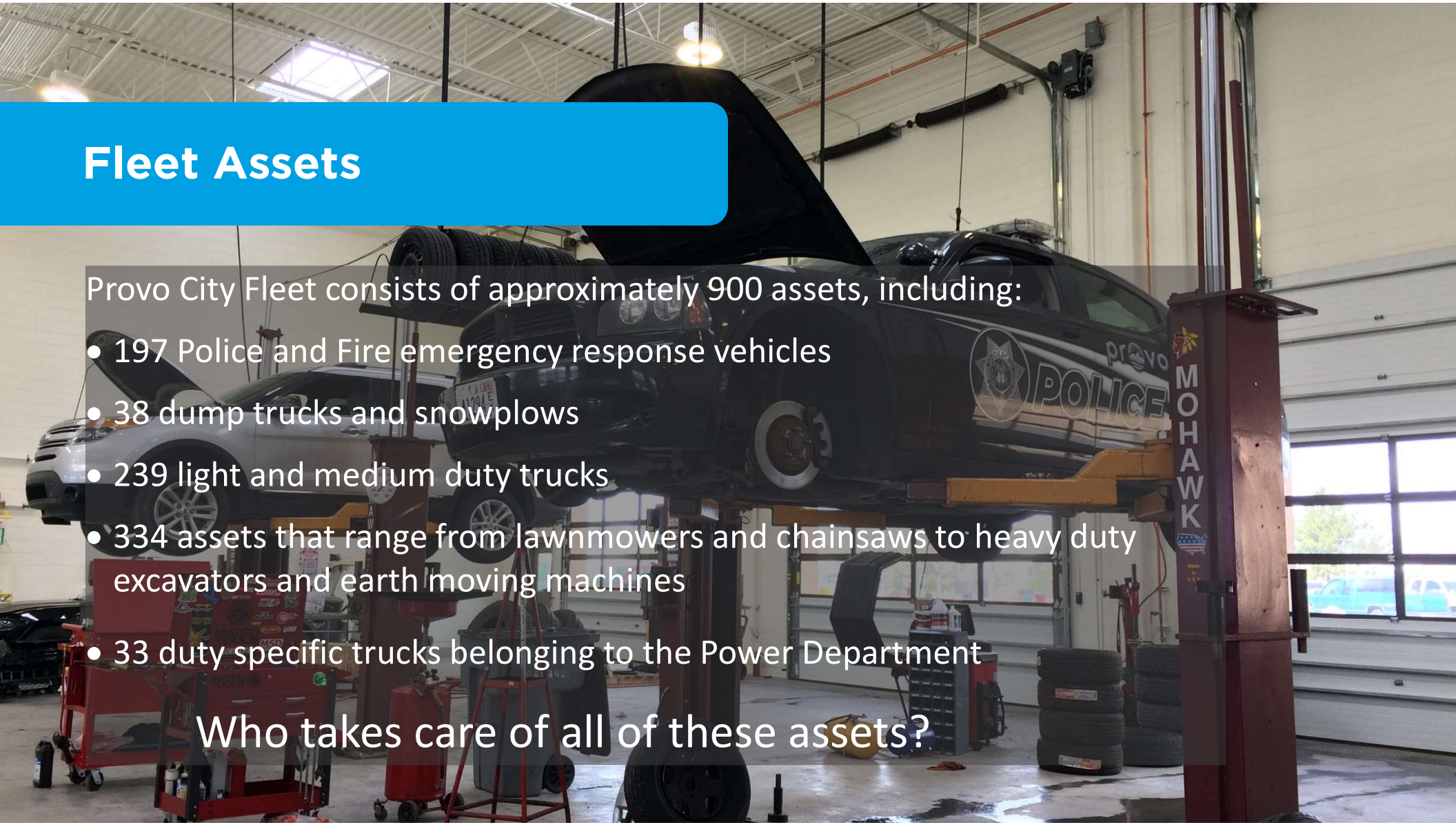
April 22, 2025

provo
PUBLIC WORKS

Fleet Responsibilities

- Provide maintenance and needed repairs to all fleet vehicles and equipment
- Determining when maintenance should be performed for each asset by monitoring their use
- Keep records of all maintenance and repairs completed on every asset
- Provide 24hr emergency roadside repairs
- Evaluate the condition and value of each asset to determine which to keep and which to rotate out
- Discuss with division managers the needs of their department related to vehicle and equipment purchases

Fleet Assets



Provo City Fleet consists of approximately 900 assets, including:

- 197 Police and Fire emergency response vehicles
- 38 dump trucks and snowplows
- 239 light and medium duty trucks
- 334 assets that range from lawnmowers and chainsaws to heavy duty excavators and earth moving machines
- 33 duty specific trucks belonging to the Power Department

Who takes care of all of these assets?

Fleet Department

Fleet personnel consists of:

- 7 light and heavy-duty technicians
- 1 shop supervisor
- 1 full-time parts warehouse clerk
- 1 part-time parts warehouse clerk

Team Qualifications

- 126 years of combined industry experience
- 50+ professional certifications earned
- 25+ ongoing technical training courses to stay ahead of evolving technology

Fleet Statistics

In the last 12 months the fleet department has:

- Performed 1,088 services
- Responded to 521 breakdowns
- Addressed over 1,500 drivers concerns

Funding Challenges

- Ongoing inflation remains a significant challenge, contributing to rising costs in vehicle acquisitions and upfitting.

	2023	2025	Increase
• Ford Explorer	$36,900	$40,400	10%
• Ford F250	$53,900	$59,000	10%
• Sanitation Truck	$346,500	$405,300	17%

- Based on recent trends and available industry data, we are forecasting a 4% annual inflation rate for vehicle and upfit costs for FY26.

- While inflation can be somewhat predictable, one variable we can only speculate on is the potential impact of incoming tariffs on overall costs.

- Despite the progress Provo City has made in recent years improving fleet health, many vehicles are still being operated beyond their recommended replacement life, leading to increased maintenance costs, repairs, and operational downtime.

Fleet Advisory Committee

Members

- Representation from City Departments representing General, Internal and Enterprise Funds
  - Police
  - Fire
  - Parks and Recreation
  - Public Works
  - Energy
  - Finance

Roles

- Evaluate, Prioritize, and Forecast Vehicle Replacement Needs
  - Age, mileage, cost of operation

FLAC Recommendation

FY26 proposed General Fund vehicle replacements:

- 18 police vehicles (non-patrol)
- 4 police motorcycles (patrol)
- 1 fire engine
- 3 medium duty trucks
- 1 Ford Escape (hybrid)
- 1 Ford F150 Lightning (electric)
- 6 trailers
- 4 riding mowers
- 1 UTV

FLAC Recommendation

FY26 proposed General Fund vehicle replacements:

Department	Cost
Engineering	$104,520
Fire	$2,408,280
Parks	$472,470
Police	$1,044,160
Streets	$903,700
Total	**$4,933,130**

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter: LISAH
Presenter: Carla Gordon, Assistant Director of Library Services
Department: Library
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 15 minutes
CityView or Issue File Number: 25-025

SUBJECT: 11 A Presentation Regarding the FY2026 Budget: Library (25-025)

RECOMMENDATION: Presentation only

BACKGROUND: Requested presentation about fiscal year 26 Library budget

FISCAL IMPACT: NA

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Requested budget report

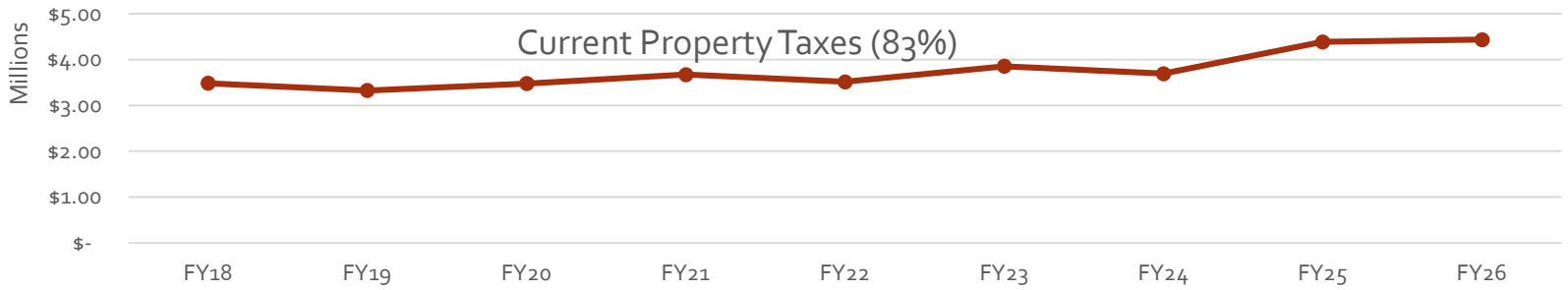
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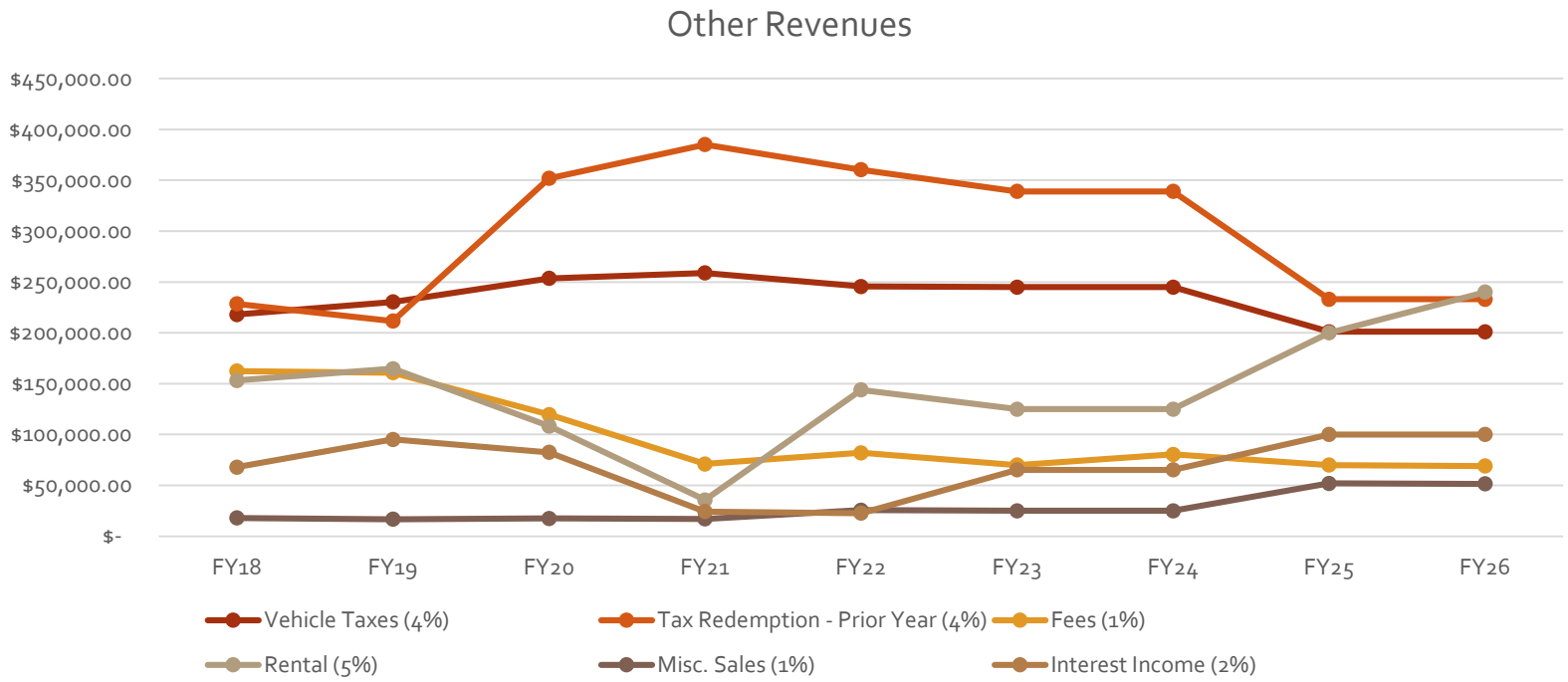
CITY LIBRARY

at ACADEMY SQUARE

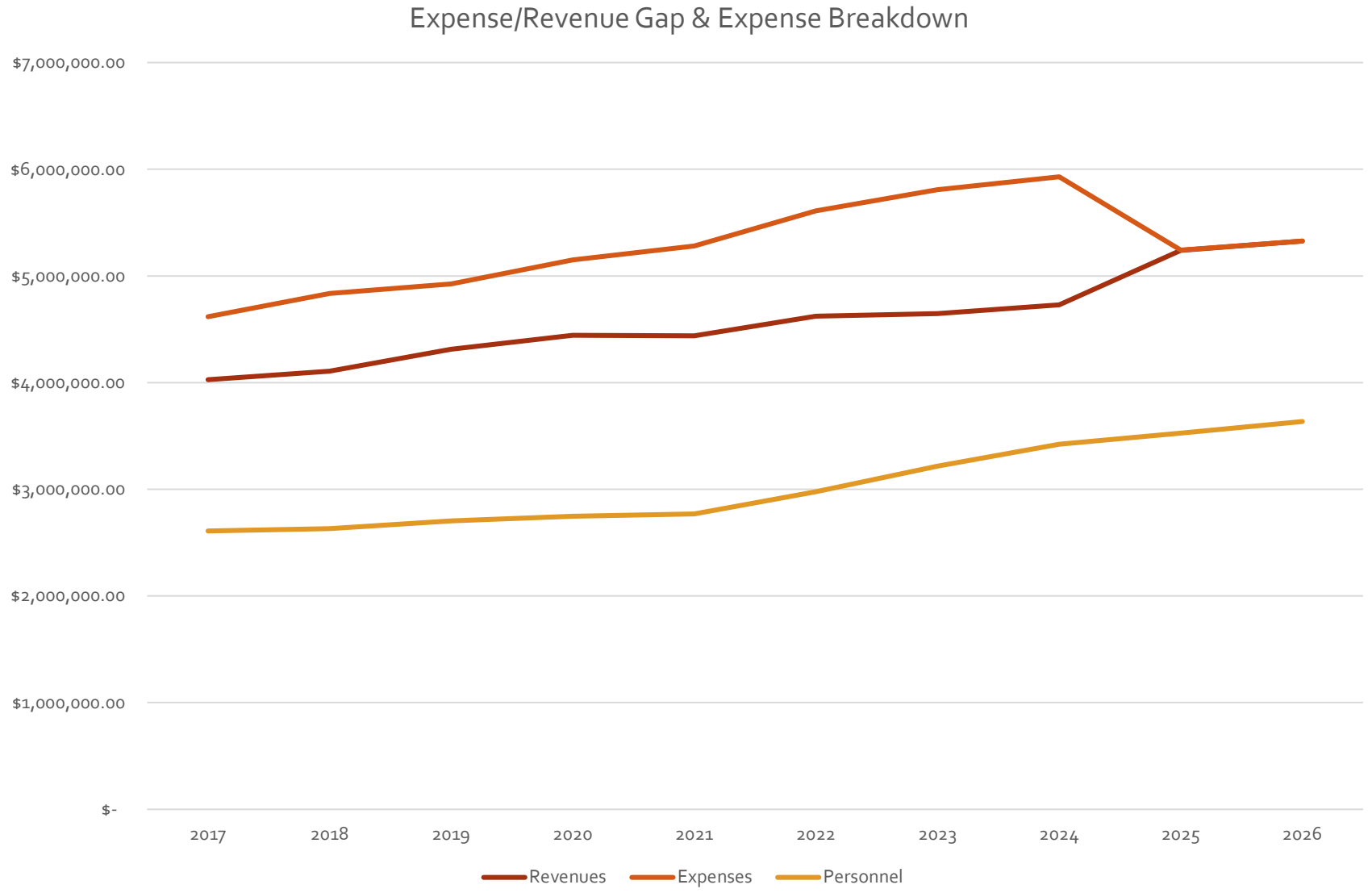


Library Revenues





Library Expenses & Revenues



Fund Balances

- **Ending Fund Balance**
  - Balance at start of FY25: $1,564,279
  - Projected at start of FY26: $1,720,987
- **Fundraising Balance**
  - $43,671
- **Legacy Endowment Balance**
  - $2,069, 487

Unfunded Needs

- **Increased personnel expenses of $108,020**
  - Includes the elimination of 3 PT paging positions
  - Includes merit increases for all staff
  - Includes COLA and market study increases for full-time staff
- **Proposal to fund increased payroll expenses:**
  - An estimated "new build" property tax increase of $50,000
  - Increased room rental income of $40,000
  - Utility (gas & electricity) savings of $20,000

Unmet Services

- Funding we would like to secure in the future:
  - Restore building maintenance and repair budgets.
    - Estimated cost $40,000
  - Restore 10% if collection budget.
    - Estimated increase $40,000
  - Restore subscriptions to streaming services.
    - Estimated cost $40,000
  - Restore rented art exhibits for The Nelson Attic.
    - Estimated cost $10,000
  - Restore technology upgrade budget.
    - Estimated cost $30,000
  - Budget for $100,000 - $200,000 in capital improvements each year.

Fees

Fee	FY2025	FY2026
Missing Audiobook CD	$9.00	$15.00
Missing Cover/Artwork	$2.00	$5.00
Six-month Nonresident Card	$60.00	$62.50
One-year Nonresident Card	$120.00	$125.00

Ballroom Rental	FY2025	FY2026
Monday – Thursday, 9 hrs.	$800	$840
Monday – Thursday, 14 hrs.	$1,300	$1,350
Friday – Saturday, 14 hrs.	$1,900	$2,000
Friday – Saturday, 15 hrs.	$2,200	$2,300

Attic Rental	FY2025	FY2026
Monday – Thursday (Hourly)	$65	$70
Monday – Thursday (Full Day – 14 hrs.)	$775	$800
Friday – Saturday (Hourly)	$95	$100
Friday – Saturday (Full Day - 14 hrs.)	$1,200	$1,250

Appropriations Outside FY25 Budget

- None

Performance Measures

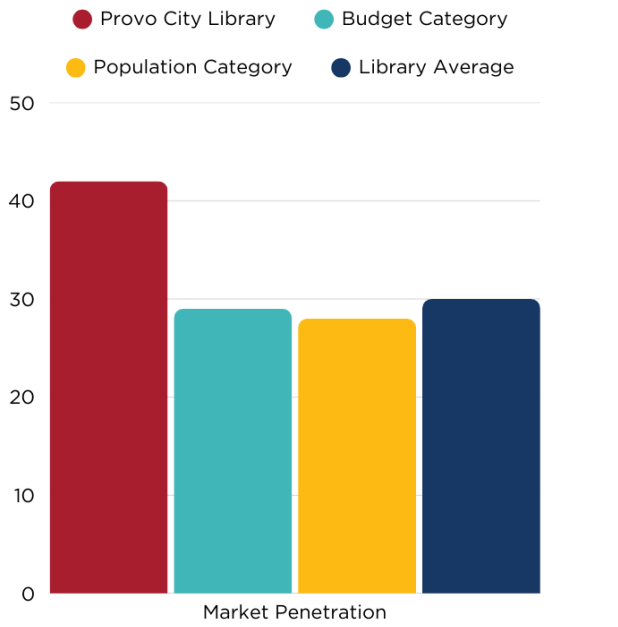
Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Public Services and Safety	**Strengthen Capacity:** Our Community will have a quality library now and in the future through forward-thinking and sustainable practices.	Fundraising results	$641	$17,471.05	$20,000	$20,000
		Event rentals/uses	844	536	850	875
	Enhance Collections & Services: Our community is best-served by responsive and responsible collection development, programming and patron services.	Total attendees at Library programs	77,898	51,839	85,000	87,500
		Total circulation (physical and digital)	1,703,204	1,108,079	1,700,000	1,700,000
	Engage Community: Our community benefits from an active and engaged library that provides access to library services throughout the city.	Active Cardholders (cards used within last 12 months)	27,115	27,389	27,000	27,000
		Programs or services held outside building	570	667	1,000	1,000

Accomplishments

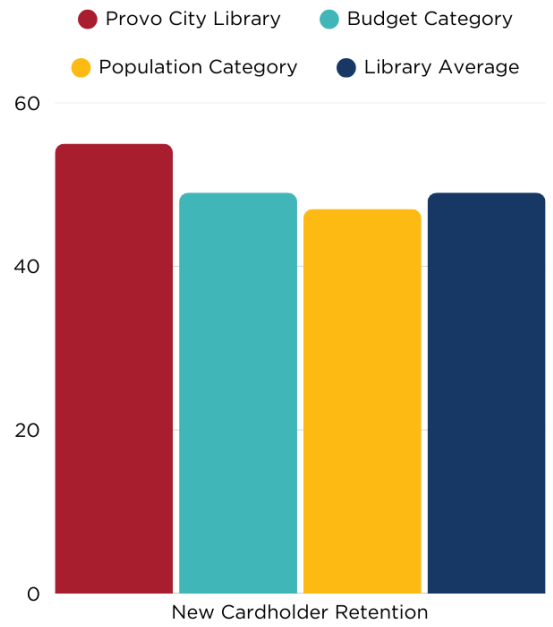
FY25 Library Accomplishments

- Maintained quality services for Provo residents
- Installed new chiller
- Upgraded wi-fi equipment and network
- Completed 2025-2029 Strategic Plan
- Began renting the Nelson Attic
- Held our first Book Ball and Silent Auction

Some National Metrics



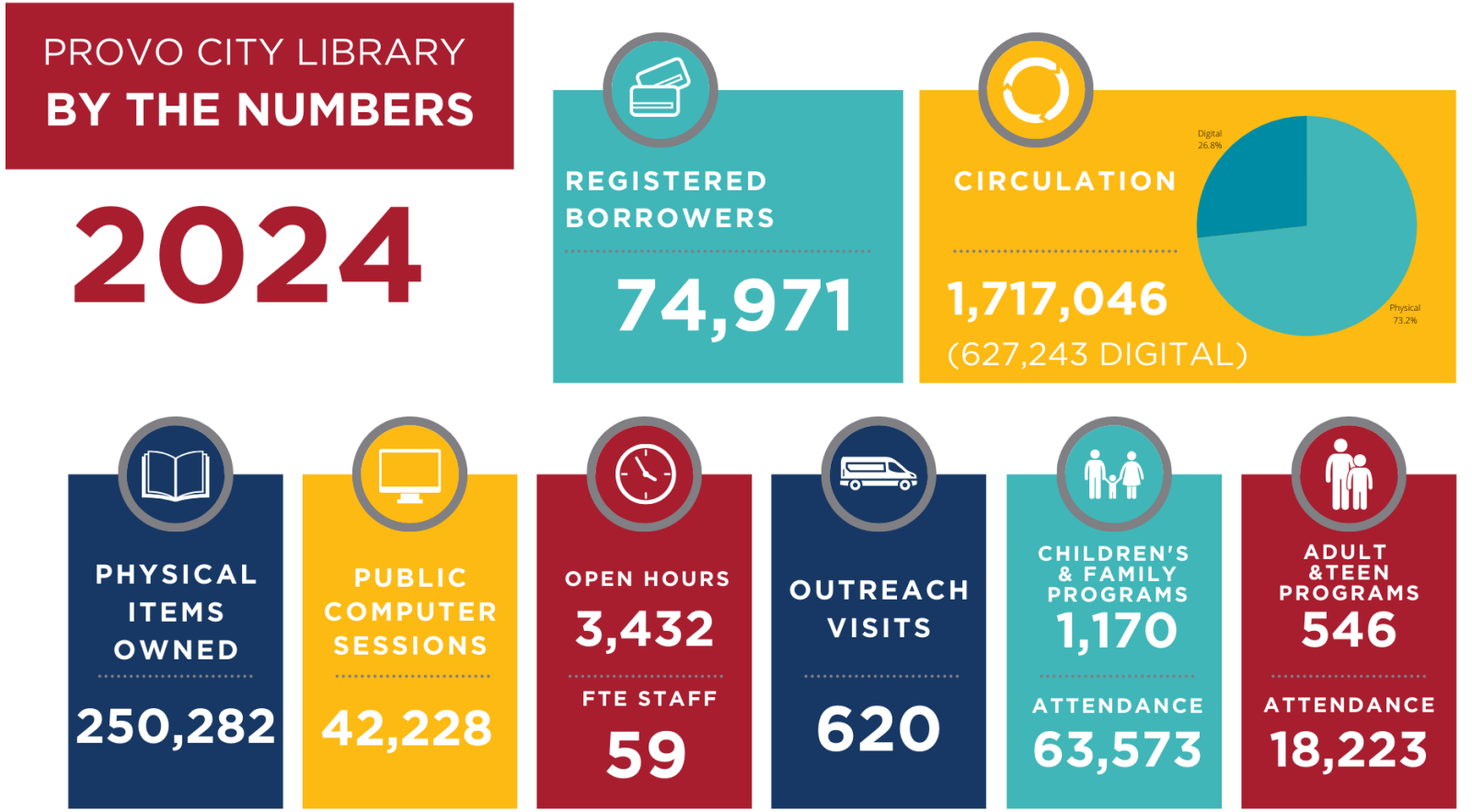
Percentage of households with an active library card



Percentage of new cardholders still using their library card one year after signing up.

Provo City Library

By the Numbers



Nice Things People Say

Please just keep doing what you're doing!

The library is the best place in the city. The people who serve are very kind.

Friendly staff, fun events, good variety of books and resources.

IT HAS SO MANY GREAT RESOURCES AND I LOVE THE CHILDREN'S PROGRAMS. IT HAS SO MANY BOOKS AND GREAT SELECTIONS.

You are very helpful. You have lots of programs going on. You have many books and other things to check out.

I love the library! We have so many great resources available in person and online, it's amazing!

It bright and clean, easy to navigate, librarians are extremely helpful, always willing to take time -- and books, books, books!

Everything is awesome...newsletters, Monday night free shows, book sales, trivia, ukulele lessons, puzzle exchanges, we love all the activities...

Questions?

Library Budget Report

April 14, 2025

provo CITY LIBRARY at ACADEMY SQUARE

Summary:

The Provo City Library is holding steady for FY2026. While we are hoping to restore some of the cuts that were made last year to better serve our community and maintain our building, we are making do and still providing excellent services to our residents.

FY2026 personnel expenses increased by $108,020 and we were able to cover those costs with "new build" property taxes, increased room rental income (5% rate increase and added rental space), and utility savings realized because of more efficient equipment in our building. Operating costs remain constant from FY2025.

We utilized the Legacy Endowment as well as fundraising funds to pay for building projects that are not covered by our approved budget. The library continues to be a valuable resource to our community as illustrated by our healthy performance numbers and steady use of our facility.

This past year we were able to take on new projects like fundraising, involvement in the City's CIP process, and the administration of several grants that enhanced our programming and collections. The Library Board also approved a new 5-year Strategic Plan that will help us focus our efforts and growth in the coming years.

1. **Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them.**

   - FY26 personnel increase of $108,020
     - Includes the elimination of 3 PT paging positions
     - Includes merit increases for all staff
     - Includes COLA and market study increases for full time staff
   - This increase is being funded with:
     - An estimated "new build" property tax increase of $50,000
     - Increased room rental income of $40,000
     - Utility (gas & electricity) savings of $20,000 (new more efficient water heater (gas) and chiller (electrical)).

2. **Services you wished to fund but could not, including supplemental requests in FY2024 and FY2025, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery?**

Last year we made 10% cuts to our operating budget. Some cuts were noticed (streaming music and movies most particularly). And, some cuts were not noticed but will be within a few years if funds are not restored to some degree (reduced funds for building maintenance and technology upgrades).

The library's staff worked very hard in FY25 to limit the impact patrons felt after last year's cuts. We carefully purchased, programmed, and prioritized what we could do to provide the greatest impact for our community. We are holding strong for FY26 but hope to someday restore the services we had to reduce. We also need to keep our building maintenance and repair in mind. The Legacy Endowment is keeping us afloat, but when interest rates go down, we will need to have a budget ready to take care of our building and technology infrastructure.

- Funding we would like in the future:
    - Restore building maintenance and repair budgets. Estimated cost $40,000
        - Without these funds we have relied more heavily on fundraising and on the Legacy Endowment.
    - Restore 10% of collection budget to allow for appropriate collection maintenance for a library our size. Estimated increase $40,000
    - Restore subscriptions to streaming services. Estimated cost $40,000
    - Restore ability to rent professional art exhibits for The Nelson Attic. Estimated cost $10,000
    - Restore technology upgrade budget to keep our systems secure and relevant. Estimated cost $30,000
    - Budget for $100,000 - $200,000 in capital improvements each year.

3. Fees within your department: which do not provide full cost recovery, and what changes do you recommend to achieve full cost recovery?

- We adjusted two small fees (missing CD fee and missing cover/artwork fee) to better match the staff time and resource costs necessary to deal with them.
- We increased our nonresident library card fee by $5.00 to better match the amount an average resident would pay in property taxes to support the library and to match what Orem Library is charging.
- We increased our Ballroom and Attic rental fees by 5% to help them better cover personnel costs associated with this service and to keep our prices closer to those of competitors.

4. Appropriations requested outside the FY2025 budget.

- None

Note: *We did not ask for any appropriations from our ending fund balance in FY2025. However, we did need to request three transfers from the Provo Foundation accounts dedicated to the library to help with building related expenses.*

- *Funds transferred from Legacy Endowment Account*
  - *$42,996 – Academy building gutter repair*
  - *$29,571 – Parking garage sump pump replacement/repair*
- *Funds transferred from Library Fundraising Account*
  - *$7,670 – Replacement of Ballroom window blinds*

5. Requests that will increase ongoing operations and maintenance costs.

- None

6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan).

- **Community Identity: 1b.** Celebrate local arts and culture and all the stories of the regions through public art, open space, and community events.
  - The library has a reputation for being a place where residents can experience culture and art without having to pay for the privilege. However, when budgets are tight, these exhibits and experiences are easy to reduce or eliminate. Consistent cultural funding, perhaps through the RAP tax, would help keep those funds secured for this important library role.
- **Public Services and Safety: 1a.** Explore how to best provide a balanced distribution of public services across the city.
  - Our Outreach Van and librarians take our services throughout the city. We would love to take even more services outside our doors. For example, we could take the library to the West side with possible book lockers or regular remote programs.
- **Public Services and Safety: 3a.** Continue Provo City's high standards of constructing and maintaining high quality community facilities.
  - We will continue to need funding to appropriately care for our beautiful historic building.

7. Current performance measures and how the align with department goals.

This year our Library Board approved a new strategic plan and we have updated our performance measure to align with those priorities. These measures also give a much better picture of what we are doing and where we are making an impact.

Goal #1 Strengthen Capacity: Our community will have a quality library now and in the future through forward-thinking and sustainable practices.

- **Performance Measure #1 – Fundraising Results**: While we do not have control over most of our revenues, this is a place we can try to bring in a little extra money to help with projects outside our regular budget.

2024	2025		2026
Actual	Current	Target	Target
$641	$17,471.05	$20,000	$20,000

- **Performance Measure #2 – Event Rentals/Uses**: This is another revenue source we have some control over and we hope to keep our pricing competitive and our venue attractive to residents and clients.

2024	2025		2026
Actual	Current	Target	Target
844	536	850	875

Goal #2 Enhance Collections & Services: Our community is best-served by responsive and responsible collection development, programming, and patron services.

- **Performance Measure #1 – Total Attendees at Library Programs**: Our programming is a big part of how we engage and serve our residents. This is a measure of how many people attend our programs each year.

2024	2025		2026
Actual	Current	Target	Target
77,898	51,839	85,000	87,500

- **Performance Measure #2 – Total Circulation (physical and digital)**: Our collection and its use are important indicators of how our library is being used. We want to maintain a collection that is relevant and popular, which is shown by how many items are borrowed each year.

2024	2025		2026
Actual	Current	Target	Target
1,703,204	1,108,079	1,700,000	1,700,000

Goal #3 Engage Community: Our community benefits from an active and engaged library that provides access to library services throughout the city.

- **Performance Measure #1 – Active Cardholders (cards used within last 12 months)**: Getting library cards into the hands of our residents only gets us so far. Our real goal is for residents to use the cards and to think of the library as a resource and destination.

2024	2025		2026
Actual	Current	Target	Target
27,115	27,389	27,000	27,000

- **Performance Measure #2 – Programs or Services Provided Outside Library Building**: Not all of our residents can or think to come to our building. We want to get out into the community to engage with and serve people where they are at.

2024	2025		2026
Actual	Current	Target	Target
570	667	1,000	1,000

8. Key accomplishments in FY2025.

- Maintained quality services for Provo residents.
- Completed 2025-2029 Strategic Plan including our 2025 Strategic Action Plan.
- Completed installation of new wi-fi equipment and system.
- Completed installation of new chiller.
- Made necessary procedural and facility changes to allow for the renting of the Nelson Attic.
- Held our first Book Ball and Silent Auction bringing in about $8,000 to help with building costs and maintenance.
- Participated for the first time in the Provo City CIP process, with the help of the Finance Department.
- Applied for and was awarded a number of small grants:
    - LSTA (Library Services & Technology Act) grant of $5,000 for an Early Literacy Library of Things.
    - Utah Humanities grant with Center for the Book grant of $4,000 to help with our Children's Book Festival.
    - Provo Arts grant for $2,550 to help pay for Monday Night Performances.

- Made policy and procedure changes to allow us to collect commissions on art sold in our exhibit spaces.

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	DOUGR
Presenter:	Doug Robins, Director of Parks & Recreation
Department:	Parks and Rec
Requested Meeting Date:	04-22-2025
Requested Presentation Duration:	30 minutes
CityView or Issue File Number:	25-025

SUBJECT: 12 A presentation regarding the FY2026 Budget: Parks & Recreation (25-025)

RECOMMENDATION: Presentation only

BACKGROUND: Annual Department Budget presentation

FISCAL IMPACT: Annual budget

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Annual budget presentation as requested by City Council

FY 2026 Budget

Written Report/Presentation

provo

PARKS & RECREATION

Sports Operations
Rylin Patterson, Manager

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)

2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery? (None)

3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?

   Youth and adult sports fees are set to full recovery of all direct costs and most indirect costs. Youth sports target a 25% margin, while adult sports set a 50% target to account for indirect program costs. Analysis is done each season to review costs and adjust fees as necessary.

Youth Football
Fall 2024

Revenue		
	2024	2023
1st/2nd	116	107
3rd/4th	131	117
5th/6th	110	99
7th-9th	55	58
Total Participants	**412**	**381**
Participant Revenue	**$27,297.00**	**$26,299.00**
Total Revenue	**$27,297.00**	**$26,299.00**

Expenses				
	2024		2023	
Expenses	Cost	% of Revenue	Cost	% of Revenue
Staff Shirts	$0.00	0.00%	$0.00	0.00%
Staff Training	$344.50	1.26%	$1,196.00	4.55%
Staff Supervisors	$851.50	3.12%	$1,001.00	3.81%
Staff Referees	$7,224.00	26.46%	$6,500.00	24.72%
Staff Appreciation	$0.00	0.00%	$129.88	0.49%
Jerseys	$13,931.00	51.03%	$11,266.00	42.84%
Equipment	$0.00	0.00%	$155.98	0.59%
Admin (Marketing)	$0.00	0.00%	$0.00	0.00%
Tournament Tent	$0.00	0.00%	$252.75	0.96%
Medals	$399.89	1.46%	$332.64	1.26%
Scholarships and Refunds	$2,850.00	10.44%	$2,124.00	8.08%
Total Expenses	**$25,600.89**	**93.79%**	**$20,834.25**	**79.22%**
Margin	**$1,696.11**	**6.21%**	**$5,464.75**	**20.78%**
Cost per Participant	**$62.14**		**$54.68**	

	Basketball	HS Basketball	Flag Football	Soccer	Softball Tournaments
Admin Fees	$ 250.00	$ 250.00	$ 50.00	$ 50.00	$ 50.00
Referee/Official pay	$ 24.00	$ 23.00	$ 21.00	$ 21.00	$ 25.00
Staff per game	2 referees	2 referees	2.5 officials	2 officials	1 ump per field
Supervisor Pay	$ 16.00	$ 16.00	$ 16.00	$ 16.00	$ 16.00
Staff per game	1 supervisor	1 supervisor	1/2 a supervisor	1 supervisor	1 supervisor
Scorekeeper Pay	$ 9.00	$ 9.00	N/A	N/A	$ 9.00
Staff per game	1.5 Scorekeeper/ Check in	1.5 Scorekeeper/ Check in	N/A	N/A	1 Scorekeeper
Coach Pay	N/A	N/A	N/A	N/A	N/A
Award Needs	Champ & Runner up Shirts for each League	Champ & Runner up Shirts for each League	Champ & Runner up Shirts for each League	Champ & Runner up Shirts for each League	Champ & Runner up shirts, HR Derby, etc
Award Cost Estimate	$15/shirt or $120/team	$15/shirt or $120/team	$15/shirt or $180/team	$15/shirt or $150/team	$15/shirt or $180/team, $50 for other prizes
Cost per team	$ 15.00	$ 25.00	$ 18.00	$ 15.00	$ 25.00
Equipment Needs	Basketballs, scoreboard, Referee shirts, misc.	Basketballs, Jr Jazz Fee, Referee shirts, misc.	Flags, Balls, Pylons, Referee Shirts, misc.	Soccer balls, Line Flags, Corner Flags, nets, clips	Softballs, Staff food, Ump Shirts, Misc.
Equipment Cost Estimate	$ 425.00	$ 545.00	$ 350.00	$ 80.00	$ 400.00
Cost per team	$ 53.13	$ 68.13	$ 43.75	$ 10.00	$ 50.00
# of Games	9	9	8	7	5
# of Players	8	10	12	10	12
Cost per Game	$ 48.44	$ 50.22	$ 44.00	$ 29.46	$ 39.75
Cost per Player	$ 54.50	$ 45.20	$ 29.33	$ 20.63	$ 16.56
Season Cost	$ 435.98	$ 451.98	$ 352.00	$ 206.25	$ 198.75
150% Cost Recovery	$ 653.96	$ 677.96	$ 528.00	$ 309.38	$ 298.13
Current Fee	$ 640.00	$ 660.00	$ 525.00	$ 310.00	$ 285.00
Proposed Fee	$ 655.00	$ 680.00	$ 530.00	$ 310.00	$ 300.00

4. Appropriations requested outside of the FY25 budget. (None)

5. Requests that will increase ongoing operations and maintenance costs. (None)

6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)

7. Current performance measures and how they align with department goals.

SPORTS PERFORMANCE MEASURES

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Community	Identify the sports program needs and desires of both youth and adult program participants	Participants participating in focus groups, surveys, committees and other strategies	1,522	1,396	1,600	1,650
	Measure participant satisfaction with sports program business analytics tools. Net Promoter Scores (NPS) of 30-50 indicate excellent performance	Combined average of all program NPS Scores from post-season surveys	48	42	55	55
Safe City	Assure sports facility safety through compliance of national safety standards and regular site inspections	Facility safety inspections and repairs	1,888	1,878	1,900	1,950
Education	Coaching/mentorship instruction and training to volunteer team leaders	Coach Clinics & Parent Meetings	38	41	50	50
		Participants in coach training and workshops	1,186	1,167	1,300	1,400
Business & Economic Vitality	Leveraging the effectiveness and reach of sports programs with volunteer coaching opportunities	Volunteers	1,878	1,862	2,000	2,100
		Volunteer Hours served	26,292	26,068	28,000	29,400
		Value of Volunteer Service	$787,445	$780,737	$838,600	$880,530
Healthy, Inviting Environment	Encourage healthy and active lifestyles by offering individual and team sports programs for youth and adults	Participant Hours in Youth & Adult Programs	125,200	124,700	135,000	135,000

8. Key Accomplishments in your area of operations for FY25.

- Epic Sports Park generated $3.2 million in actual local spending since opening.
- Junior Jazz Program of the Year.

Provo Recreation Center
Cathy Smits, Manager

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (none)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?

   The Provo Recreation Center serves approximately 3,000 senior citizen members who participate in a variety of programs, services, and use of the facility. In recognition of the fixed incomes many seniors live on, program fees are intentionally set at a reduced rate to ensure accessibility.

   As a result, revenue from senior programs often does not fully cover the associated costs. This funding gap is thoughtfully subsidized through the overall operational revenues generated by the Recreation Center, allowing us to continue offering high-quality services to this valued segment of the community.
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs. (None)
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)
7. Current performance measures and how they align with department goals.

Provo Recreation Center - Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Healthy, Inviting Environment	Provide fitness opportunities to promote health and wellness to the community	Weekly Participation in Fitness Classes	5,250	5,250	5,775	6,125
	Enhance community well-being though Recreation programs and services	Recreation Center Memberships	24,253	23,649	25,001	25,000
		Day Passes Sold	291,889	210,539	325,332	305,000
		Total Attendance	1769186	1618000	1,900,000	1,900,000
Responsible Government	Maintain a cost recovery model that includes a margin for ongoing capital replacement needs	Cost Recovery % of operations funded by revenue	109%	102%	109%	109%
		Self-funded operation of Triple play facilities	Yes	Yes	Yes	Yes
Community	Enhance quality of life for seniors through social, wellness, and recreational opportunities	Participation in senior classes, programs and facility usage	77,426	138,310	155,000	162,000
Safe City	Ensure community access to safe, enjoyable, and health-promoting aquatic experiences	Learn-to Swim Class Participants	4,655	3,488	5,200	5,200

8. Key Accomplishments in your area of operations for FY25.

   - Memberships remain near record highs.
   - Benchmark studies indicate cost recovery remains in the nation's highest.

Covey Center for the Arts
Stephen Pullen, Manager

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1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?

   - Operational efficiencies that lower expenditures and revenue strategies project a higher cost recovery for FY26.
   - Decrease in operational subsidy by $61,603.

4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs.

   - Concessions: Increase in expense $20K, offset by $30K in revenue.
   - Travel: $6k

     Western Arts Alliance (WAA) Conference
     Attendance at WAA's annual conference supports professional development and season programming for our General Manager. This four-day event combines continuing education, industry networking, and artist showcases. It brings together presenters, producers, agents, and venue managers to share best practices and explore live performances that engage today's audiences. The GM uses this opportunity to curate a season that maximizes community participation and entertainment value.

     Association of Performing Arts Professionals (APAP) Conference.
     APAP is the world's premier gathering of the performing arts presenting, networking, booking, and touring industry and the annual members conference of the Association of Performing Arts Professionals.

6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)
7. Current performance measures and how they align with department goals.

Covey Center for the Arts Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Anticipated	Target	Target
Community	Maintain community client usage	Number of days rented by community clients	93% (238/259)	82% (209/256)%	85%	93%
Family	Host Family Centered Events	Performances - Combined Covey Center and Community Presented	339	300	310	300
Education	Promote performance development	Number of students in performing arts classes	525	537	500	600
Business and Economic Vitality	Maintain market-comparable rental and usage rates	Total revenue from client rentals, class registrations, and fees	$ 893,428	$ 959,304	$ 894,224	$ 1,047,011
Healthy, Inviting Environment	Provide arts opportunities for residents	Total Covey Center attendance	126,434	150,000	160,000	165,000

8. Key Accomplishments in your area of operations for FY25.

- Improved ticketing system. Net zero cost, as system costs are included in ticket fees. $ 63,242
- Reduce subsidy by $61,603 through increased revenues and efficiencies.
- Curated a bigger, more comprehensive 2025 performance season to better serve (a broader and more diverse audience) the desires and needs of Provo and Utah county. Build bigger, more comprehensive season to serve Provo residents.

Planning and Projects
John Bunderson, Rylee Snelson - Managers

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery? (None)
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs. (None)
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan).
    - Capital projects and amenity improvements are completed in a "pay-as-you-go" approach rather than large bonding.
    - Recreation, Arts and Parks (RAP) revenue and Parks Development Impact fees are critical to fund needed capital renovations and replacement of amenities and recreation facilities.
    - Most outside funding sources such as grants require a local cash match. During the past 5 years, $17 M in RAP and development impact fee revenue was used as initial funding to meet grant match requirements, resulting in an additional $26 million of external grants for Provo parks and trails improvements.
7. Current performance measures and how they align with department goals.

Parks Projects-Performance Measures

Priority	Goal	Performance Measure	Annual Totals 2024 Actual	2025 Actual	2026 Target
Safe City	Provide safe access and use of existing outdoor recreation facilities	ADA site compliance enhancements	10	24	12
	Meet national public playground safety standards and requirements	Playgrounds that have exceeded service life replaced	2	2	0
Community	Upgrade public restroom facilities to new standards and capacity	Public restrooms renovated or replaced	4	4	-
Business & Economic Vitality	Provide cost effective project outcomes through a combination of innovative project management strategies	Project cost savings due to internal management, contracting and self-performance.	$ 4,600,000	$ 3,425,000	$ 1,500,000
		Regional Sports Park project savings due to negotiated and managed imported fill	$ 3,000,000	$ 1,250,000	Completed
		Bid, execute and oversee contract services		$ 8,180,000	$ 4,000,000
Healthy, Inviting Environment	Integrate sustainable practices in all phases of project design, construction and development.	Water wise landscape designs, including irrigation audits to assure efficiency standards are met at project completion	4	4	1
		Old water fixtures replaced with new high efficiency and low flow fixtures	150	28	5

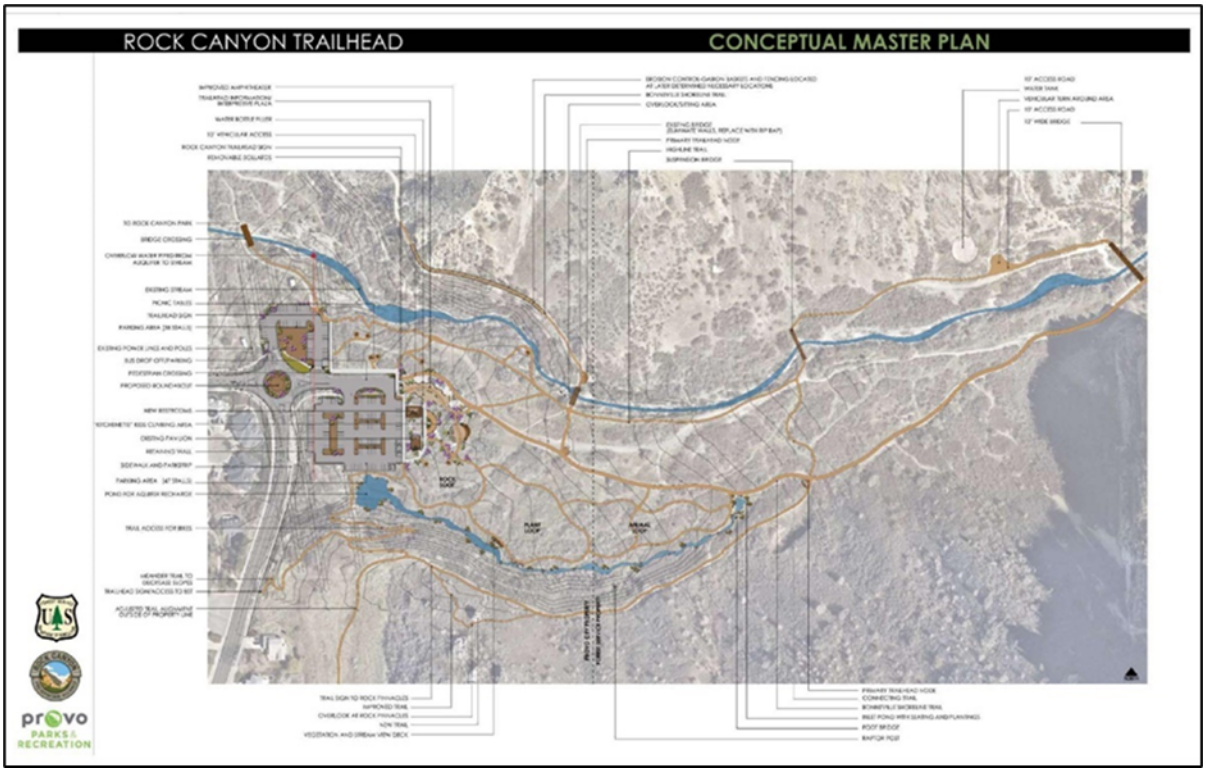
8. Key Accomplishments in your area of operations for FY25.

West Park (100 N. 1710 W.)

Originally constructed in 1940's, West Park has not seen a major improvement until this year. Enhancements include a sport court, reservable pavilion, shade covered swings, restroom, parking, ADA accessibility improvements. Upgraded water efficient irrigation system and additional shade trees planted. Neighborhood children and parents helped plant pollinator friendly plant seeds in the two new planters.



Rock Canyon Trailhead



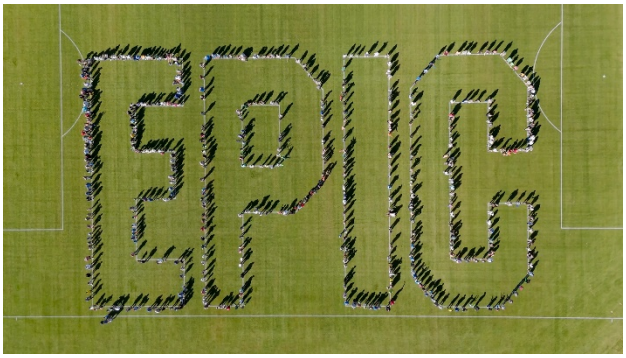


Epic Sports Park

15 competition fields completed and in operation. Produced $3.2 M in economic impact from two fall tournaments.







Peaks Ice Arena
Alan Canfield, Manager

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery? (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery? (None)
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs. (None)
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)
7. Current performance measures and how they align with department goals.

Peaks Ice Arena - Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Family	Promote family-friendly recreation and entertainment that fosters connection, fun, and community	Special Events	3	4	3	6
Community	Deliver high-quality, Olympic-standard ice experiences that increase community participation	Public Skating Attendance	63,144	53,285	75,000	80,000
		Ice Resurfacing as a Measure of Facility Use	5,220	5,325	5,225	5,225
Responsible Government	Maintain a cost recovery model that includes a capital reserve component to fund future upgrades and infrastructure needs	Cost Recovery: % of operations funded by revenue	109%	100%	109%	110%
Healthy, Inviting Environment	Promote healthy and active lifestyles by offering individual and team sports programing	Facility Hours Dedicated to Local Youth and Adult Programs	4160	4200	4300	4400

8. Key Accomplishments in your area of operations for FY25.
    - Invitation to participate as host venue for 2034 Olympic Winter Games.
    - Contribution of $3,000,000 from Utah State legislature.

Parks and Grounds Operations
James Cornaby, Manager

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery? (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?

   The cost recovery model for pavilion rentals is designed to cover the reasonable cleaning and personnel costs, rather than recovering the full cost of the entire park.
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs.
   - New park facilities – funding for utilities Quail Orchard Park, West Park, and Delta Gateway Park.
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan).
7. Current performance measures and how they align with department goals.

Parks & Grounds-Performance Measures

Priority	Goal	Performance Measure	Annual Totals		
			FY 25 Target	FY 25 Actual	FY26 Target
Safe City	Install and maintain safe, inclusive and age appropriate playground equipment	High Frequency Public Playground Safety Inspections	348	396	408
		New LED Efficient Lighting/Solar Lighting	25	20	28
Community	Foster community stewardshp by engaging volunteers in maintaining and enhancing outdoor recreation facilities	Individual Volunteers	1,000	3,353	3,500
		Volunteer Hours	3,000	5,296	5,500
		Value of Volunteer Service	$ 100,470	$ 177,371	$ 184,195
	Maintain accessible meeting spaces in parks, including pavilions and event areas, for community gatherings and special events.	Park Special Events and Reservations	1,380	2,083	2,200
Healthy, Inviting Environment	Implement environmentally sustainable practices that protect and preseve outdoor recreation spaces for future generations	Trail improvements (Natural surface and paved)	N/A	2.17 Miles	1 Mile
		Native seeding. (Rock Canyon Trailhead)	N/A	2.5 Acres	3 Acres
	Promote healthy lifestyles and quality of life by ensuring consistent public access to canyons, open spaces, and natural areas	Individual Trips - Rock Canyon	143,794	155,526	160,000
		Individual Trips - Provo River Trail (Ft. Utah)	N/A	166,900	170,000
		Individual Trips-Provo River Trail (3700 N.)	N/A	133,928	135,000

8. Key Accomplishments in your area of operations for FY25.

Automatic compacting trash receptacles.





Center Street Median Pavers

Special Events
Cathy Smits, Manager



Special Events Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024 Actual	2025 Actual	2025 Target	2026 Target
Community	Increase opportunities to partcipate in fun and safe community events	Number of attendees	20,000	20,000	23,000	23,000
	Provide opportunities for volunteer service at special events	Volunteer Hours/$Value of Service	1500/$35,001	1500/$35,000	1500/$35,001	1500/$35,000
Business and Economic Vitality	Partner with local vendors for services at community market events	Small businesses supported through events	50	50	70	70
	Support the local food producers at Provo Farmers Market at Pioneer Park	Farmer's Market Events Hosted	22	22	22	22
	Maintain reasonable prices to participate in community special events	Cost per attendee	$ 3.43	$ 3.43	$ 3.50	$ 3.50
Responsible Government	Generate operating revenue from community special event fees	Total revenue	$ 19,963	$ 35,877	$ 35,200	$ 35,200
	Recover costs through event fees	Cost Recovery	$7.00/Person Per Event	$7.00/Person Per Event	$8.00/Person Per Event	$8.00/Person Per Event



Cemetery
Matthew Brimhall, Manager

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)

2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery? (None)

3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?
   - Fees are collected from the purchase of permanent burial rights. Cost recovery targets cost to open and close grave sites, and a margin for ongoing maintenance.
   - These fees come with assumption of perpetual grounds maintenance.
   - Fees are regularly compared to other cemeteries in the regional market and adjusted as needed.
   - Fifty percent of the cemetery's revenue is returned and used for revenue bond payments and also deposited into a perpetuity account, which covers future cemetery needs.

4. Appropriations requested outside of the FY25 budget. (None)

5. Requests that will increase ongoing operations and maintenance costs. (None)

6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)

7. Current performance measures and how they align with department goals.

Cemetery - Performance Measures

Priority	Goal	Performance Measure	Annual Totals		
			2024	2025	2026
			Actual	Current	Target
Community	Provide respectful and reliable interment services that honor community traditions and meet the evolving needs of Provo residents	Traditional Lawn Interments	217	67	243
		Cremation Interments	49	23	60
		Total Interments	266	90	303
	Maintain accurate and accessible burial records to support family history, and community heritage.	Burial Record Searches	8,515	5,285	9,000
Responsible Government	Meet scheduled bond repayment for cemetery expansion	Revenue Bond Balance	$1,383,000	$1,267,000	$1,147,000
	Sustain reliable revenues to support the ongoing operation and maintenance of cemetery services	Total Revenue	$ 589,943	$ 528,403	$620,000

Timpanogos Golf Club
Brett Watson, Manager

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them? (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery? (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery? (None)
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs. (None)
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)
7. Current performance measures and how they align with department goals.

TIMPANOGOS GOLF CLUB PERFORMANCE MEASURES

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
HEALTHY, INVITING ENVIRONMENT	Increase Golf Participation and Use of Golf Course	Total of Rounds Played	91,450	58,980	95,000	100,000
	Provide Golf Practice Facilities that Support Skill Development for Players of All Ages and Abilities	Total of Range Balls at Practice Range	2,551,420	1,468,290	2,600,000	3,000,000
	Provide opportunities for youth engagement through participation in golf camps, clinics, and leagues	Youth Programs Participation	4,275	2,644	4,300	4,400
RESPONSIBLE GOVERNMENT	Maintain a cost recovery model that includes a capital reserve component to fund future upgrades and infrastructure needs	Cost Recovery Total	104.7%	74.64%	104%	105%
BUSINESS/ECONOMIC VITALITY	Host a diverse range of tournaments and special events that draw regional visitors and contribute to Provo's economic vitality	Tournaments and Special Events	18	12	20	25
	Leverage golf operations and events to drive tourism, increase local spending, and contribute to Provo's economic vitality	Local Economic Impact of Timpanogos Golf Club 2025 Utah Golf Economic Impact Report	$4,129,984.95	$2,598,971.34	$4,200,000.00	$4,300,000.00

8. Key Accomplishments in your area of operations for FY25.
    - Finished with construction of the new cart building. Completing electrical buildout for conversion to all electric cart fleet.

Department-Wide Accomplishments

Provo has been recognized as one of the leading communities in the nation for its exceptional quality of life, strong civic engagement, and well-managed public services. This reputation is built on years of thoughtful planning, community investment, and a commitment to innovation. From award-winning parks and recreation programs to a vibrant arts scene and safe neighborhoods, Provo continues to set a high standard for what a thriving, well-balanced community can achieve.

PROVO PARKS AND RECREATION
BEST IN UNITED STATES
NATIONAL GOLD MEDAL
AWARD WINNER

Commitment to Excellence through National Accreditation

To maintain this high standard, the department stands for reaccreditation every five years. This rigorous process, conducted by an independent third party, evaluates our operations against national best practices to ensure we continue delivering the highest quality services to Provo residents.

Recreation, Arts and Parks (RAP)

RAP funding has been instrumental in maintaining and enhancing parks, trails, arts facilities, programs, and recreational facilities throughout the city.

COMMUNITY SUPPORTED RAP FUNDED
PROVO PARKS AND RECREATION

The Provo Parks and Recreation Board recently reviewed the impact of the RAP (Recreation, Arts, and Parks) program over the past decade and unanimously recommended its renewal. Their endorsement reflects a shared commitment to maintaining the high standard of recreational and cultural services that enhance quality of life in our community. Continuing the RAP tax ensures that Provo can build on past successes and meet future needs with the same level of excellence.

provo

PARKS & RECREATION

FY 2025-2026 Budget

Sports

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)

2. Services you wished to fund but could not, including supplemental requests in FY24-FY25, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery? (None)

3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?

    - Youth and adult sports fees are set to full recovery of direct costs and most indirect costs. Youth sports operate with a 25% target, while adult sports have a 50% margin.

    - Program analysis is done each season to evaluate costs and adjustment fees.

Youth Football
Fall 2024

Revenue		
	2024	2023
1st/2nd	116	107
3rd/4th	131	117
5th/6th	110	99
7th-9th	55	58
Total Participants	**412**	**381**
Participant Revenue	**$27,297.00**	**$26,299.00**
Total Revenue	**$27,297.00**	**$26,299.00**

Expenses				
	2024		2023	
Expenses	Cost	% of Revenue	Cost	% of Revenue
Staff Shirts	$0.00	0.00%	$0.00	0.00%
Staff Training	$344.50	1.26%	$1,196.00	4.55%
Staff Supervisors	$851.50	3.12%	$1,001.00	3.81%
Staff Referees	$7,224.00	26.46%	$6,500.00	24.72%
Staff Appreciation	$0.00	0.00%	$129.88	0.49%
Jerseys	$13,931.00	51.03%	$11,266.00	42.84%
Equipment	$0.00	0.00%	$155.98	0.59%
Admin (Marketing)	$0.00	0.00%	$0.00	0.00%
Tournament Tent	$0.00	0.00%	$252.75	0.96%
Medals	$399.89	1.46%	$332.64	1.26%
Scholarships and Refunds	$2,850.00	10.44%	$2,124.00	8.08%
Total Expenses	**$25,600.89**	**93.79%**	**$20,834.25**	**79.22%**

Margin	**$1,696.11**	**6.21%**	**$5,464.75**	**20.78%**

Cost per Participant	**$62.14**	**$54.68**

	Basketball	HS Basketball	Flag Football	Soccer	Softball Tournaments
Admin Fees	$ 250.00	$ 250.00	$ 50.00	$ 50.00	$ 50.00
Referee/Official pay	$ 24.00	$ 23.00	$ 21.00	$ 21.00	$ 25.00
Staff per game	2 referees	2 referees	2.5 officials	2 officials	1 ump per field
Supervisor Pay	$ 16.00	$ 16.00	$ 16.00	$ 16.00	$ 16.00
Staff per game	1 supervisor	1 supervisor	1/2 a supervisor	1 supervisor	1 supervisor
Scorekeeper Pay	$ 9.00	$ 9.00	N/A	N/A	$ 9.00
Staff per game	1.5 Scorekeeper/ Check in	1.5 Scorekeeper/ Check in	N/A	N/A	1 Scorekeeper
Coach Pay	N/A	N/A	N/A	N/A	N/A
Award Needs	Champ & Runner up Shirts for each League	Champ & Runner up Shirts for each League	Champ & Runner up Shirts for each League	Champ & Runner up Shirts for each League	Champ & Runner up shirts, HR Derby, etc
Award Cost Estimate	$15/shirt or $120/team	$15/shirt or $120/team	$15/shirt or $180/team	$15/shirt or $150/team	$15/shirt or $180/team, $50 for other prizes
Cost per team	$ 15.00	$ 25.00	$ 18.00	$ 15.00	$ 25.00
Equipment Needs	Basketballs, scoreboard, Referee shirts, misc.	Basketballs, Jr Jazz Fee, Referee shirts, misc.	Flags, Balls, Pylons, Referee Shirts, misc.	Soccer balls, Line Flags, Corner Flags, nets, clips	Softballs, Staff food, Ump Shirts, Misc.
Equipment Cost Estimate	$ 425.00	$ 545.00	$ 350.00	$ 80.00	$ 400.00
Cost per team	$ 53.13	$ 68.13	$ 43.75	$ 10.00	$ 50.00
# of Games	9	9	8	7	5
# of Players	8	10	12	10	12
Cost per Game	$ 48.44	$ 50.22	$ 44.00	$ 29.46	$ 39.75
Cost per Player	$ 54.50	$ 45.20	$ 29.33	$ 20.63	$ 16.56
Season Cost	$ 435.98	$ 451.98	$ 352.00	$ 206.25	$ 198.75
150% Cost Recovery	$ 653.96	$ 677.96	$ 528.00	$ 309.38	$ 298.13
Current Fee	$ 640.00	$ 660.00	$ 525.00	$ 310.00	$ 285.00
Proposed Fee	$ 655.00	$ 680.00	$ 530.00	$ 310.00	$ 300.00

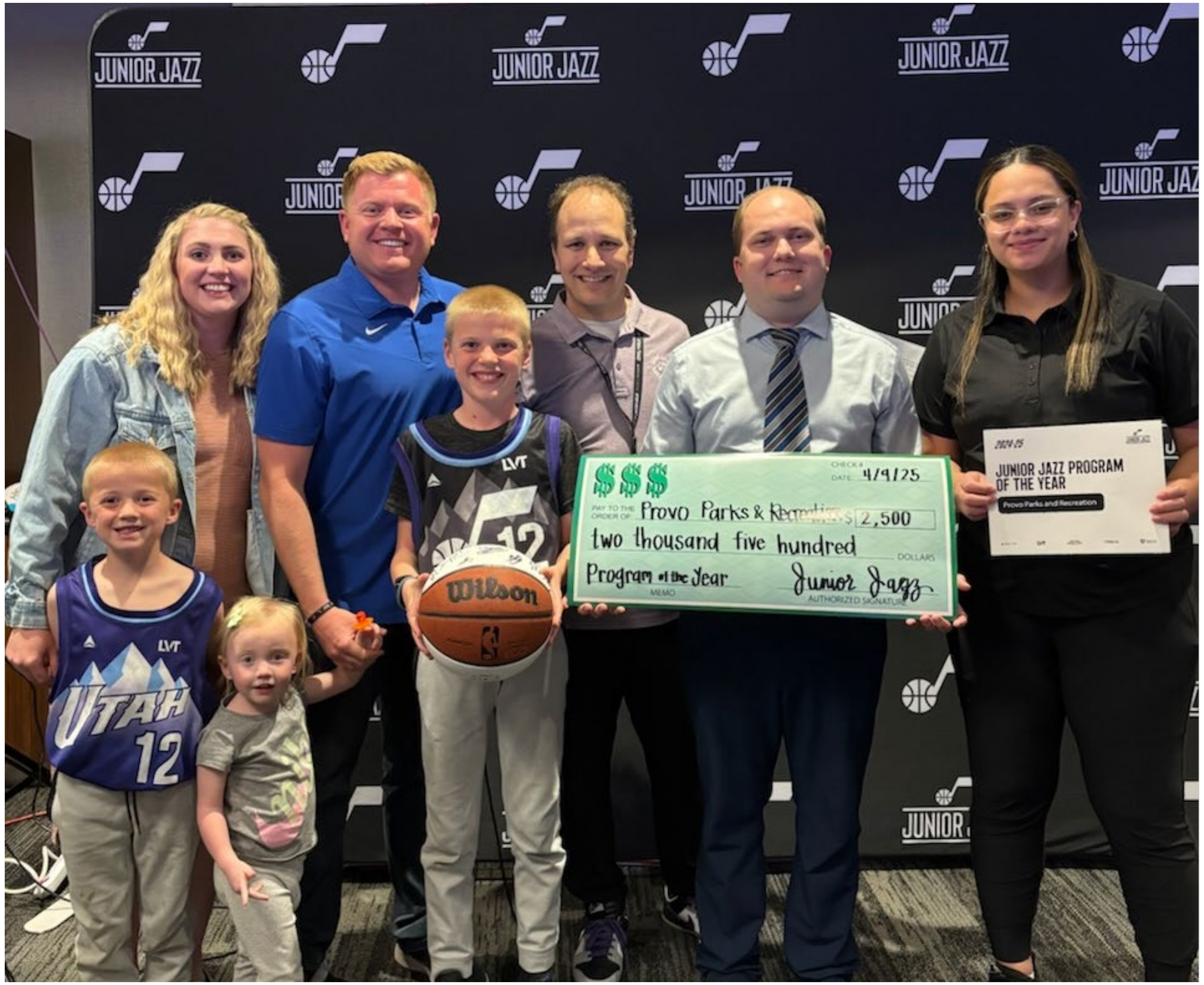
Sports

4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs. (None)
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)
7. Current performance measures and how they align with department goals.

SPORTS PERFORMANCE MEASURES

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Community	Identify the sports program needs and desires of both youth and adult program participants	Participants participating in focus groups, surveys, committees and other strategies	1,522	1,396	1,600	1,650
	Measure participant satisfaction with sports program business analytics tools. Net Promoter Scores (NPS) of 30-50 indicate excellent performance	Combined average of all program NPS Scores from post-season surveys	48	42	55	55
Safe City	Assure sports facility safety through compliance of national safety standards and regular site inspections	Facility safety inspections and repairs	1,888	1,878	1,900	1,950
Education	Coaching/mentorship instruction and training to volunteer team leaders	Coach Clinics & Parent Meetings	38	41	50	50
		Participants in coach training and workshops	1,186	1,167	1,300	1,400
Business & Economic Vitality	Leveraging the effectiveness and reach of sports programs with volunteer coaching opportunities	Volunteers	1,878	1,862	2,000	2,100
		Volunteer Hours served	26,292	26,068	28,000	29,400
		Value of Volunteer Service	$787,445	$780,737	$838,600	$880,530
Healthy, Inviting Environment	Encourage healthy and active lifestyles by offering individual and team sports programs for youth and adults	Participant Hours in Youth & Adult Programs	125,200	124,700	135,000	135,000

Sports – Key Accomplishments







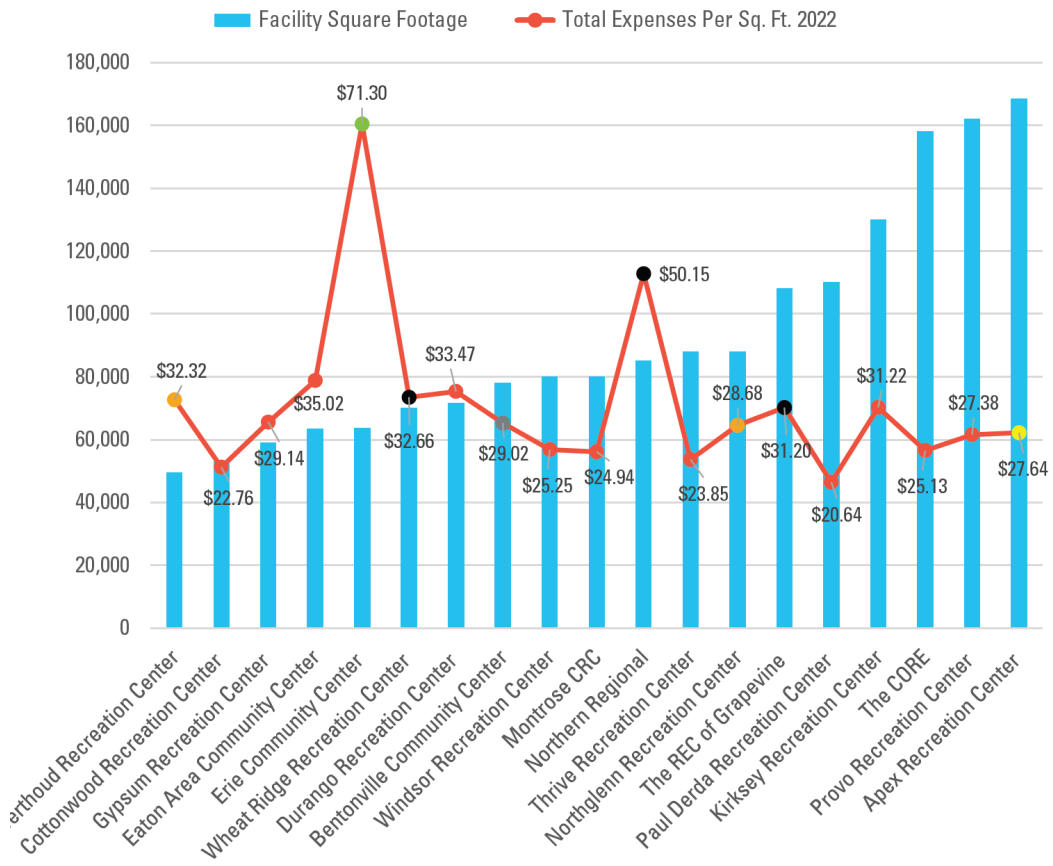
Provo Recreation Center

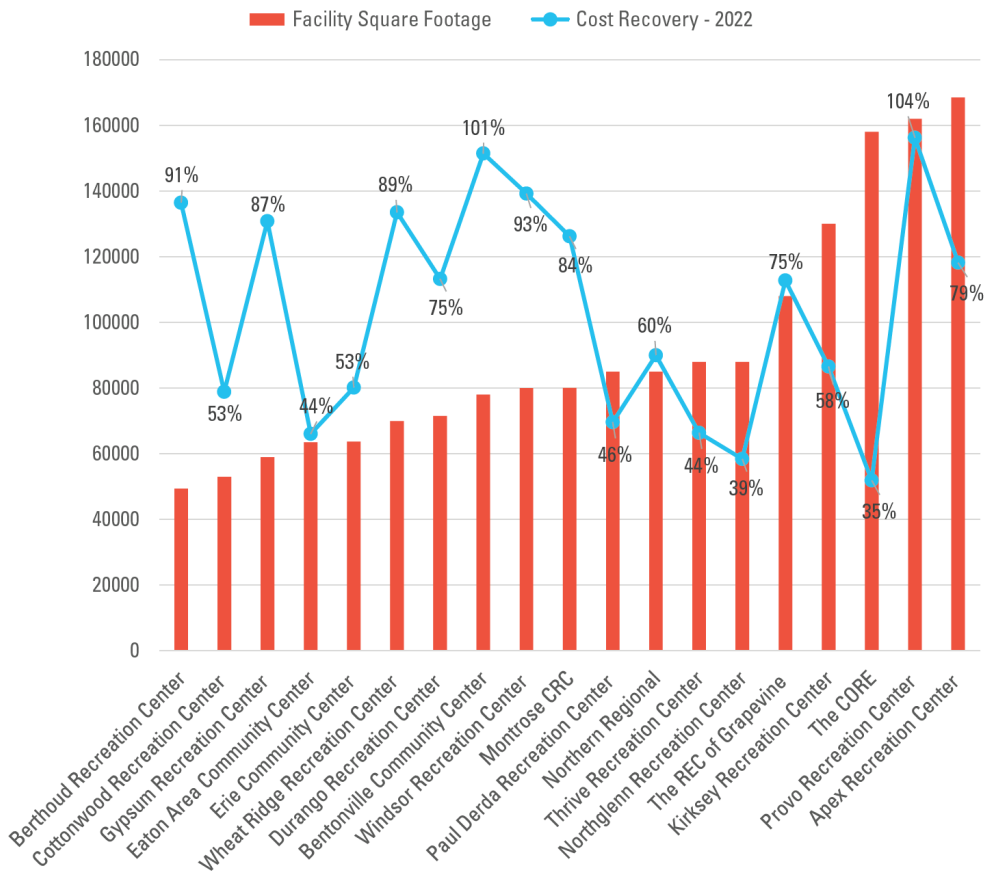
1. Unfunded or underfunded needs. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25. (None)
3. Fees within your area of operations: which do not provide full cost recovery?
    - Senior Discount Rate
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs. (None)
6. Current budget constraints that prevent the execution of the city's long-term vision. (None)

Provo Recreation Center - Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Healthy, Inviting Environment	Provide fitness opportunities to promote health and wellness to the community	Weekly Participation in Fitness Classes	5,250	5,250	5,775	6,125
	Enhance community well-being though Recreation programs and services	Recreation Center Memberships	24,253	23,649	25,001	25,000
		Day Passes Sold	291,889	210,539	325,332	305,000
		Total Attendance	1769186	1618000	1,900,000	1,900,000
Responsible Government	Maintain a cost recovery model that includes a margin for ongoing capital replacement needs	Cost Recovery % of operations funded by revenue	109%	102%	109%	109%
		Self-funded operation of Triple play facilities	Yes	Yes	Yes	Yes
Community	Enhance quality of life for seniors through social, wellness, and recreational opportunities	Participation in senior classes, programs and facility usage	77,426	138,310	155,000	162,000
Safe City	Ensure community access to safe, enjoyable, and health-promoting aquatic experiences	Learn-to Swim Class Participants	4,655	3,488	5,200	5,200

Recreation Center Performance





Covey Center for the Arts

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25. (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?
    - Operational efficiencies that lower expenditures and revenue strategies project a higher cost recovery for FY26.
    - Decrease in operational subsidy by $61,603.
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs.
    - Concessions and Travel
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan).

Covey Center for the Arts - Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Community	Maintain Strong Community Participation in Covey Center Arts and Cultural Offerings	Number of days rented by community clients	93% (238/259)	82% (209/256)	85%	93%
	Expand access to arts opportunities and increase resident participation by offering a variety of engaging programs	Covey Center attendance	126,434	150,000	160,000	165,000
Family	Offer High-Quality Events Designed to Strengthen Family Bonds and Community Involvement	Performances - Combined Covey Center and Community Presented	339	300	310	300
Education	Offer performance arts programs that foster personal enrichment, creativity, and skill development for all ages.	Participants in performing arts classes	525	537	500	600
Business and Economic Vitality	Ensure rental and usage rates remain competitive with similar community arts facilities while supporting accessibility and sustainability	Total Covey Center Revenue	$ 893,428	$ 959,304	$ 894,224	$ 1,047,011



the COVEY 2025-26 SEASON



AMERICAN PREMIERE
MARCH 12-APRIL 4



























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Covey Center for the Arts | 425 W. Center, Provo

Projects - Maximizing Project Funding

Project	Source	Amount
Rock Canyon Park Playground/Restrooms	Utah County Recreation Grant	$113,592
Provo River Trail Improvements 2230 N. Connector	Mountainlands Association of Governments (UDOT/MAG)	$3,300,000
Provo River Trail Central/State Street Crossings	Mountainlands Association of Governments (UDOT/MAG)	$4,297,074
Provo River Trail Improvements 2230 N. Connector	State of Utah Utah Outdoor Recreation Grant (UORG)	$300,000
Delta Gateway Park	U.S. Department of the Interior Mitigation Commission Provo River Delta Restoration	$3,390,000
Rock Canyon Trailhead	Utah County Tourism, Recreation, Culture & Convention (TRCC)	$1,781,770
Rock Canyon Trailhead	State of Utah Utah Outdoor Recreation Grant (UORG)	$750,000
Epic Sports Park	Utah County Tourism, Recreation, Culture & Convention (TRCC)	$7,500,000
Epic Sports Park	US Federal Government America Rescue Plan Act (ARPA)	$5,500,000
	Total Grants & Outside Funding:	**$26,932,436**

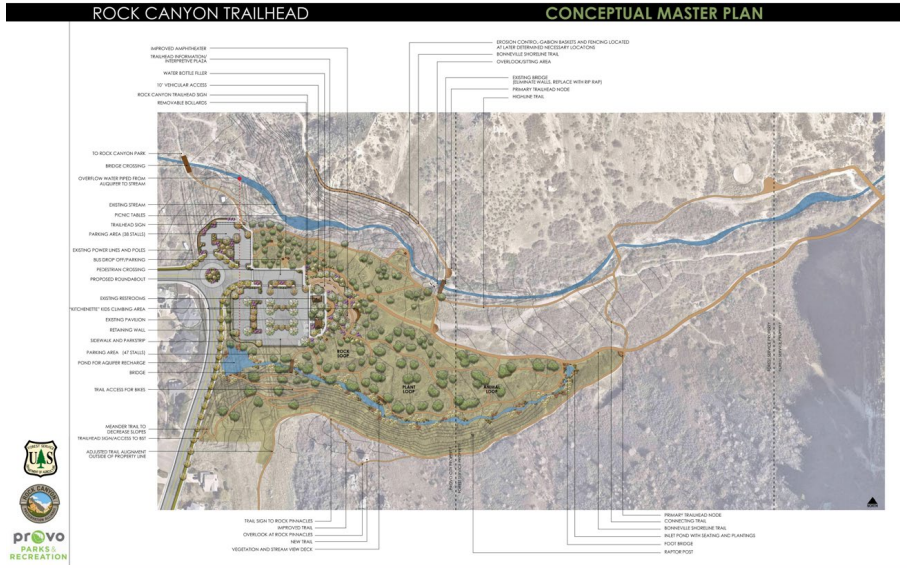




Provo River Delta Gateway Park

concept plan

01.30.20



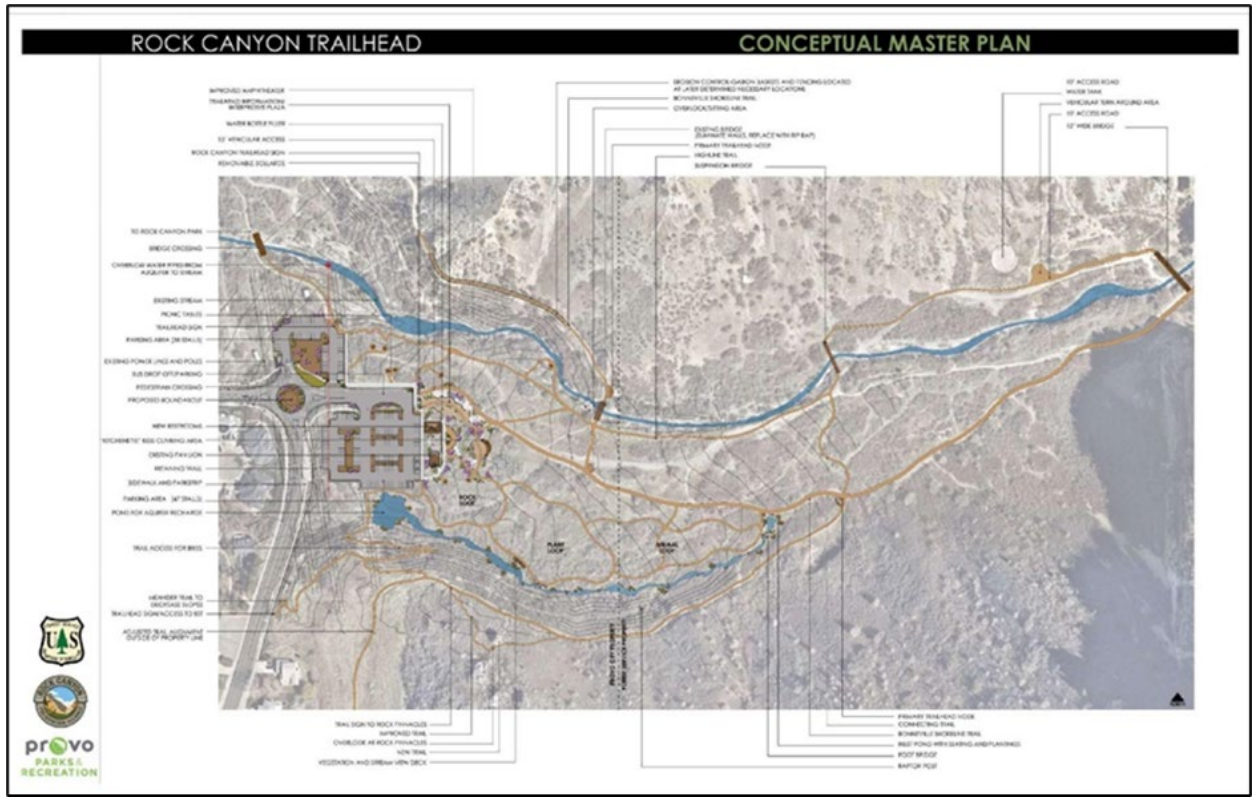
Parks Projects-Performance Measures

Priority	Goal	Performance Measure	Annual Totals 2023 Actual	2024 Actual	2025 Target
Safe City	Provide safe access to outdoor recreation facilities	Accessibility enhancements to comply with Americans with Dissability Act (ADA).	6	10	8
	Comply with national public playground equipment safety standards	New playgrounds that replaced old equipment that no longer met safety standards or exceeded its service life.	2	2	2
Community	Upgrade old public restroom facilities at parks with structures that meet contemporary standards and capacity needs.	Public restrooms renovated or replaced	6	4	4
Business & Economic Vitality	Deliver cost effective project outcomes with innovative project management strategies.	Project cost savings from innovative internal management, contracting and utilization of skilled self-performance.	$ 4,400,000	$ 4,600,000	$ 4,200,000
		Project savings at Epic Sporst Park due to managed negotitions targeting soil import and site development.	$ 3,265,570	$ 3,000,000	$ 800,000
Healthy, Inviting Environment	Integrate sustainable landscape management practices in all phases of project design, construction and development.	Water wise landscape designs, including irrigation audits upon completion to assure efficiency standards.	4	4	2
		Water fixtures at old restroom facilities replaced with new high efficiency and low flow components.	55	150	50



West Park

Rock Canyon Trailhead






42




EPIC

Peaks Ice Arena

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25. (None)
3. Fees within your area of operations: which do not provide full cost recovery? (None)
4. Fees within your area of operations: which do not provide full cost recovery? (None)
5. Appropriations requested outside of the FY25 budget. (None)
6. Requests that will increase ongoing operations and maintenance costs. (None)
7. Current budget constraints that prevent the execution of the city's long-term vision. (None)
8. Current performance measures and how they align with department goals.

Peaks Ice Arena - Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
Family	Promote family-friendly recreation and entertainment that fosters connection, fun, and community	Special Events	3	4	3	6
Community	Deliver high-quality, Olympic-standard ice experiences that increase community participation	Public Skating Attendance	63,144	53,285	75,000	80,000
		Ice Resurfacing as a Measure of Facility Use	5,220	5,325	5,225	5,225
Responsible Government	Maintain a cost recovery model that includes a capital reserve component to fund future upgrades and infrastructure needs	Cost Recovery: % of operations funded by revenue	109%	100%	109%	110%
Healthy, Inviting Environment	Promote healthy and active lifestyles by offering individual and team sports programing	Facility Hours Dedicated to Local Youth and Adult Programs	4160	4200	4300	4400

Key Accomplishments FY 25

- Invitation to participate as host venue for 2034 Olympic Winter Games.
- Funding commitment from Utah State Legislature: $3,000,000

<u>Olympic Preparation</u>

- Ice Surface Conversion to new Olympic standard
- Enhanced Locker Rooms
- Seating Capacity Expansion


PEAKS ICE ARENA
PROVO, UT
VCBO

Parks and Grounds

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25. (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?
    - Cost recovery for pavilion rentals is set to cover the reasonable cleaning and personnel costs.
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs.
    - New park facilities – ongoing maintenance funding for utilities at Quail Orchard Park, West Park, and Delta Gateway Park.

6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)

Parks & Grounds-Performance Measures

Priority	Goal	Performance Measure	Annual Totals		
			FY 25 Target	FY 25 Actual	FY26 Target
Safe City	Install and maintain safe, inclusive and age appropriate playground equipment	High Frequency Public Playground Safety Inspections	348	396	408
		New LED Efficient Lighting/Solar Lighting	25	20	28
Community	Foster community stewardshp by engaging volunteers in maintaining and enhancing outdoor recreation facilities	Individual Volunteers	1,000	3,353	3,500
		Volunteer Hours	3,000	5,296	5,500
		Value of Volunteer Service	$ 100,470	$ 177,371	$ 184,195
	Maintain accessible meeting spaces in parks, including pavilions and event areas, for community gatherings and special events.	Park Special Events and Reservations	1,380	2,083	2,200
Healthy, Inviting Environment	Implement environmentally sustainable practices that protect and preseve outdoor recreation spaces for future generations	Trail improvements (Natural surface and paved)	N/A	2.17 Miles	1 Mile
		Native seeding. (Rock Canyon Trailhead)	N/A	2.5 Acres	3 Acres
	Promote healthy lifestyles and quality of life by ensuring consistent public access to canyons, open spaces, and natural areas	Individual Trips - Rock Canyon	143,794	155,526	160,000
		Individual Trips - Provo River Trail (Ft. Utah)	N/A	166,900	170,000
		Individual Trips-Provo River Trail (3700 N.)	N/A	133,928	135,000





Special Events





Special Events Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025	2025	2026
			Actual	Actual	Target	Target
Community	Increase opportunities to partcipate in fun and safe community events	Number of attendees	20,000	20,000	23,000	23,000
	Provide opportunities for volunteer service at special events	Volunteer Hours/$Value of Service	1500/$35,001	1500/$35,000	1500/$35,001	1500/$35,000
Business and Economic Vitality	Partner with local vendors for services at community market events	Small businesses supported through events	50	50	70	70
	Support the local food producers at Provo Farmers Market at Pioneer Park	Farmer's Market Events Hosted	22	22	22	22
	Maintain reasonable prices to participate in community special events	Cost per attendee	$ 3.43	$ 3.43	$ 3.50	$ 3.50
Responsible Government	Generate operating revenue from community special event fees	Total revenue	$ 19,963	$ 35,877	$ 35,200	$ 35,200
	Recover costs through event fees	Cost Recovery	$7.00/Person Per Event	$7.00/Person Per Event	$8.00/Person Per Event	$8.00/Person Per Event

Cemetery

1. Unfunded or underfunded needs (payroll and operating budgets). (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25. (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery?

    - Fees are collected from the purchase of permanent burial rights. Cost recovery is primarily to cover opening, closing and a margin for ongoing maintenance.
    - These fees come with assumption of perpetual grounds maintenance.
    - Fees are regularly compared to other cemeteries in the regional market and adjusted as needed.
    - Fifty percent of the cemetery's revenue is allocated to a perpetuity account, which covers the revenue bond and for future cemetery needs.

4. Appropriations requested outside of the FY25 budget. (None)

Cemetery - Performance Measures

Priority	Goal	Performance Measure	Annual Totals		
			2024	2025	2026
			Actual	Current	Target
Community	Provide respectful and reliable interment services that honor community traditions and meet the evolving needs of Provo residents	Traditional Lawn Interments	217	67	243
		Cremation Interments	49	23	60
		Total Interments	266	90	303
	Maintain accurate and accessible burial records to support family history, and community heritage.	Burial Record Searches	8,515	5,285	9,000
Responsible Government	Meet scheduled bond repayment for cemetery expansion	Revenue Bond Balance	$1,383,000	$1,267,000	$1,147,000
	Sustain reliable revenues to support the ongoing operation and maintenance of cemetery services	Total Revenue	$ 589,943	$ 528,403	$620,000



Timpanogos Golf Club

1. Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them? (None)
2. Services you wished to fund but could not, including supplemental requests in FY24-FY25. (None)
3. Fees within your area of operations: which do not provide full cost recovery, and what change do you recommend to achieve full cost recovery? (None)
4. Appropriations requested outside of the FY25 budget. (None)
5. Requests that will increase ongoing operations and maintenance costs. (None)
6. Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). (None)
7. Performance Measures FY 25.
8. Key Accomplishments in your area of operations for FY25.

- Finished with construction of the new cart building. Completing electrical buildout for conversion to all electric cart fleet.

TIMPANOGOS GOLF CLUB PERFORMANCE MEASURES

Priority	Goal	Performance Measure	Annual Totals			
			2024	2025		2026
			Actual	Current	Target	Target
HEALTHY, INVITING ENVIRONMENT	Increase Golf Participation and Use of Golf Course	Total of Rounds Played	91,450	58,980	95,000	100,000
	Provide Golf Practice Facilities that Support Skill Development for Players of All Ages and Abilities	Total of Range Balls at Practice Range	2,551,420	1,468,290	2,600,000	3,000,000
	Provide opportunities for youth engagement through participation in golf camps, clinics, and leagues	Youth Programs Participation	4,275	2,644	4,300	4,400
RESPONSIBLE GOVERNMENT	Maintain a cost recovery model that includes a capital reserve component to fund future upgrades and infrastructure needs	Cost Recovery Total	104.7%	74.64%	104%	105%
BUSINESS/ECONOMIC VITALITY	Host a diverse range of tournaments and special events that draw regional visitors and contribute to Provo's economic vitality	Tournaments and Special Events	18	12	20	25
	Leverage golf operations and events to drive tourism, increase local spending, and contribute to Provo's economic vitality	Local Economic Impact of Timpanogos Golf Club 2025 Utah Golf Economic Impact Report	$4,129,984.95	$2,598,971.34	$4,200,000.00	$4,300,000.00

Department Performance

PROVO PARKS AND RECREATION
BEST IN UNITED STATES
NATIONAL GOLD MEDAL
AWARD WINNER



Agency Accreditation

- One of 204 accredited agencies out of 10,000 + in U.S.
- Top 2% of in Nation
- Complete team effort

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	KCLAUSEN
Presenter:	Chief Troy Beebe
Department:	Police
Requested Meeting Date:	04-22-2025
Requested Presentation Duration:	25
CityView or Issue File Number:	25-025

SUBJECT: 13 A presentation regarding the FY2026 Budget: Police (25-025)

RECOMMENDATION: Provo Police will provide a brief overview of the budget including key accomplishments, highlight current unfunded needs, and request support for future funding priorities.

BACKGROUND: Annual Council Review with department to go over budget priorities.

FISCAL IMPACT: Unknown

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES: As part of the upcoming budget presentation to the City Council, the Provo Police Department will outline key accomplishments, identify current funding gaps, and request support for additional resources. This presentation directly supports the goals of the Safe and Sound initiative

Provo City Municipal Council

FY2026 Department Budget Presentation Questions

1.Unfunded or underfunded needs (payroll and operating budgets) and proposals to fund them. *See PPP Slide #4*

2. Services you wished to fund but could not, including supplemental requests in FY2024 and FY2025, and how you compensated for unmet needs. What unfunded requests were addressed through other means? How did funding limitations affect service delivery? *See PPP Slide #4*

3.Fees within your department: which do not provide full cost recovery, and what changes do you recommend to achieve full cost recovery? *Not applicable*

4.Appropriations requested outside of the FY25 budget. *See PPP Slide 4*

5.Requests that will increase ongoing operations and maintenance costs. *See PPP Slide #6, 7, 8, 9, 10 and 11*

6.Current budget constraints that prevent the execution of the city's long-term vision (referencing relevant master plans or the General Plan). *See PPP Slide #6, 7, 8, 9, 10 and 11*

7.Current performance measures and how they align with department goals. *See PPP Slide #3*

8.Key accomplishments in FY2025. *See PPP slide #12*

Provo Police Department
FY26 Budget Priorities

Mission Statement

We work with citizens to improve quality of life, safeguard liberties, solve problems, and stop crime. We provide proactive service in a professional, compassionate manner.

Department Commitment

To accomplish our mission, we must :

- Hire and retain the best people and develop and culture them in the honorable tradition of policing.
- Engage with the community to find durable solutions to pressing problems.
- Utilize available technology to maximize efficiency and stop crime.

Our budget requests are designed to accomplish these priorities.

Department Commitment

To accomplish our mission, we must :

- Hire and retain the best people and develop and culture them in the honorable tradition of policing.
- Engage with the community to find durable solutions to pressing problems.
- Utilize available technology to maximize efficiency and stop crime.

Our budget requests are designed to accomplish these priorities.

FY25 Key Accomplishments

Real Time Crime Center is working	Website overhaul is complete	Launched Special Needs Registry	Taken 1124 Online reports	22957 total case Reports
1607 Adult arrests	225 juvenile arrests	362 DUI investigations	21.05% annual decrease in traffic accidents	Over a million fentanyl pills seized this year (up from 324,000 last year.)
SRO Unit conducted Police Olympics program at schools throughout the city.	Traveler cases – arrests for forcible sexual abuse of children	Two massage parlor prostitution arrests resulting in business closures	Aggravated murder investigation	Arson investigation on South State Street
Safely Managed 132 special events	Closed the 43year old Roby Peay missing person's case	Managed 6 organized protests and 132 special events	Cops and Brats and Cops and Bobbers outreach events	

FY25 Supplemental Requests Review

FUNDED

- Two Officer Positions (up to 125) $134998 x 2
- Language Incentive Program, $30,000 (December 10, 2024)
- Animal shelter increase $13,687
- Real Time Crime Center $48,348
- Cellphone increase $50,978

UNFUNDED

- Ammunition - $60,000
- Special Teams - $80,000
- Personal Protection - $22,450
- Uniforms - $60,000
- Training - $20,000
- Contract Services - $20,000

Overview of Priorities

- Budget Rightsizing
- Victim Advocacy

Budget Rightsizing

Important changes to budget processes have stopped access to payroll attrition savings. For decades, the department has relied on authorized transfers from payroll savings to fund operational needs. Since the city has closed this access, the department must right size key operational budgets.

Critical budget areas include supplies, ammunition, body armor, cell phones and digital networks.

Total cost - $115,900

Itemized Rightsizing Priorities

1 - The personal protective equipment budget (110 1402.4155) needs to be increased in the amount of $25,000. This budget purchases body armor for new officers and current officers on a five-year phased replacement schedule.

2 - The cellular phone budget (110 1402.4210) needs to be increased in the amount of $20,900. This pays for handheld and vehicle mounted cellular devices for mobile police networking.

3 - The ammunition budget (110 1402.4153) needs to be increased in the amount of $30,000. This pays for training ammunition and less lethal munitions (sprays, pepper devices, beanbag shotgun munitions).

4 – The supplies budget (110 1402.4152) needs to be increased in the amount of $40,000. This pays for a wide variety of department essentials including personal protection equipment, first aid, crossing guard traffic control devices, riot gear, K9 equipment, honor guard, motors equipment and dozens of other uses.

Priority Two - Victim Advocacy

- Grant funding to support two victim advocates is diminishing.
- Next year's VOCA grant allocation will leave 25 percent of 1.5 FTE unfunded.
- Adequate victim support services depends on retaining these people.
- We previously intended to request a new FTE to fund an additional advocate.
- Instead, we request that the council meet the grant funding gap so we can retain our current staff.

- Cost: $40,836.69



Summary

Right Size Operations Budgets - $115,900

Victim Advocacy - $40,836

Total - $156,736

PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	MMCNALLEY
Presenter:	Melissa McNalley
Department:	Development Services
Requested Meeting Date:	01-01-2018
Requested Presentation Duration:	30 Minutes
CityView or Issue File Number:	25-051

SUBJECT: 14 A presentation regarding the 2025-29 Consolidated Plan and Year One Annual Action Plan (25-051)

RECOMMENDATION: Informative meeting with feedback welcomed.

BACKGROUND: This is a review of the 2025-29 Consolidated Plan required by HUD for CDBG and HOME award amounts for the next five years. This plan also includes the first year Annual Action Plan of this Consolidated Plan.

FISCAL IMPACT: Anticipated to be about $10 Million over the next five years between the two grants.

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
This will address service and housing gaps for the low income populations of Provo and Utah County and the ways in which these grants will address those gaps.

EXECUTIVE SUMMARY

The Executive Summary serves as an introduction and summarizes the process of developing the plan, the key findings utilized to develop priorities, and how the proposed goals and objectives will address the priorities.

ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Provo City and the Utah Valley HOME Consortium's Consolidated Plan is the result of a collaborative process with several stakeholders to identify housing and community development needs and to establish goals, priorities and strategies to address those needs.

This five-year plan provides a framework for maximizing and leveraging funding from the Office of Housing and Urban Development (HUD), through which Provo City (the City) receives an annual allocation or formula grant from the following programs, which are guided by the Consolidated Plan:

- **Community Development Block Grant (CDBG)**
  The CDBG program's primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments, and expanded economic activities to people of low and moderate income. Provo receives CDBG as an entitlement city.
- **HOME Investment Partnership Program (HOME)**
  The HOME Program's primary objective is to create affordable housing for low-income households. Communities often partner with nonprofit and for-profit organizations to fund affordable housing options for low and moderate-income households.

Provo City serves as the Lead Entity and administrator of HOME funds in the Utah Valley HOME Consortium (Consortium, HOME Consortium, UVHC), an inter-jurisdictional partnership between Lehi City, Orem City, Provo City and Utah County. Eagle Mountain is expected to join the Consortium upon its renewal in 2025 for program years 2026-2028. Lehi, Orem, Provo and Eagle Mountain receive their own CDBG entitlement allocations and Utah County is a qualified Urban County also receiving CDBG funding. All jurisdictions within Utah County which have entered an interlocal agreement to receive CDBG funding through Utah County are also eligible to benefit from HOME funds.

The 2025-2029 Consolidated Plan seeks to assist with access to safe and affordable housing, encourage investment in existing housing stock, provide financial support to agencies providing needed supportive services to low-income and vulnerable populations.

This plan is organized into four sections as follows:

I. The Process outlining the development of this plan through citizen participation and various stakeholder engagement.

II. Needs Assessment (NA) which provides an analysis of housing, homeless and community development needs. The is a focus on the needs of low-income households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations.

III. Housing Market Analysis (MA) which provides information and data on Provo City and Utah County's housing market, including an evaluation of local resources. The market analysis is a supplement to the needs assessment. This helps guide housing goals and priorities for the next five-year period.

IV. Five-Year Strategic Plan (SP) will provide goals, strategies, and benchmarks to measure plan progress in this section of the Consolidated Plan.

The Consolidated planning process will conclude with the development of the City's First-Year Action Plan. This plan will outline activities and funding priorities for the first year of the Consolidated plan covering July 1, 2025, through June 30, 2026.

2. Summary Of The Objectives And Outcomes Identified In The Plan

The 2025-2029 Consolidated Plan was formulated using consultation with service agencies, citizen and City Council input, as well as identified needs in the Housing and Homeless needs assessment. The following goals and strategies are a result of these efforts in identifying priority needs.

HOUSING – Provide affordable and sustainable housing options for low- and moderate-income households throughout Provo and the Utah Valley HOME Consortium area.

- Support affordable homeowner development that increases the number of units available to eligible households
- Support homebuyer programs that assist in providing down payment assistance to create homeownership
- Support programs that develop and maintain affordable rental properties
- Support programs that provide rental assistance subsidies (Tenant-Based Rental Assistance) for low- and very low-income households

- Support programs/organizations that provide homeowner rehabilitation efforts to enable aging in place

PUBLIC SERVICES – Support public service agencies that assist low-and moderate-income persons and vulnerable populations

- Support organizations that provide essential behavioral health services such as counseling, therapy, crisis interventions and support groups
- Support organizations that provide services and resources for individuals with special needs
- Support organizations that provide youth services such as after-school programs, recreation programs, mentoring programs, etc.
- Support our local non-profit agencies
- Support organizations that provide services to seniors
- Support organizations and help provide affordable childcare

NEIGHBORHOOD NEEDS – Help foster strong, resilient communities by providing neighborhoods with essential services

- Provide assistance and opportunities for citizens to improve their aging homes
- Create and update parks providing safe places to play and open green space
- Offer assistance and resources for neighborhood clean-ups
- Expand and assist community and senior centers

COMMUNITY & PUBLIC FACILITIES – Create a more functional, inclusive and sustainable community

- Expand and improve sidewalk and active transportation infrastructure
- Expand accessibility to outdoor recreational spaces (e.g. parks)
- Expand and improve streets
- Address accessibility needs and make improvements where necessary
- Expand and improve sewer and water systems

ECONOMIC DEVELOMENT – Support the improvements and opportunities of the business community

- Provide services and support for existing local businesses
- Support new businesses locating to the city
- Provide apprentice opportunities

3. Evaluation of past performance

The CDBG and HOME investments have been utilized to create lasting improvements that benefit low-income residents. Previous programs have addressed ongoing

community needs, including affordable housing, neighborhood enhancements, housing and supportive service solutions for people experiencing homelessness or at risk of homelessness, and social services for low-income residents.

The most recent copy of the Consolidated Annual Performance and Evaluation Report (CAPER) which details annual progress toward 2020-24 consolidated plan goals can be found here: https://www.provo.gov/DocumentCenter/View/419/2023-24-CAPER-PDF?bidId=

The table below is a summary of 2020-2024 Consolidated Plan accomplishments through the half year mark of the fifth year of the Consolidated Plan.

Goal	Description	Estimated Actual	Projected Goal
1	Homeownership Housing added	35	20
1	Homeowner Housing Rehabilitated	35	40
1	Direct Financial Assistance to Homebuyers	75	150
2	Rental Housing Units Constructed	20	85
2	Tenant Based Rental Assistance (TBRA)	4	15
2	Rental Housing Rehabilitated		4
3	Public Facilities Infrastructure	35,000	27,750
4	Public Services	23,000	50,315
4	Public Services LMI Housing Benefit	18	0
5	Economic Development – Assisted Businesses	11	10
5	Economic Development – Facade Treatment	11	15
5	Economic Development – Jobs Created	40	20

4. Summary of citizen participation process and consultation process

Citizen participation is a key component of the ConPlan planning process, as it helps define goals and priorities based on community needs and preferences. Additionally, this process offers an opportunity to educate the public about the federal grants

received by Provo City and the Consortium. In developing the 2025-2029 ConPlan, Provo City actively sought input from a diverse range of stakeholders and community members. The public engagement process was thorough, including stakeholder meetings, a citizen survey, public hearings, committee meetings, and a public comment period.

The City gathered valuable feedback from residents, stakeholders, service providers, healthcare providers, housing authorities, city divisions and other interested parties.

5. Summary of public comments

A comprehensive summary of public comments will be included in the appendix of the ConPlan.

6. Summary of comments or views not accepted and the reasons for not accepting them

The comments received will be carefully considered and used to guide the needs assessment, goal setting, and the prioritization of funding.

7. Summary

Consortium partners, the local continuum of care, community members, stakeholders, service providers, housing providers, and both public and private funders all contributed valuable input in shaping the outcomes and objectives of the Consolidated Plan. The Utah Valley HOME Consortium jurisdictions collaborate as partners to address the needs of very low-, low-, and moderate-income individuals, communities, and neighborhoods. Together, the Consortium and its partners work to increase the availability of affordable housing, ensuring that fewer low- and moderate-income households spend more than 50 percent of their income on housing. We prioritize a coordinated approach to homelessness, leveraging local data to guide our efforts. We invest in projects that ensure homeless families, youth/young adults, and single adults are treated with dignity and receive services focused on recovery. Our commitment is to improve living conditions and expand economic opportunities for low- and moderate-income individuals.

THE PROCESS

The Process section of the Consolidated Plan identifies the lead agencies responsible for the development of the plan and the administration of grants. This section also outlines the process of consulting with various service providers and other stakeholders as well as citizen participation efforts.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Provo	Development Services
CDBG Administrator	Provo	Development Services
HOME Administrator	Provo	Development Services
CDBG Administrator	Orem	Mountainland Association of Governments
CDBG Administrator	Utah County	Mountainland Association of Governments
CDBG Administrator	Lehi City	Mountainland Association of Governments

Table 1 – Lead and Responsible Agencies

Narrative

Provo City (the City) is the Lead Agency for the entitlement programs listed above regulated by the Office of Community Planning and Development (CPD) of the United State Department of Housing and Urban Development (HUD). The City's Community Program's Division in the Development Services Department (DS) is responsible for the administration of the CPD-HUD entitlement grants which include the Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME). The City is also responsible for the preparation of the Consolidated Plan (ConPlan), Annual Action Plans (AAP) and Consolidated Annual Performance Evaluation Reports (CAPER) for Provo City and the Utah Valley HOME Consortium. Mountainland Association of Governments administers the CDBG programs for Orem City, Lehi City and Utah County.

Consolidated Plan Public Contact Information

Questions or comments regarding this Consolidated Plan or entitlement partners are welcome. Please find pertinent contact information below:

Provo And Utah Valley HOME Consortium Consolidated Plan Contact Information

Melissa McNalley, Community Grants Administrator
Development Services
Provo City Corporation
445 West Center Ste 200
Provo, UT 84601
801-852-6164
mmcnalley@provo.gov

Lead Staff for Jurisdictions Receiving Direct CDBG Entitlement:

Utah County

Mountainland Association of Governments
Claudia Saldana, Community Development Specialist
586 East 800 North
Orem, UT 84097
801-229-3673
Csaldana@mountainland.org

Orem City

Mountainland Association of Governments
Taylor Draney, Community Development Specialist
586 East 800 North
Orem, UT 84097
801-547-7594
tdraney@magutah.gov

Lehi City

Mountainland Association of Governments
Claudia Saldana, Community Development Specialist
586 East 800 North
Orem, UT 84097
801-229-3673
Csaldana@mountainland.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

Provo City and MAG staff engaged in a collaborative effort to consult with representatives of non-profit and for-profit housing developers, service providers, lenders, public service agencies, homeless service providers, faith-based organizations, supportive housing and services providers, city leadership community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Consolidated Plan discussions to coordinate plan execution were carried out at the MAG offices and Provo City offices. Surveys were handed out to non-profit agencies, housing authorities and government agencies to provide specific feedback on community needs. Surveys were also posted on social media, on government websites and distributed to service providers to distribute to clients to determine community priorities. A survey was also conducted in a Provo City Council Work Meeting with City Administration and the City Council to determine priorities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Provo City, as part of the Utah Valley HOME Consortium, collaborates with the Mountainlands Continuum of Care (CoC) to address homelessness and prevent housing instability. The city actively works with various agencies and service providers to improve relationships and address the needs of homeless individuals and families, as well as those at risk of homelessness.

Key efforts include:

1. **By-Name List and Subcommittee:** The Continuum of Care maintains a list of unsheltered homeless individuals, which is regularly discussed by a subcommittee consisting of agencies such as Wasatch Behavioral Health, Food & Care Coalition, Community Action Services and Food Bank, and Provo City Housing Authority. The subcommittee focuses on identifying individual needs and potential housing placements.

2. **Point in Time Count:** Volunteers from the Continuum of Care participate in an annual Point in Time Count to identify unsheltered individuals and connect them with resources.
3. **Funding and Support Services:** Provo City provides funding to non-profit partners that offer emergency shelter, transitional housing, and supportive services for victims of domestic and sexual abuse. In the 2023-24 program year, funding through HOME-ARP was directed towards Tenant-Based Rental Assistance (TBRA), addressing chronic housing needs and reducing gaps in services for vulnerable populations.
4. **Winter Sheltering and Warming Response Plan:** Provo City and local officials collaborated to create a winter warming plan, ensuring emergency shelter is available every night from October 15 to April 30.
5. **Non-Congregate Shelters:** Provo City reallocated HOME-ARP funding to support non-congregate shelters specifically for individuals fleeing domestic violence, human trafficking, and stalking.
6. **Eviction Prevention and Diversion:** Provo City partners with agencies like Community Action Services and the Boys and Girls Club of Utah County to provide eviction prevention rental assistance and diversion practices, keeping individuals and families from becoming homeless in the first place.
7. **Discharge Committee and 211 Program:** The Discharge Committee works with jail, prison, and hospital outreach programs to prevent individuals from being discharged into homelessness. The 211 program plays a crucial role in diverting individuals at risk of homelessness by connecting them with community resources and support networks.
8. **Permanent Supportive Housing:** Provo City has a program that provides permanent supportive housing for individuals in need, particularly those identified as chronically homeless, veterans, and homeless youth. Once housed, individuals receive ongoing wrap-around services until their barriers to stability are resolved.
9. **Holistic Efforts to Prevent Homelessness:** Agencies like Community Action Services and Food and Care Coalition offer counseling, classes, and case management to help individuals overcome barriers to permanent housing, working toward long-term solutions.
10. **Socioeconomic Development:** Provo City is focused on addressing broader socioeconomic issues, such as improving housing affordability, employment skills, school readiness, and access to transportation, all of which contribute to reducing homelessness.

In summary, Provo City's collaboration with the Mountainlands Continuum of Care creates a comprehensive system of support that includes prevention, shelter, housing

assistance, and wrap-around services to address homelessness and housing instability across various vulnerable populations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The Continuum of Care is represented by two members on the state allocation committee, where they provide funding recommendations for ESG and other state funds designated for homeless services. Additionally, the CDBG Program Administrators from Provo and Utah County serve as members of the Continuum's Rank and Review Committee, which allocates funds to homeless service providers throughout the region.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 below outlines the key participants consulted during the preparation of the Consolidated Plan. For additional details, please refer to the Citizen Participation appendix.

Plan Consultation		
1	Agency/Group/Organization	American Fork City
	Agency/Group/Organization Type	Government – Local Municipality
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Non-Homeless Special Needs Economic Development Other: Public Safety, Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will

		continue with agencies serving low-income and vulnerable populations throughout the community.
2	Agency/Group/Organization	Boys and Girls Club of Utah County
	Agency/Group/Organization Type	Services – mentoring, housing
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.
3	Agency/Group/Organization	Centro Hispano
	Agency/Group/Organization Type	Services - Legal
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.
4	Agency/Group/Organization	Children's Justice Center
	Agency/Group/Organization Type	Services – Mental Health, children
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.
5	Agency/Group/Organization	Family Haven
	Agency/Group/Organization Type	Services – Mental health, children
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing

		Homelessness Strategy **Homeless Needs – Chronically Homeless** **Non-Homeless Special Needs** **Other: Healthcare, Senior Services, Therapy Services, Food insecurity**
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	**Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.**
6	**Agency/Group/Organization**	**House of Hope**
	Agency/Group/Organization Type	**Services – Housing, substance abuse**
	What section of the Plan was addressed by the Consultation?	**Housing Needs Assessment** **Market Analysis** **Public Housing** **Homelessness Strategy** **Homeless Needs – Chronically Homeless** **Non-Homeless Special Needs** **Other: Healthcare, Senior Services, Therapy Services, Food insecurity**
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	**The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.**

7	Agency/Group/Organization	Kids on the Move
	Agency/Group/Organization Type	Services - education
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.
8	Agency/Group/Organization	Lehi City
	Agency/Group/Organization Type	Government – Local Municipality
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Non-Homeless Special Needs Economic Development Other: Public Safety, Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these

	of the consultation of areas for improved coordination?	efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations throughout the community.
9	Agency/Group/Organization	MAG Aging Department
	Agency/Group/Organization Type	Services – Senior/Aging services
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.
10	Agency/Group/Organization	Mountainlands Community Health Center
	Agency/Group/Organization Type	Services – Health/Homeless
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless

		Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.
11	Agency/Group/Organization	Project Read
	Agency/Group/Organization Type	Services – Education, Employment
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.
	Agency/Group/Organization	Provo Public Works
	Agency/Group/Organization Type	Government – Municipal Department

12	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Non-Homeless Special Needs Economic Development Other: Public Safety, Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue within City departments to identify needed improvements in eligible funding areas.
13	Agency/Group/Organization	Provo Police Victim's Services
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Non-Homeless Special Needs Economic Development Other: Public Safety, Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies

		serving low-income and vulnerable populations.
14	Agency/Group/Organization	Rocky Mountain University
	Agency/Group/Organization Type	Services – Health Services
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.
15	Agency/Group/Organization	Tabitha's Way
	Agency/Group/Organization Type	Services – Food Assistance
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.
16	Agency/Group/Organization	The Refuge Utah
	Agency/Group/Organization Type	Services – Homeless, Victims
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.
17	Agency/Group/Organization	Timpanogos Legal Center
	Agency/Group/Organization Type	Services – Legal Services
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy

		Homeless Needs – Chronically Homeless **Non-Homeless Special Needs** **Other: Healthcare, Senior Services, Therapy Services, Food insecurity**
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	**Agency attended a community meeting, answered questionnaire, responded to community survey. Through these efforts, service gaps in the community were identified allowing for prioritizing of needs. Collaboration will continue with agencies serving low-income and vulnerable populations.**
18	**Agency/Group/Organization**	**Wasatch Behavioral Health**
	Agency/Group/Organization Type	**Services – Mental Health, Homelessness**
	What section of the Plan was addressed by the Consultation?	**Housing Needs Assessment** **Market Analysis** **Public Housing** **Homelessness Strategy** **Non-Homeless Special Needs** **Economic Development** **Other: Public Safety, Infrastructure**
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	**The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.**
	Agency/Group/Organization	**Mountainlands Continuum of Care**
	Agency/Group/Organization Type	**Services – Homeless**

19	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Homeless Needs – Chronically Homeless Non-Homeless Special Needs Other: Healthcare, Senior Services, Therapy Services, Food insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.
20	Agency/Group/Organization	Provo City Housing Authority
	Agency/Group/Organization Type	Housing Authority
	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment Market Analysis Public Housing Homelessness Strategy Non-Homeless Special Needs Economic Development Other: Public Safety, Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.
	Agency/Group/Organization	Housing Authority of Utah County

	Agency/Group/Organization Type	**Housing Authority**
	What section of the Plan was addressed by the Consultation?	**Housing Needs Assessment** **Market Analysis** **Public Housing** **Homelessness Strategy** **Non-Homeless Special Needs** **Economic Development** **Other: Public Safety, Infrastructure**
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation of areas for improved coordination?	**The organization responded to surveys regarding housing needs and community needs. Based on consultation efforts the City was able to determine housing needs and service gaps within the community to guide funding.**

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The Consolidated Plan process offered an opportunity for, and encouraged participation and comments from, all relevant organizations and agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Provo City General Plan	Provo City Planning Division	The General plan provides for future development and land use within the City. The General Plan helps align goals and funding decisions.
Comprehensive Housing Market Analysis	U.S. Department of Housing and Urban Development Office of Policy Development and Research	The report offers an analysis of housing and economic markets in Utah County. This helps identify community needs to help prioritize needs and goals in the Consolidated Plan.
Annual Point in Time Count	State of Utah	The plan highlights efforts to find homeless individuals

		living on the streets. The plan identifies available and used shelter and beds as well as demographic makeup of homeless and at risk of homeless individuals.
CASFB Community Needs Assessment 2022	Community Action Services and Food Bank of Utah County	The plan identifies needed services within the community.
Analysis of Strategies for Housing Affordability	Envision Utah	Report identifies current and future housing demands and strategies for housing solutions.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As the Lead Entity of the Utah Valley HOME Consortium, Provo City collaborates with other Consortium members (Orem, Lehi, Utah County) to discuss community needs and long-term housing strategies. Additionally, Provo City is an active participant in the Mountainland Continuum of Care and the Utah County council of Governments.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting.

Provo City prepares the Plan as part of a collaborative process aimed at establishing a unified vision for community development actions. This process creates opportunities for strategic planning and Citizen Participations, ensuring a comprehensive approach that reduces duplication of efforts at the local level. It also provides a framework for measuring the progress of various program goals, specific objectives, and annual targets.

To maximize Citizen Participation, Provo City staff, along with other departments and divisions, conducted outreach through public notices, public hearings, public meetings, electronic surveys, and personal or phone interviews. These efforts encouraged all city residents, including low- and moderate- income individuals, to provide input on the development of the Consolidated Plan.

In August 2024, Provo City held a meeting in the Provo City Community Room. The meeting, organized in an “open house” format, provided residents with information about the CDBG and HOME programs and invited input on housing throughout Utah County. Residents were invited to attend public hearings, where they could review the proposed projects and programs for the first year’s Action Plan and provide input during the adoption of the 2025-29 Consolidated Plan.

In September of 2024 a survey was distributed to service providers, Consortium members, and published on the Provo City website as well as social media pages. The survey asked for input on perceived gaps in services and priorities as well as housing affordability and availability.



In November of 2024 a Public Meeting was held with the Provo City Council and Provo City Administration where surveys based on needs identified by the community were distributed, and Priorities were determined.

PLEASE PRIORITIZE THE TOP THREE NEEDS FOR YOUR DISTRICT IN EACH CATEGORY FOR CDBG FUNDING

Neighborhood Needs

- Parks
- Community Centers
- Senior Centers
- Neighborhood clean-ups
- Programs for improvements to older homes

PRIORITY KEY

High
Up to two choices per section

Medium
Up to two choices per section

Low
Up to two choices per selection

Public Services

- Support for non-profits providing victims services
- Support non-profits providing youth services
- Support non-profits providing senior services
- Support for non-profits providing behavioral health services
- Support for organizations serving individuals with special needs
- Affordable childcare

PRIORTIZING NEEDS CONTINUED

Community & Public Facilities

- Street Improvements
- Sewer & Water Improvements
- Sidewalk Improvements & Active Transportation
- Accessibility Improvements

Economic Development

- Support Services for Existing Local Businesses
- Support for New Local Businesses
- Apprenticeship Opportunities

PLEASE PRIORITIZE THE TOP THREE NEEDS FOR YOUR DISTRICT FOR HOME FUNDING

Please keep in mind these priorities as they relate to Utah County not just Provo City.

Affordable Rental Properties

Affordable Rental Programs (TBRA)

Affordable Homeowner Development

Affordable Homebuyer Programs

Development of Aging in Place Programs

Stakeholder meetings were held October 28 and 30th in the Provo City Community Room in coordination with Orem City, Lehi City and Utah County. Attendees provided feedback to questionnaires highlighting the following needs:

Key Community Needs:

1. **Public Safety & Infrastructure:**
    a. Water and sewer line replacement and/or repair.
    b. Road improvements, including sidewalks and ADA access for walkability.
    c. Development of public housing and repair of aging housing stock.
    d. Investment in parks and amenities to support community health.
2. **Economic Development & Housing:**
    a. Expansion of affordable housing options to address scarcity.
    b. Economic development to increase job availability and align with housing needs.
    c. Creation of affordable commercial rental properties for small business retailers.
    d. Development of new properties to boost local economic potential.
3. **Homelessness & Vulnerable Populations:**
    a. Adequate homeless shelters, especially for families, children, and survivors of abuse.
    b. Programs to assist with preventing and addressing homelessness, including rental assistance and support for survivors of domestic violence.
    c. Special focus on homeless needs for families and children.
    d. Affordable housing and facilities for adults with disabilities.
    e. Services for those affected by trauma, including child abuse victims and their families.
4. **Healthcare & Social Services:**
    a. Affordable healthcare options for low- to moderate-income individuals and families.
    b. Sliding scale healthcare services across various types (physical and mental health).
    c. Specialized services for the aging population, including senior care and home repair programs.
    d. Mental health support services, including treatment for mental illness and therapy for domestic abuse victims and their families.
5. **Youth Services & Education:**
    a. Enhanced youth services and childcare support.
    b. Financial literacy and tax education for underserved populations.

c. Increased availability of therapy for child abuse victims, both group and individual.

6. **Food Assistance & Poverty Alleviation:**
    a. Addressing food insecurity through food assistance programs.
    b. Strategies to reduce food waste and increase access to food for those in need.
    c. Anti-poverty initiatives focused on long-term solutions for low-income households.

Obstacles to Addressing Community Needs:

1. **Funding Shortages:**
    a. Insufficient funding to meet growing needs.
    b. Competition for limited grant funding, with many programs unable to access the funds they need.
    c. Growing gap between the need for services and available funding, especially for economic development and homelessness services.
2. **Capacity & Infrastructure Constraints:**
    a. Lack of capacity to deliver services, particularly in terms of manpower and physical space (e.g., shelters).
    b. Aging infrastructure struggling to meet the needs of a growing population, creating difficulties in supporting both old and new systems.
3. **Regulatory Challenges:**
    a. Increasing state mandates for modern income housing requirements, which can add complexity to affordable housing development.
    b. Hurdles in qualifying for and distributing Community Development Block Grant (CDBG) funds for economic development projects.
4. **Systemic Gaps:**
    a. Lack of effective partnerships to tackle homelessness and other community challenges.
    b. Services often limited by available funding or staff capacity, leading to a mismatch between demand and supply.
    c. Limited options for those in temporary homelessness who risk falling into chronic homelessness without sufficient resources.
5. **Specific Community Gaps:**
    a. Limited capacity in domestic violence shelters, with an ongoing need for expanded facilities.
    b. Need for additional child justice centers to handle the increasing number of cases.

c. The gap between the increasing homeless population and the existing shelter resources, with many facilities often at capacity and forced to turn individuals away.

Additional Focus Areas:

- **Senior Services:** There is a critical need to support the aging population with both home repair assistance and increased access to senior services to maintain independence.
- **Entrepreneurship & Small Business Development:** A stronger focus on small business and entrepreneurial support is needed to stimulate economic growth and create job opportunities.
- **Trauma & Mental Health Services:** Addressing trauma through therapy services for child abuse victims, domestic violence survivors, and the mental health of the homeless population is a priority.
- **Youth and Child Welfare:** More robust youth services and child abuse prevention strategies are necessary to address rising needs in the community.

This comprehensive list outlines the most pressing community needs while also acknowledging the critical obstacles in providing solutions. Addressing these challenges will require coordinated efforts across public, private, and non-profit sectors to secure adequate funding, expand capacity, and create effective partnerships.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Community Meeting	Regional General Population	18 attendees	General comments about lack of housing affordability, specifically for first-time homebuyers.	All comments were taken into consideration.	
	Stakeholder meeting – Questionnaire	Community Service Providers	Over 20 service providers attended meeting and discussed community needs	Discussions on several needed services within the community.	All comments were taken into consideration	
	Community Survey	Regional General Population/ Spanish speaking population	Just over 200 responses were recorded in the survey	Community needs identified and given priority	All comments were taken into consideration	
	Public Meeting	City Council Members and Administration, General Public	Council Members and council staff, Members of City Administration and City Staff.	Council Members and Administration heard results of community surveys and prioritized identified needs	All comments were accepted and considered in the development of the Consolidated Plan.	

	Public Hearing	General Public	A few attendees were present at the Public Hearing which took place during a Council Meeting	No Comments were received at this Public Hearing	NA	
	Public Meeting					
	Public Hearing					
	Public Hearing					

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

In the 2019 Housing and Homeless Needs Assessment, data drove us to conclude that "at least 11,000 new renter-occupied units and 11,000 new owner-occupied units are needed in Utah County by the end of 2024."1 These numbers have been met—and far exceeded—yet the demand continues.

Although Utah County has been in a housing construction boom since 2018—with more than 26,000 new single-family homes, 3,667 new condominiums or townhomes, 224 twin homes or duplexes, and more than 10,000 multi-family units being constructed (or currently planned or in construction), inventory has not caught up to demand since the last assessment in 2019. Evidence of this is the increasing home prices and increasing rents.

Through the 12-month period that ended in June 2019, the average sales price of a single-family home in Utah County was $325,950. By June 2024, that figure had increased to $511,000. Rent for a two-bedroom, one-bath unit in 2019 was $991. By 2023, it was $1,375—an increase of 38.7 percent.

Much of the increase in demand for housing (and, therefore, increase in housing costs) is due simply to population growth. Utah County has grown from about 620,000 in 2019 to 727,000 in 2024. Healthy levels of both in-migration and natural increase have contributed to this growth. Strong economic conditions, a friendly and family-oriented culture, vast recreational opportunities, and outdoor lifestyles play significant roles in attracting and retaining residents.

There are many other factors contributing to the continued housing inventory problem in Utah County. Market factors include high construction costs, high land costs, record-high inflation, high mortgage interest rates, continued construction of larger homes, a history of underproduction for at least the past 12 years, and high median home sales prices.

Social factors include decreasing household size, increasing age at first marriage, delay in leaving the rental market, and older homeowners choosing to stay in their homes longer.

Cultural or community factors include increasing in-migration and homebuyer preference for larger homes.

Despite the increases in housing supply, our conclusion is that at least 18,000 additional rental units (beyond those already planned and permitted) and 18,667 below-median-price single-family units are required during the planning period 2025-2029.

This study considers housing needs in Utah County. By accessing and compiling data from local, state, and national sources—and by speaking with community members, service providers, and other stakeholders, we have found the following key takeaways.

Demography

- Utah County's population growth exceeds projections and continues to be strong. The population has increased from 622,213 in the last assessment to 727,755 today.
- Net in-migration now surpasses natural increases in Utah County's population. In 2023, the net increase in natural population growth (births and deaths) was 9,041; the net in-migration (in-migration and out-migration) was 13,022.
- The average annual growth rate is steady. The annual increase in population has remained around 3 percent for the past five years. Assuming the same rate, Utah County's population will eclipse 800,000 in 2028.
- Utah County is growing more than any other county in the state. Between 2020 and 2023, Utah County added 49,721 individuals; Salt Lake County added 42,037. Washington County, the next highest-growth county, added 19,176.
- The County's Hispanic and Latino population continues to increase. Now exceeding 83,000, this population has increased by about 48 percent since 2010, when it was slightly less than 56,000.
- Provo remains the largest municipality in the County, and will likely remain so for years to come. In 2023, Provo's population was 116,046—soundly in first place, with Orem trailing at 97,921. By 2040, Provo's population is projected to be 155,397; Orem will be at 117,630.
- Lehi, Saratoga Springs, and Eagle Mountain are growing rapidly. Lehi's population is now at 88,555 (up from 68,655 in the last assessment). Saratoga Springs has increased from 32,322 in the last assessment to 50,910 in 2023 (an increase of 57.5 percent); Eagle Mountain grew from 34,632 to 58,192—an astonishing 68 percent increase.

- Saratoga Springs and Eagle Mountain will lead in population growth rates. Saratoga Springs will increase to 79,815 by 2030, and Eagle Mountain will grow to 65,038.

Economy

- Utah County's median household income has increased but slowed in 2023. In the 2019 assessment, the median household income for Utah County was reported as $67,042 (2017 figure). In 2023, the median household income for Utah County is $95,085. Looking at historical median income in 2023 dollars, the median household income has increased from 89,126 in 2019. The largest increases in household income were a 3.7 percent increase in 2019 and a 3.7 percent increase in 2022. In 2023, the increase was a modest 0.8 percent.

- Highland and Alpine continue to have the highest incomes. Besides the small unincorporated community of Hobble Creek, which boasts median household income of $220,385, Highland has the highest income ($166,429), followed by Alpine ($161,602).

- Provo and Orem have the lowest median household income. Not surprisingly—given the high student population and the low rate of owner-occupied housing—Provo ($57,943) and Orem ($77,568) have the lowest incomes. Payson is at $81,387, and Springville's median household income is $84,699.

- Utah County's economy remains strong. Although unemployment rose to 4.0 percent in June 2024, Utah County's economy is stronger than most of the U.S. as a whole. The Milkin Institute ranked the Provo-Orem area as No. 5 on its list of Best-Performing Cities after having ranked it No. 1 for three consecutive years. Salt Lake City moved into the No. 4 spot after being No. 19 the previous year.

- Utah's low unemployment rate is in the lowest third in the country. Tied for 16th place with Tennessee, Utah's 3.0 unemployment rate in June 2024 is only slightly worse than first-place South Dakota, which is at 2.0.

- Education and health care industries provide most long-term jobs. The largest employer in the County is Brigham Young University (between 15,000 and 20,000 jobs). Besides Wal-Mart Associates (between 7,000 and 20,000 jobs), the next highest employee number go to Alpine School District, Utah Valley University, Intermountain Health Care, and Nebo School District.

- More than 100,000 households earn less than $100,000. About 45,000 Utah County households earn less than $50,000, and approximately 45,000

households earn between $50,000 and $100,000. Nearly 22,000 households earn $200,000 or more.

- The County's poverty rate has declined. The latest poverty data shows that 8.9 percent of Utah County residents are in poverty, compared with 10.6 percent in 2021 and 10.0 percent in 2020.

- Highest poverty rates are among college students. With about 80,000 college students living in Utah County, the poverty rate is skewed high. Data shows that 39.1 percent of 18- to 24-year-olds in the County are living in poverty; 17,777 undergraduate colleges students, and 1,388 graduate or professional school students, are in poverty.

- Provo is home to most people living in poverty in Utah County. About 25,000 persons living in poverty are in Provo—more than double the number of Orem, the city with the second-highest number (9,336).

Housing Market Conditions

- Median home sale prices seem to be flattening. After reaching an all-time high of $545,000 as the median home sale price in Utah County in July 2022, the market experienced a slight drop to as low as $475,000 in February 2023. In July 2024, the median home sale price is at $511,000. This figure compares to January 2021's $386,000 and $338,000 in the fourth quarter of 2019.

- Residential real estate closings declined for three years in a row. Closings of residential properties declined slightly between 2020 and 2021 (-2.55 percent) but dropped sharply in 2022 (-13.60 percent) and 2023 (-15.99 percent). Through the first half of 2024, the County has seen 5,135 closings — about half the number of 2022 closings.

- Detached single-family home construction has slowed. In 2020 and 2021, the number of detached single-family homes built increased to record-high levels, with 4,940 homes going up in 2020 and 5,515 in 2021. Just over 3,500 homes were built in 2022, and only 2,906 in 2023. Through June 2024, permits for 1,858 single-family homes were issued.

- Despite slowing of home construction, prices remain high. The average value of new single-family homes constructed in 2020 was about $313,000; it increased to a high of $385,000 in 2022 and $370,000 in 2023. The average value of homes being constructed so far in 2024 is $359,000.

- Homeownership rates have declined only slightly. In 2010, the County's homeownership rate was 69.4 percent; in 2022, it was 68.6 percent. Provo has the lowest homeownership rate, at 39.1 (down from 42.3 in 2010); Elk Ridge has a rate of 99.0 percent, Woodland Hills has dropped from 96.4 percent in 2010 to 91.0 percent in 2022. Eagle Mountain is at 88.3 percent.

- Since 2010, Vineyard has seen the largest increase in owner-occupied homes. Going from only 41 owner-occupied homes in 2010 to 1,853 in 2022, Vineyard has experienced an urbanization metamorphosis very quickly. Over the same period, Saratoga Springs has increased from 147.8 percent, and Eagle Mountain has increased 150.9 percent.

- Apartment vacancy rates have increased. In 2023, the vacancy rate of 4.0 percent was the highest it's been over the past five years.

- Non-student rental rates are increasing dramatically. Since 2017, the non-student apartment rental rate has increased 38.5 percent, with the highest increase coming from two-bedroom, one-bathroom units (49.0 percent increase). The average rate for this type of unit is $1,477 per month; a three-bedroom, two-bathroom unit is $2,029 per month.

- Approximately 5,000 units in apartment complexes are planned or under construction in Utah County. As of November 2023, industry trackers indicated 2,566 non-student multi-family housing units were nearing completion. In addition, 5,175 townhome or apartment projects were planned or had begun construction.

- Multi-family unit development is coming to a strong pause. With nearly 4,000 multi-family units permitted in 2021 and 2,556 permitted in 2022, the number dropped dramatically to 1,016 in 2023. Through June 2024, only 72 units were permitted in multi-family developments. Two projects of five or more units were permitted, 1 project with 3- to 4-family units, and 15 townhome or duplex projects were permitted.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

- Tens of thousands of households are experiencing poverty. Approximately 23,600 households are earning less than half of HAMFI. About 39,000, are earning less than 80 percent of HAMFI.
- About 50 percent of renter households are experiencing at least one housing problem. Approximately 15,893 are facing at least one of the severe housing problems identified by HUD (incomplete kitchen facilities; incomplete plumbing facilities, overcrowding (more than 1 person per room), and cost burden greater than 50 percent).
- More than 20,000 homeowners are paying more than 30 percent of household income for housing. This number has remained constant since the last assessment in 2019.
- Nearly 24,000 renter households are paying more than 30 percent of household income for housing.
- Some severely low-income homeowners are facing severe housing cost burdens. A “severely low-income homeowner” is a homeowner whose annual household income is less than 30 percent of HAMFI. In Utah County, there are 3,346 such homeowners who are paying more than 50 percent of their income for housing costs—they are “severely cost burdened.”
- Some severely low-income renters are facing severe housing cost burdens. There are 2,255 severely low-income renters who are severely cost burdened in their housing: they are paying more than 50 percent of their incomes toward housing costs.
- Multi-family unit development is coming to a strong pause. With nearly 4,000 multi-family units permitted in 2021 and 2,556 permitted in 2022, the number dropped dramatically to 1,016 in 2023. Through June 2024, only 72 units were permitted in multi-family developments. Two projects of five or more units were permitted, 1 project with 3- to 4-family units, and 15 townhome or duplex projects were permitted.
- Multi-family unit development is coming to an abrupt pause. With nearly 4,000 multi-family units permitted in 2021 and 2,556 permitted in 2022, the number dropped dramatically to 1,016 in 2023. Through June 2024, only 72 units were

permitted in multi-family developments. Two projects of five or more units were permitted, 1 project with 3- to 4-family units, and 15 townhome or duplex projects were permitted.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	506,195	562,855	11%
Households	137,530	158,230	15%
Median Income	$0.00	$0.00	

Table 5 – Housing Needs Assessment Demographics
Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Utah County's population is expected to grow to between 1,185,679 and 1,297,515 by 2050. If projections hold, Provo will have nearly 160,000 residents by 2050, Eagle Mountain will have 141,252, Saratoga Springs will be home to 138,600, and Orem will have 127,517—slightly more than Lehi, with 124,436.

Over the coming four decades, Utah County's population is expected to grow older, with the median age increasing to 34.11 in 2060. The birthrate is expected to decrease—contributing to the lower median age—resulting in a drop in household size from 3.24 in 2030 to 2.76 in 2060.

Number of Households Table

Table 6 below displays the total number of households in Utah County, categorized by income and household type. It's important to note that the "Total Households" represents the overall number of households at each income level but is not the sum of the household types listed below. A single household may fit into multiple categories or may not be included in any of the listed categories.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	16,553	18,227	31,514	20,068	71,840
Small Family Households	6,827	7,677	13,145	9,060	34,745

Large Family Households	1,980	3,101	7,961	5,414	20,278
Household contains at least one person 62-74 years of age	2,048	2,291	4,453	2,778	12,598
Household contains at least one person age 75 or older	1,878	2,120	2,678	1,715	4,641
Households with one or more children 6 years old or younger	3,873	4,807	10,182	6,154	14,502

Table 6 – Total Households Table
Data Source:

The median household income in Utah County is $95,085. This is an increase of 0.8 percent over 2022. Since the Great Recession ended in 2009, median household income in Utah County has increased from $79,037 to $95,085—or 20.3 percent—in inflation-adjusted 2023 dollars.

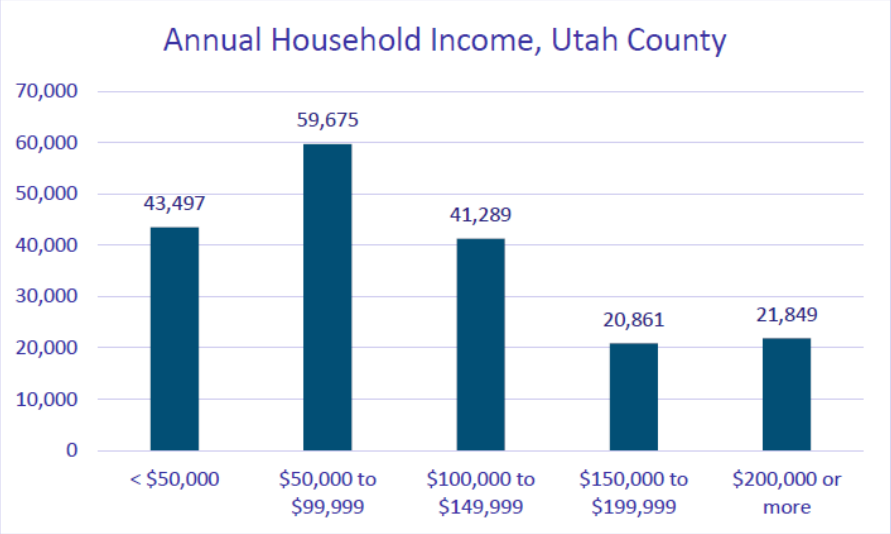


Figure 15: Annual Household Income, Utah County

Housing Needs Summary Tables

Table 7 below shows the number of households facing various housing problems, categorized by tenure (renter or owner) within specific income brackets. The four housing problems analyzed are defined as follows:

- Substandard Housing: Lacking complete plumbing or kitchen facilities.

- Overcrowding: More than one person, but fewer than 1.5 persons per bedroom
    - Severely overcrowded: More than 1.5 persons per bedroom.
- Cost burdened: Spending more than 30% of income on housing.
    - Severely cost burdened: Spending more than 50% of income on housing.

Housing problems are more prevalent at lower income levels. Notably, renter households in the extremely low and very-low-income brackets experience the greatest challenges, with over 50% of their income spent on housing. Equally concerning is the high percentage of households in the very low and low-income groups where housing costs exceed 30% of their income. Owner households also face significant housing cost burdens, with many spending more than 30% of their income on housing.

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	380	154	145	30	709	70	40	59	33	202
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	398	284	323	154	1,159	18	34	102	16	170

Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	792	885	958	304	2,939	263	350	548	320	1,481
Housing cost burden greater than 50% of income (and none of the above problems)	6,522	2,028	388	50	8,988	2,963	2,259	961	159	6,342
Housing cost burden greater than 30% of income (and none of the above problems)	1,398	5,169	4,838	587	11,992	701	1,639	5,124	1,628	9,092
Zero/negative Income (and none of the above problems)	636	0	0	0	636	634	0	0	0	634

Table 7 – Housing Problems Table
Data Source: 2016-2020 CHAS

Table 8 below provides a summary of households facing severe housing problems, categorized by income levels. The households are grouped according to the number of severe housing issues they are experiencing.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter	Owner

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,108	3,348	1,811	549	13,816	3,314	2,661	1,672	523	8,170
Having none of four housing problems	2,922	7,356	12,671	5,772	28,721	2,190	4,831	15,359	13,211	35,591
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2
Data Source: 2016-2020 CHAS

Table 9 displays households that are considered cost burdened, meaning they spend 30% or more of their household income on housing. The table highlights differences in tenure (renter vs. owner) and breaks down the data by the three income levels and household types.

Households are classified as follows:

- Small Related: A household of 2 to 4 people, including at least one person related to the householder by blood, marriage, or adoption.
- Large Related: A household of 5 or more people, including at least one person related to the householder by blood, marriage, or adoption.
- Elderly Household: a one- or two-person household where the head of the household or spouse is at least 63 years old.
- Other Household: A household of one or more people that does not fit into the categories of Small Related, large Related, or Elderly Household.

3. Cost Burden > 30%

	Renter	Owner

	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,994	4,345	2,577	11,916	984	1,390	2,287	4,661
Large Related	876	1,213	544	2,633	775	1,039	1,940	3,754
Elderly	766	452	531	1,749	1,726	1,033	1,306	4,065
Other	2,429	1,939	1,830	6,198	436	544	679	1,659
Total need by income	9,065	7,949	5,482	22,496	3,921	4,006	6,212	14,139

Table 9 – Cost Burden > 30%
Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	710	710	915	884	0	1,799
Large Related	0	0	363	363	642	385	153	1,180
Elderly	622	221	158	1,001	1,232	746	434	2,412
Other	0	2,010	930	2,940	357	0	0	357

Total need by income	622	2,231	2,161	5,014	3,146	2,015	587	5,748

Table 10 – Cost Burden > 50%
Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	900	898	1,041	333	3,172	271	349	611	243	1,474
Multiple, unrelated family households	25	14	75	45	159	0	35	37	91	163
Other, non-family households	275	260	159	84	778	8	0	0	0	8
Total need by income	1,200	1,172	1,275	462	4,109	279	384	648	334	1,645

Table 11 – Crowding Information - 1/2
Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Households with Children Present								

Table 12 – Crowding Information – 2/2
Data Source: 2016-2020 CHAS

Describe the number and type of single-person households in need of housing assistance.

Low-income individuals often require affordable housing options for single occupants, such as studios or one-bedroom apartments. Finding affordable housing can be challenging for these individuals due to low vacancy rates and a lack of new developments, catering to single-person households. Those with physical, mental and/or developmental disabilities (which make up 8% of the population in Provo, Utah according to the U.S. Census data) face additional barriers, as they may need accessible housing and specialized support services. The presence of Brigham Young University and Utah Valley University also influences the availability of housing for single-person households in the Consortium.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Individuals with physical, mental, and/or developmental disabilities represent 8% (in Provo) of the population. Poverty rates are higher among people with disabilities compared to the general population.

Currently, there is no specific data available to estimate the number of families who may seek housing assistance due to domestic violence, dating violence, sexual assault, or stalking. However, the Consortium collaborates with the Continuum of Care (CoC) to coordinate available services for those in need.

What are the most common housing problems?

Cost burden and severe cost burden are the most common housing issues faced by both renters and homeowners, particularly among extremely low-income households.

Are any populations/household types more affected than others by these problems?

Single-person households are the most likely to experience cost burden, as they often face higher housing costs relative to their income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Families with children may face various circumstances that put them at immediate risk of homelessness. Low-income families experiencing significant challenges, such as job loss or a member facing a major medical condition, may struggle to pay their monthly housing expenses. If they lose their housing, it can be more difficult to find replacement

housing due to issues like poor credit, a criminal background, or a lack of funds to cover move-in fees.

Formerly homeless individuals and families who are receiving rapid re-housing assistance funded by State ESG dollars have a limited time to secure employment. Since rapid re-housing is a short-term solution, additional support is available on a case-by-case basis for households needing more time to transition covering their full housing costs. These services are complemented by employment navigators who help individuals secure a job.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Consortium does not currently have an estimate of the number of individuals and households at risk of homelessness. This lack of data makes it difficult to accurately assess the full scope of the issue within the community.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Although individuals at risk of homelessness can be found across a variety of housing types, they are more likely to reside in lower-cost rental housing. These households often experience frequent moves, which can be a result of financial instability, eviction or difficulty securing long-term, affordable housing.

Discussion

Prepopulated CHAS data indicates that the most significant housing challenges for both homeowners and renters are housing cost burden. Additional factors, such as unstable income, lack of reliable transportation, and mental health issues, can make it even harder for households to maintain stable housing. Many low-income households facing housing cost burdens struggle to meet basic needs and lack savings to cover unexpected expenses. Given the shortage of affordable housing providers, as highlighted in the data, it is crucial to prioritize resources to increase the supply of affordable housing within the Consortium. The greatest need is at the lowest income levels. And to make housing affordable for extremely low-income households, substantial subsidies are necessary. Furthermore, housing providers should focus on helping individuals and families maintain their housing to avoid the challenges associated with poor rental history.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data below shows the number of households with housing problems in the Consortium, along with the proportion of housing problems occurring among specific racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when members of a particular racial or ethnic group at a given income level experience housing problems at a rate that is 10% or more higher than the rate for the income level as a whole (including all racial or ethnic groups). Households with incomes above the area median income (AMI) are not included in this analysis.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,517	3,021	0
White	10,272	2,499	0
Black / African American	80	45	0
Asian	409	177	0
American Indian, Alaska Native	75	10	0
Pacific Islander	110	10	0
Hispanic	2,254	133	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

The table above shows that 16,538 households fall into this category (extremely low-income households with 0-30% of AMI). Of these 81.7% have one or more housing problems. There is a disproportionately greater need among the extremely low-income Hispanic households, where the rate of housing problems is 94%.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,821	5,403	0
White	9,912	4,608	0
Black / African American	80	0	0
Asian	177	63	0
American Indian, Alaska Native	84	50	0
Pacific Islander	160	35	0
Hispanic	2,084	480	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 14 above shows that 18,224 households fall into this category (very low-income households with 30-50% of area median income). Of these, 70.3% experience one or more housing problems. There is a disproportionately greater need among very low-income Black/African American, Pacific Islander and Hispanic households, with the rate of housing problems at 100%, 82% and 81.2% respectively which is 29.7%, 11.7% and 10.9% higher than the rate for the jurisdiction as a whole.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,467	18,043	0
White	10,407	15,239	0
Black / African American	14	95	0
Asian	293	172	0
American Indian, Alaska Native	10	145	0

Pacific Islander	187	164	0
Hispanic	2,288	1,813	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 15 shows that 31,510 households fall into this category (low-income households with 50-80% of area median income). Of these, 42.7% have one or more housing problems. There is a disproportionately greater need among low-income Asian households where the rate of housing problems is 63%, which is 20.3% higher than the rate for the jurisdiction as a whole.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,304	16,778	0
White	2,679	14,073	0
Black / African American	14	35	0
Asian	113	109	0
American Indian, Alaska Native	0	34	0
Pacific Islander	4	40	0
Hispanic	454	1,991	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 16 shows 20,082 households fall into this category (low-income households with 80-100% of area median income). Of these 16.4% experience one or more housing problems. There is a disproportionately greater need among low-income Asian households, where the rate of housing problems is 50%, which is 33.6% higher than the rate for the jurisdiction as a whole.

Discussion

As might be expected, households who are earning less money have higher incidents of having at least one of the four housing problems. Nearly 14,000 households (owners and renters) who are earning 30 percent or less than HAMFI have at least one of the four housing problems; 13,470 of those earning between 30 percent and 50 percent do as well. Only 4,855 households earning more than 100 percent of HAMFI have one or more of the four housing problems.

Looking more specifically at renters, 86.3 percent of those earning 30 percent or less of HAMFI have at least one of the four housing problems (9,645 of 11,180). Nearly 80 percent of those earning between 30 percent and 50 percent of HAMFI have at least one of the problems (8,675 out of 10,885).

Similar, though not as drastic, ratios are seen among owners. There are 4,275 households earning 30 percent or less of HAMFI who are experiencing at least one of the four housing problems; this is 73.3 percent of all owners in this income category. About 59.1 percent of owners earning between 30 percent and 50 percent of HAMFI are also experiencing at least one of the four problems.

There are about 17,010 total households who are earning 30 percent or less of HAMFI, and roughly 19,000 who are earning between 30 percent and 50 percent of HAMFI

In the Consortium, housing problems are disproportionately evident among minority populations, regardless of their relatively small presence. As expected, the highest percentages of households with housing problems are found at lower income levels.

Utah County’s population is largely White, although it has become less so since the 2019 assessment. As of 2022, the County is 86.3 percent White. The next largest racial categories are two of more races (7.0 percent) and “some other race” (3.3 percent). Asians make up 1.4 percent of the population, followed by Native Hawaiian or Other Pacific Islander (0.8 percent). Black or African American and American Indian or Alaska Native each comprises 0.6 percent of the population.*

*U.S. Census Bureau, Table CO2003

Figure 155: Racial Makeup of Utah County, Percent

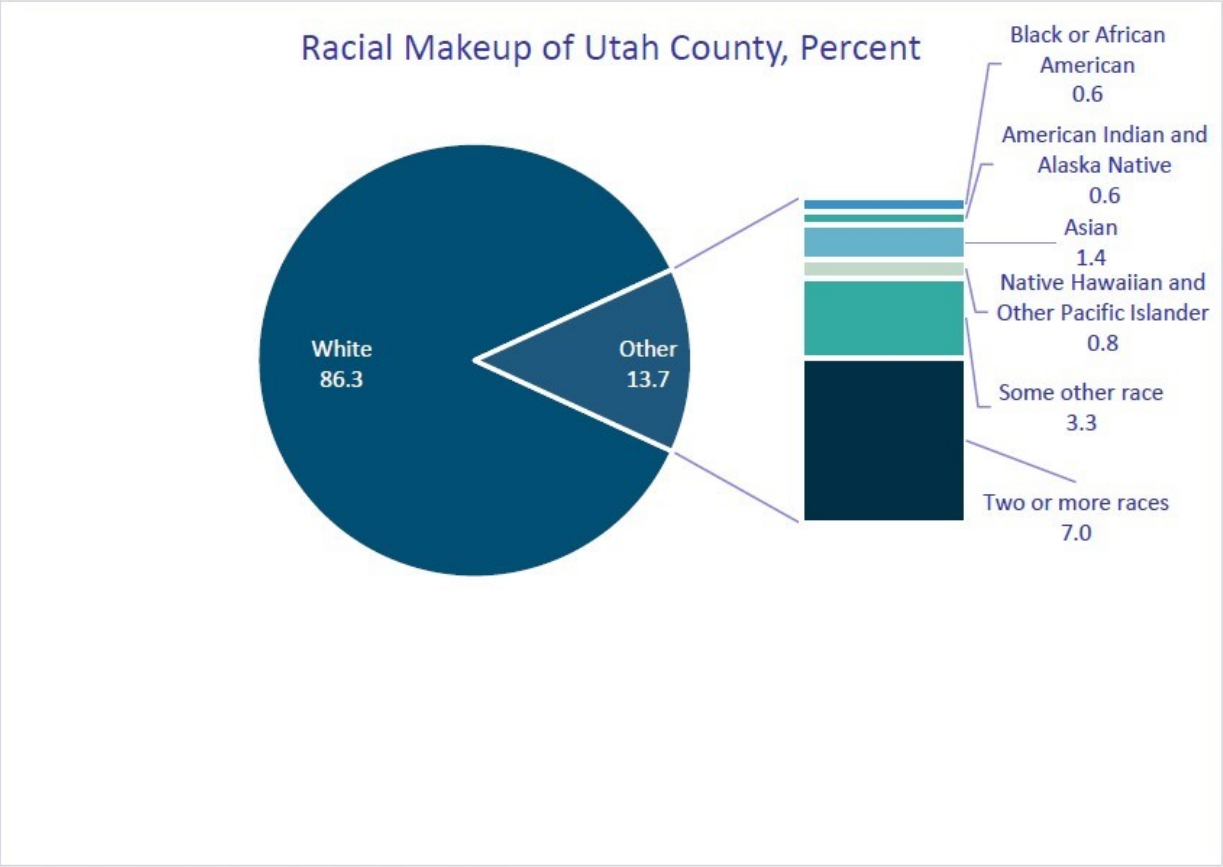


Figure 155: Racial Makeup of Utah County, Percent

The Hispanic and Latino population in Utah County is increasing. In the last assessment, there were 74,595 persons in the largest of minority groups in the County; in 2022, there were 83,047—an increase of about 11.3 percent.

Most of the Hispanic and Latino population in Utah County indicate their country of origin as Mexico (50,864). Various South American countries are the origin of about 16,967, while another 5,998 come from Central America.

Although persons of Hispanic or Latino descent are living in all parts of Utah County, there are concentrations of these individuals—even within various municipalities. As both raw numbers and percentages of the total population, Provo and Orem have the largest numbers. Provo's 20,046 Hispanic or Latino persons account for about 17.5 percent of the overall population in the city, and Orem's 17,113 comprise 17.6 percent of the population. In the North Utah County area, Lehi has the next highest such population, with nearly 6,000 Hispanic or Latino individuals; American Fork has 3,365, or 9.9 percent of its population as a whole. Vineyard's 1,740 make up 13.7 percent of its population, and the 1,338 in Cedar Hills represent 13.4 percent.

In South Utah County, both Spanish Fork and Springville have significant Hispanic or Latino populations. Springville has 5,599 persons in this demographic group (15.9 percent of its population), and Spanish Fork has 5,115 (12.0 percent). Payson, with 14.4 percent of its population being Hispanic or Latino, has 4,103.

Other concentrations of Hispanic or Latino individuals are found in Eagle Mountain, with 5,204 such persons (11.3 percent of its population) and Saratoga Springs, with 4,083 and 10.1 percent.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following analysis presents data on the number of households with severe housing problems in the Consortium, along with the proportion of severe housing problems occurring among specific racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a rate that is 10 percentage points or higher than the overall rate for the income level. Households with incomes above the area median income for the Consortium are excluded from this analysis or severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,422	5,112	0
White	8,717	4,019	0
Black / African American	55	70	0
Asian	409	177	0
American Indian, Alaska Native	30	55	0
Pacific Islander	110	10	0
Hispanic	1,770	617	0

Table 17 – Severe Housing Problems 0 - 30% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 people per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,009	12,187	0
White	4,625	9,862	0
Black / African American	35	50	0
Asian	57	184	0
American Indian, Alaska Native	49	85	0
Pacific Islander	70	130	0
Hispanic	1,068	1,485	0

Table 18 – Severe Housing Problems 30 - 50% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 people per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,483	28,030	0
White	2,613	23,019	0
Black / African American	4	105	0
Asian	63	398	0
American Indian, Alaska Native	0	155	0
Pacific Islander	54	297	0
Hispanic	717	3,379	0

Table 19 – Severe Housing Problems 50 - 80% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 people per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,072	18,983	0
White	716	16,008	0
Black / African American	14	35	0
Asian	58	163	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	44	0
Hispanic	268	2,172	0

Table 20 – Severe Housing Problems 80 - 100% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 people per room, 4. Cost Burden over 50%

Discussion

In the Consortium, severe housing needs are disproportionately experienced by minority populations, even though their numbers may be small. As expected, lower-income households exhibit the highest percentages of severe housing problems.

Among the Extremely Low-Income Households (0-30% AMI), 16,534 total households:

Table 17 above shows that 69% experience one or more severe housing issues. A particularly notable concern is the higher need among extremely low-income Pacific Islander households, with 91.6% of these households facing severe housing problems. This rate is 31% higher than the overall rate for the jurisdiction. However, it is important to note that the total number of Pacific Islander households within the 0-30% AMI range is very small, with an estimated 120 households. As a result, Pacific islander households represent only 0.8% of all extremely low-income households experience severe housing issues.

There also exists a greater need among extremely low-income, Hispanic (1770) households with 74%, which is 5% greater than the jurisdiction as a whole.

Among the Very Low-Income Households (30-50% AMI) 18,196 total households:

Table 18 above shows that among very low-income households (30-50% AMI) in the Consortium, 49.3% have one or more severe housing problems. The rate of severe housing problems for the very low-income households range from 23.6 % to 41.8% which all fall below the jurisdiction as a whole.

Among the Low-Income Households (50-80% AMI) 31,513 total households:

Table 19 above shows that among low-income households (50-80% AMI) in the Consortium, 11% have one or more severe housing problems. There is a greater need among low-income Asian (63), Pacific Islander (54) and Hispanic (717) households. The rate of severe housing problems among these households are 13.6%, 15.4% and 17.5% respectively which is 2.6%, 4.4% and 6.5% greater than the jurisdiction as a whole. However, it should be noted that the total number of Asian and Pacific Islander households within the 50-80% AMI range is very small.

Among the Moderate-Income Households (80-100% AMI) 20,055 total households:

Table 20 above shows that among moderate-income households (80-100% AMI) in the Consortium, .05% have one or more severe housing problems. There is a disproportionately greater need among moderate-income Black/African American (14), Asian (58) and Hispanic households (268). The rate of severe housing problems among these households is 28.5%, 26.2% and 10.9% respectively, which is 28.4%, 26.1%, and 10.8% greater than the jurisdiction as a whole. However, it should be noted that the total number of Black/African Americans and Asian households within the 80-100% range is very small. Hispanic households make up 12.1% of all moderate-income households with severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following analysis presents data on the number of households with cost burdens in the Consortium, along with the proportion of households facing cost burdens among specific racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing cost burdens at a rate that is 10 percentage point or higher than the rate for the income level as a whole. Cost burden is classified as follows:

- No Cost Burden: Households paying less than 30% of their monthly income for housing
- Cost Burden: Households paying between 30-50% of their monthly income for housing
- Severe Cost Burden: Households paying more than 50% of their monthly income for housing

The measure of "cost burden" is the amount of household income that is devoted to housing costs. HUD considers 30 percent of household income to be the maximum amount that should be paid for housing in order to meet other needs. In Utah County, about three out of every four households are spending less than 30 percent of their income on housing; 15.8 percent are spending between 30 percent and 50 percent of their income, and another 10.5 percent are spending more than 50 percent of their household income on housing.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	114,917	24,736	17,052	1,539
White	100,028	19,466	13,597	1,030
Black / African American	338	95	89	30
Asian	1,324	459	503	154

American Indian, Alaska Native	408	100	54	0
Pacific Islander	632	270	145	10
Hispanic	9,553	3,727	2,314	149

Table 21 – Greater Need: Housing Cost Burdens AMI
Data Source: 2016-2020 CHAS

Discussion

Although there are households experiencing cost burdens and severe cost burdens, there is no evidence to suggest that any specific racial or ethnic group faces a disproportionately greater need compared to the jurisdiction as whole.

There are about 23,733 renter households who are paying more than 30 percent of their household income toward housing costs; 10,364 of these are paying more than 50 percent of their household income for housing costs. Similar ratios are seen among homeowners, although the raw numbers are lower. There are about 20,900 owners who are paying more than 30 percent of household income toward housing costs; 7,544 of these are paying more than 50 percent of household income toward housing.

Severely low-income households are those whose annual income is less than 30 percent of HAMFI. Severely cost-burdened households are those who are paying more than 50 percent of their in-come toward housing costs. In Utah County, there are about 7,547 such households; 4,080 of these are in Provo.

There are 4,122 severely low-income homeowners who are cost burdened in Utah County; 3,346 of these are severely cost burdened. They are paying more than 50 percent of their household income toward housing costs.

Utah County has 8,091 severely low-income renters who are cost burdened in their housing; of these, 2,255 are severely cost burdened; they are paying more than 50 percent of their household income for housing costs. About 700 of these severely cost burdened households are in Provo, and 549 are in Orem.

In the 2019 assessment, there were 1,988 vouchers of various types (Housing Choice, Emergency Housing, etc.) available through the Provo City Housing Authority and Housing Authority of Utah County. Today, there are 2,585. Additionally, there are 863 housing units that are owned, master leased, or similarly controlled by the two housing authorities (compared to 673 in 2019), making a total of 3,448 units available (compared to 2,661 five years ago).

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Utah County continues to be mostly white, with 616,360 of the county's population being int he majority. The largest minority is those of two or more races, at 49,307; this is an increase from last assessment (2019) of more than 32.000 individuals. Nearly 10,000 persons report being Asian; 5,353 are Native Hawaiian or Other Pacific Islander, 4,324 are Black or African American, and 4.042 are American Indian or Alaska Native. Interestingly, 23,614 report they are of "some other race."

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The highest concentrations of Hispanic or Latino homeowners are located in South Provo and the East Vineyard-West Orem area. In one south Provo census trace, over 60% of homeowners are Hispanic, while nearby tracts show percentages in the 20s and 30s. Nearly half of homeowners in the vineyard-Orem tract identify as Hispanic or Latino.

Hispanic or Latino renters are distributed across the County, with the largest concentrations in Saratoga Springs, Lehi, West and South Orem, and West Provo. Some census tracts in these areas report Hispanic renter percentages in the 30s and 40s.

Although persons of Hispanic or Latino descent are living in all parts of Utah County, there are concentrations of these individuals – even withing various municipalities. As both raw numbers and percentages of the total population, Provo and Orem have the largest numbers. Provo's 20,046 Hispanic or Latino persons account for about 17.5 percent of the overall population in the city, and Orem's 17,113 comprise 17.6 percent of the population. In the North Utah County area Lehi has the next highest such population, with nearly 6,000 Hispanic or Latino individuals; American Fork has 3,365, or 9.9 percent of its population as a whole. Vineyard's 1,740 make up 13.7 percent of its population, and the 1,338 in Cedar Hills represent 13,4 percent.

In South Utah County, both Spanish fork and Springville have significant Hispanic or Latino populations. Springville has 5,599 persons in this demographic group (15.9 percent of its population), and Spanish Fork has 5,115 (12.0 percent). Payson, with 14.4 percent of its population being Hispanic or Latino has 4,103.

Other concentrations of Hispanic or Latino individuals are found in Eagle Mountain, with 5,204 such persons (11.3 percent of its population) and Saratoga Springs, with 4,083 and 10.1 percent.

Persons of Latino or Hispanic Descent
North Utah County

	Number	Percent
Alpine	349	3.4
American Fork	3,365	9.9
Cedar Hills	1,338	13.4
Highland	537	2.8
Lehi	5,925	7.7
Lindon	662	5.8
Orem	17,113	17.6
Pleasant Grove	3,816	10.2
Provo	20,046	17.5
Vineyard	1,740	13.7

South Utah County

	Number	Percent
Benjamin	28	3.3
Elberta	-	0.0
Elk Ridge	201	4.3
Genola	59	3.6
Goshen	269	31.1
Lake Shore	5	0/4
Mapleton	534	4.5
Palmyra	11	1.8
Payson	4,103	14.4
Salem	432	4.6
Santaquin	2,018	14.0
Spanish Fork	5,155	12.0
Spring Lake	22	4.3
Springville	5,599	15.9
West Mountain	100	7.9
Woodland Hills	89	6.7

Persons of Latino or Hispanic Descent
West Utah County

	Number	Percent
Cedar Fort	-	0.0
Eagle Mountain	5,204	11.3
Fairfield	4	5.1
Saratoga Springs	4,083	10.1

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Housing Authority of Utah County (HAUC) and the Provo City Housing Authority (PCHA) manage public housing, develop new affordable housing and administer Section 8 voucher programs for Utah County and Provo City. Their goal is to offer safe, decent, and affordable housing, ensuring communities where a person's income or background is not evident from their neighborhood.

Totals in Use

Table 22 details the number of vouchers and units by public housing program type administered by HAUC and PCHA. This table uses HUD's prepopulated data collected by the Public and Indian Housing Information Center. The program types used in the table are defined below:

Certificate: The Section 8 Rental Certificate program increases affordable housing choices by allowing very low-income families to choose privately owned rental housing. Families apply to a local Public Housing Authority (PHA) or administering governmental agency for a Section 8 certificate. The PHA pays the landlord the difference between 30% of the household's adjusted income and the unit's rent.

Mod-Rehab: The moderate rehabilitation program provides project-based rental assistance for low-income families. Assistance is limited to properties previously rehabilitated pursuant to housing assistance payments (HAP) contracts between an owner and a PHA.

Public Housing: The total number of units in developments operated by the Public Housing Authorities within the jurisdiction.

Vouchers:

Total – The total number of Section 8 vouchers (project-based plus tenant-based) administered by the PHA

Project-based – The total number of project-based Section 8 vouchers administered by the PHA

Tenant-based – The total number of tenant-based Section 8 vouchers administered by the PHA

Special Vouchers:

Veterans Affairs Supportive Housing – The HUD-Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provides by the U.S. Department of Veterans Affairs (VA). The VA provides these services for participating veterans at the VA medical centers and community-based outreach clinics.

Family Unification Program – Family Unification Program funding is allocated through a competitive process; therefore, not all Public Housing Authorities administer the program.

*Disabled – In this table, disabled includes non-elderly, mainstream 1-year, mainstream 5-years, and nursing home transition.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	240	1,923	0	1,757	2	58	106

Table 22 - Public Housing by Program Type
Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

The table below displays the characteristics of public housing residents – both those that inhabit public housing units and those who utilize Section 8 housing vouchers – by program housing type. This table uses HUD's prepopulated data collected by the Public and Indian Housing Information Center.

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	1	0	0	0	1
# of Elderly Program Participants (>62)	0	0	96	283	0	267	0	0
# of Disabled Families	0	0	11	743	0	642	2	9
# of Families requesting accessibility features	0	0	240	1,923	0	1,757	2	58
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)

Race of Residents

The table below displays the racial composition of residents for each public housing program. This table uses HUD's prepopulated data collected by the Public and Indian Housing Information Center.

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	218	1,813	0	1,651	2	55	105
Black/African American	0	0	7	37	0	33	0	3	1
Asian	0	0	5	12	0	12	0	0	0
American Indian/Alaska Native	0	0	2	29	0	29	0	0	0
Pacific Islander	0	0	8	32	0	32	0	0	0
Other	0	0	0	0	0	0	0	0	0

Table 24 - Race of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Ethnicity of Residents

As HUD distinguishes between face and ethnicity, this table displays the ethnic composition of residents for each public housing. This table uses HUD's prepopulated data collected by the Public and Indian Housing Information Center.

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	73	240	0	227	0	7	6
Not Hispanic	0	0	167	1,683	0	1,530	2	51	100

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Neither the Housing Authority of Utah County nor the Provo City Housing Authority has applicants on their waiting lists identified as needing accessible units.

HAUC does not monitor Section 8 applicants to determine their need for ADA units but does track this information for its owned properties. Of the four fully accessible family units, only two are occupied by clients who require ADA features. Lease agreements for these properties include a provision allowing termination if a non-ADA family occupies an ADA unit when a client in need of those features is identified.

When PCHA issues a Housing Choice Voucher (HCV), recipients typically have 90 days to find housing with the option to extend it up to 120 days if needed. This period generally provides adequate time to locate an accessible unit or modify an existing one.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

HAUC reports that the primary challenge for their clients in both Section 8 and Public Housing (PH) is the shortage of available units. Section 8 clients face difficulty finding any unit, especially one within rent limits. While current PH residents may not have an immediate need, many likely have waited 12 to 24 months for a vacancy before being able to move in.

Provo City Housing Authority's HCV and PH clients urgently need more affordable one-bedroom units. There is also a significant unmet need for housing with supportive services for foster children aging out of the system.

How do these needs compare to the housing needs of the population at large

PH residents and HCV holders share similar needs with the broader extremely and very low-income population in the Consortium. These needs largely arise from common challenges such as low income, unemployment, an aging housing stock, and a growing elderly population. Despite substantial public investment to support and encourage affordable housing development, the demand for multi-family housing across the County continues to exceed supply.

Discussion

Currently, neither the Housing Authority of Utah County (HAUC) nor the Provo City Housing Authority (PCHA) have applicants on their waiting lists who have identified a need for accessible units. While HAUC does not track accessibility needs for Section 8 applicants, it does monitor this information for its owned properties—only two of four fully accessible units are occupied by residents who require those features. PCHA allows Housing Choice Voucher holders 90 to 120 days to secure housing, which is typically enough time to find or adapt an accessible unit. The most urgent issue for both public housing and voucher recipients is a shortage of affordable units, especially one-bedroom options. There is also a critical gap in supportive housing for youth aging out of foster care. These needs reflect broader regional challenges, such as limited income, unemployment, aging housing, and an increasing elderly population, with affordable housing supply falling short of demand.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Each year, the Utah Department of Workforce Services coordinates a homeless count known as the Point in Time count. Similar counts are conducted by various Continuums of Care through the U.S. and provide a data point in monitoring homelessness in communities throughout the nation. Although these counts provide only a single-point snapshot of homelessness, they are useful in identifying trends. In the 2023 Point-in-Time (PIT) count, revealed a total 192 people experiencing homelessness in Utah County (86 sheltered, 106 unsheltered) and a 3.7% increase compared to 2022.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In 2023, there were 192 individuals in 160 households who were included in the homelessness count. Of these 11 are youth (that is, under the age of 25). There were no youth parents – that is, people age 25 or younger who had children. Of the 192 individuals counted, 79 are considered chronically homeless; 100 are adults with a mental illness; 54 are survivors of domestic violence (both adults and children); and 50 are adults with substance abuse disorders.

Inventory of Beds Available									
Project Type	**2021 PIT Count**	**2021 Total Beds**	**2021 Utilization Rate**	**2022 PIT Count**	**2022 Total Beds**	**2022 Utilization Rate**	**2023 PIT Count**	**2023 Total Beds**	**2023 Utilization Rate**
Emergency Shelter	**37**	**49**	**76%**	**40**	**58**	**69%**	**41**	**78**	**53%**
Year-Round Beds	37	49		40	58		41	78	
Year-Round Overflow	0	0		0	0		0	0	
Winter Overflow	0	0		0	0		0	0	
Domestic Violence dedicated	17	25		14	25		18	25	
Youth dedicated	0	1		5	12		4	28	
Permanent Supportive Housing	**191**	**194**	**98%**	**133**	**155**	**86%**	**137**	**152**	**90%**
Veteran dedicated	1	1		4	5		0	0	
Other Permanent Housing	**3**	**3**	**100%**	**85**	**86**	**99%**	**178**	**178**	**100%**
Rapid Rehousing	**23**	**23**	**100%**	**33**	**33**	**100%**	**59**	**59**	**100%**
Domestic Violence dedicated	7	7		25	25		43	43	
Veteran dedicated	3	3		0	0		1	1	
Transitional Housing	**49**	**54**	**91%**	**51**	**57**	**89%**	**45**	**50**	**90%**
Domestic Violence dedicated	20	22		27	27		23	24	
County Total Beds	**303**	**323**	**94%**	**342**	**389**	**88%**	**460**	**517**	**89%**

Point-In-Time Summary										
Category		2021			2022			2023		
		Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
Total	Number of Households	57	N/A	N/A	60	92	152	60	100	160
	Number of Individuals	86	92	178	91	115	206	86	106	192
Adults and children	Number of Households	12	N/A	N/A	13	1	14	12	0	12
	Number of Individuals	41	N/A	N/A	44	2	46	37	0	37
Households of Only Children	Number of Households	0	N/A	N/A	5	0	5	4	0	4
	Number of Individuals	0	N/A	N/A	5	0	5	4	0	4
Households No Children	Number of Households	45	N/A	N/A	42	91	133	44	100	144
	Number of Individuals	45	N/A	N/A	42	113	155	45	106	151

Point-In-Time Count Summary of Sub-Populations								
Utah County Subpopulation	**Number of Persons**							
	Sheltered		Unsheltered		Total in Subpopulation		Subpopulation as Percentage of Total Individuals Counted	
	2022	2023	2022	2023	2022	2023	2022	2023
Survivors of Domestic Violence (Adults and Minors)	45	44	9	10	54	54	26.2%	28.1%
Survivors of Domestic Violence (Adults Only)	17	19	9	10	26	29	12.6%	15.1%
Adults with HIV/AIDS	0	0	3	1	3	1	1.5%	0.5%
Adults with Substance Abuse Disorders	8	20	22	30	30	50	14.6%	26.0%
Adults with Mental Illness	20	33	40	67	60	100	29.1%	52.1%
Veterans	1	2	3	4	4	6	1.9%	3.1%
Chronically Homeless Veterans	0	2	2	0	2	2	1.0%	1.0%
Chronically Homeless Persons in Households of Adults and Minors	4	5	2	0	6	5	2.9%	2.6%
Total Chronically Homeless Persons	6	29	59	50	65	79	31.6%	41.1%
Unaccompanied Youth (Under Age 25)	7	6	1	5	8	11	3.9%	5.7%
Youth Parent (Under Age 25)	1	0	0	0	1	0	0.5%	0.0%
Child of a Youth Parent	1	0	0	0	1	0	0.5%	0.0%

Nature and Extent of Homelessness: (Optional)

Race:	**Sheltered:**	**Unsheltered (optional)**
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Homeless service providers have noted a growing need for support among households with children across the Continuum. Community Action Services and Food Bank (CASFB), a nonprofit in Provo, runs four food pantries and a Family Development Program that helps families secure stable housing, employment and other essential needs.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The majority of people utilizing shelter and services within the Mountainland Continuum of Care reported their race as white during the Point-In-Time count in January 2023.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The most 2023 Point-In-Time count found 100 homeless adult individuals with mental illness. Of those adults 67 were unsheltered and 33 were sheltered. The Wasatch Mental Health agency is the primary street outreach mechanism for the Continuum and leads the Point-In-Time count. Fifty people counted on this day reported substance use disorders. Thirty of these individuals were unsheltered and twenty were utilizing shelter on this day.

Fifty-four (adults and minors) victims of domestic violence were counted in the PIT study 10 were unsheltered while 44 were utilizing shelter at that time. Existing shelter and housing services do not meet the needs of this population, and advocates sometimes are forced to refer victims to locations that are far from support and create additional barriers for families.

Discussion:

The 2023 Point-in-Time (PIT) count recorded 192 individuals experiencing homelessness in Utah County—a 3.7% increase from 2022—with 86 sheltered and 106 unsheltered. Families with children and veterans remain high-need groups, with service providers like CASFB offering housing and support services.

Most individuals served identify as white. Mental illness and substance use are common among those counted: 100 had mental health conditions and 50 reported substance use disorders. Domestic violence also affects many, with 54 survivors identified—44 sheltered and 10 unsheltered—highlighting gaps in safe housing options.

The count included 11 unaccompanied youth and 79 chronically homeless individuals. While full data on duration and transitions in homelessness is unavailable, the PIT results reveal the ongoing challenges faced by vulnerable groups and the need for expanded, targeted support.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

This section describes the housing needs of persons who are not homeless but require supportive housing. These persons include:

- Elders, defined as 62 and older
- Frail elders, defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework;
- Persons with mental, physical and/or developmental disabilities;
- Persons with substance abuse disorders;
- Single parent households;
- Large family households;
- Victims of domestic violence, dating violence, sexual assault, and stalking;
- Immigrants;
- Persons living with HIV/AIDS

When discussing Special Needs populations it is important to recognize that, compared to the general population, people with disabilities have less access to resources as they are more likely to be un- or under-employed, that people living in poverty tend to have a higher incidence of disability, and that elderly populations are more prone to disability as prevalence of disability increases with age. Because of this, elders, frail elders, and persons with disabilities are populations disproportionately susceptible to poverty and poor living conditions.

Describe the characteristics of special needs populations in your community:

Special needs populations in the jurisdiction reflect both national trends and unique local characteristics. While Utah County is the youngest county in the nation, with a median age of just 25.1 years, the number of elderly residents is gradually increasing. As this population ages, there’s a growing need for affordable, accessible housing options and supportive services such as in-home care, transportation, and health management to allow seniors to safely age in place.

The community is also home to a significant number of persons with disabilities. According to the 2023 American Community Survey, there are an estimated 64,465 individuals with a disability in Utah County, making up 9.0% of the total population. These residents face heightened challenges in securing affordable, accessible housing

and often require supportive services including case management, healthcare coordination, and assistance with daily living tasks.

Other special needs populations include individuals experiencing substance use disorders and those facing homelessness. These groups are in need of stable, supportive housing environments integrated with services like mental health care, substance use counseling, job training, and case management to support long-term stability.

Despite Utah County's young demographic profile, the presence of these vulnerable populations underscores the importance of expanding affordable, accessible housing and comprehensive support services to meet a wide range of needs within the community.

What are the housing and supportive service needs of these populations and how are these needs determined?

Special needs populations in the community face distinct housing and supportive service needs. There's a critical demand for affordable, accessible housing options paired with services like healthcare, case management, mental health support, and employment readiness programs. The elderly need safe, adaptable housing and in-home support, while persons with disabilities require permanent supportive housing with tailored services. Those with substance use disorders benefit from stable housing integrated with medical care and counseling. Public housing residents and people experiencing homelessness need wraparound services and pathways to long-term stability.

Overall, meeting these needs will require a coordinated expansion of affordable housing, supportive services, and targeted programs to improve quality of life and housing stability for these vulnerable groups.

The housing and supportive needs of special populations was determined through focus groups with public service stakeholders, and evaluation of data derived from organizations who work with these populations and other data sources.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Information not available.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii))

Not applicable.

Discussion

This section highlights the housing and service needs of non-homeless special needs populations, including seniors, individuals with disabilities, those with substance use disorders, single-parent and large households, victims of domestic violence, and immigrants. Although Utah County has a young population overall, the number of elderly residents is growing, increasing the need for accessible housing and support services. About 9% of residents live with disabilities and face significant challenges in finding affordable, suitable housing. Others, such as those recovering from addiction or experiencing homelessness, require stable housing combined with services like counseling and job training. These needs were identified through stakeholder input and local data. While no data was available for individuals with HIV/AIDS, the plan emphasizes the need for expanded housing and coordinated support to improve stability and quality of life for vulnerable populations.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities play a key role in delivering neighborhood services and are vital for the long-term stability of communities. Support will focus on maintaining and improving neighborhood facilities, parks and recreation centers, health facilities, infrastructure, youth centers and parking areas, ensuring these resources benefit low- and moderate-income residents.

How were these needs determined?

Needs were identified through past experience, consultations with agency stakeholders and staff, and feedback from residents via an online survey that allowed them to rank priorities.

Describe the jurisdiction's need for Public Improvements:

The city allocates funds to enhance safety and livability in targeted revitalization areas and support economic growth by upgrading, replacing, or developing essential infrastructure. These improvements address the priority needs of specific neighborhoods and support the economic development goals of eligible areas.

How were these needs determined?

Public improvement needs are identified through staff analysis, incorporating input from elected officials, community organizations, engineering consultants, residents, and operations and maintenance staff. City staff collaborates with communities to pinpoint necessary infrastructure projects, including new developments and expansions. Engineering studies also help prioritize the most urgent repairs.

Describe the jurisdiction's need for Public Services:

The primary goal of addressing public service needs is to build a diverse network of social services that improve the health, safety, and wellbeing of low- and moderate-income residents and individuals with special needs. Funding priorities are based on community-identified needs gathered through public hearings, including services for the elderly, youth, and disabled individuals, as well as job training, support for abused persons, crime preventions, health care, employment assistance, and substance abuse programs.

How were these needs determined?

Public service needs were determined through agency stakeholder consultation.

Discussion

The jurisdiction has identified critical needs in three main areas: public facilities, public improvements, and public services. Public facilities like parks, health centers, and youth centers require upgrades to better serve low- and moderate-income residents. Public improvements focus on revitalizing infrastructure to support safety, livability, and economic growth in targeted neighborhoods. Public services aim to enhance the well-being of vulnerable populations through programs like job training, healthcare, and youth services. These needs were determined through community feedback, staff and stakeholder input, and technical assessments.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

In the 2019 Housing and Homeless Needs Assessment, data drove us to conclude that "at least 11,000 new renter-occupied units and 11,000 new owner-occupied units are needed in Utah County by the end of 2024." These numbers have been met – and far exceeded – yet the demand continues.

Although Utah County has been in a housing construction boom since 2018 – with more than 26,000 new single-family homes, 3,667 new condominiums or townhomes, 224 twin homes or duplexes, and more than 10,000 multi-family units being constructed (or currently planned or in construction) - inventory has not caught up to demand since the last assessment in 2019. Evidence of this is sharply increasing home prices and increasing rents. Through the 12-month period that ended in June 2019, the average sales price of a single-family home in Utah County was $325,950. By June 2024, that figure had increased to $511,000. Rent for a two-bedroom, one-bath unit in 2019 was $991. By 2023, it was $1,375 – an increase of 38.7 percent.

Much of the increase in demand for housing (and, therefore, increase in housing costs) is due simply to population growth. Utah County has grown from about 620,000 in 2019 to 727,000 in 2024. Healthy levels of both in-migration and natural increase have contributed to this growth. Strong economic conditions, a friendly and family-oriented culture, vast recreational opportunities, and outdoor lifestyles play significant roles in attracting and retaining residents.

There are many other factors contributing to the continued housing inventory problem in Utah County. Market factors include high construction costs, high land costs, record-high inflation, high mortgage interest rates, continued construction of larger homes, and a history of underproduction for at least the past 12 years.

Social factors include decreasing household size, increasing age at first marriage, delay in leaving the rental market, and older homeowners choosing to stay in their homes longer.

Cultural or community factors include increasing in-migration and homebuyer preference for larger homes.

Despite the increases in housing supply, our conclusion is that at least 18,000 additional rental units (beyond those already planned and permitted) and 18,667 below-median-price single-family units are required during the planning period 2025-2029.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section provides a comprehensive overview of residential properties and unit sizes within Utah County, focusing on data sourced from the 2016-2020 American Community Survey (ACS). This report aims to illuminate the distribution of housing units by type and size, evaluate the impact of affordable housing programs administered by local authorities, and assess future challenges in maintaining an adequate supply of affordable housing units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	105,600	64%
1-unit, attached structure	15,646	9%
2-4 units	14,886	9%
5-19 units	16,933	10%
20 or more units	10,258	6%
Mobile Home, boat, RV, van, etc	2,428	1%
Total	***165,751***	***100%***

Table 26 - Residential Properties by Unit Number
Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	174	0%	1,989	4%
1 bedroom	588	1%	7,223	13%
2 bedrooms	7,378	7%	20,905	39%
3 or more bedrooms	96,106	92%	23,838	44%
Total	***104,246***	***100%***	***53,955***	***100%***

Table 27 - Unit Size by Tenure
Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Housing Authorities

Utah County's public housing entities continue to provide critical services to individuals and families in the County. In Utah County, there are 863 units that are owned, master leased, or similarly controlled by the two housing authorities. In addition, there are about 2,285 housing vouchers (all types) utilized by individuals and families in the County. These units and the use of these vouchers are seen throughout the County. Tenants receiving housing assistance from Provo City Housing Authority are an array of age, sex, family type, race, and ethnicity. These programs primarily serve households earning at or below 80% of the Area Median Income (AMI), with particular emphasis on very low-income (50% AMI) and extremely low-income (30% AMI) households

Affordable Housing Programs

According to the Utah Housing Corporation, there are 32 Low-Income Housing Tax Credit (LIHTC) projects in Utah County, providing nearly 2,400 units.

Provo City, on behalf of the Utah Valley HOME Consortium, administers first-time homebuyer homeownership assistance by providing down payment and closing cost loans to low-to-moderate income households. From January 2020 to April 2025, Provo City has administered 56 Loan to Own (Utah County) loans and 23 Home Purchase Plus (Provo) loans.

These programs primarily serve households earning at or below 80% of the Area Median Income (AMI).

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The 2024 Utah Valley HOME Market Analysis does not provide an exact number of affordable housing units expected to be lost, but it does highlight key factors that contribute to potential losses in the affordable housing inventory.

One primary concern is the expiration of Section 8 contracts, which could remove units from the affordable housing inventory if property owners choose to convert them to market-rate rentals. Additionally, rising land and construction costs contribute to the financial pressure on developers and landlords, making it less attractive to maintain affordability restrictions.

Another factor highlighted in the report is the impact of zoning ordinances, land-use controls, and tax policies, which can restrict the development of new affordable housing while simultaneously limiting the ability to preserve existing units. These barriers,

coupled with high demand and increasing housing costs, could result in a net loss of affordable units over time.

Furthermore, the document discusses the risk of displacement for low-income renters, particularly as property values increase. The lack of rent control or strong tenant protections may lead to situations where landlords opt for higher-income tenants, effectively reducing the number of units available for lower-income families.

Does the availability of housing units meet the needs of the population?

No. Despite the increases in housing supply, our conclusion is that at least 18,000 additional rental units (beyond those already planned and permitted) and 18,667 below-median-price single-family units are required during the planning period 2025-2029.

Describe the need for specific types of housing:

There is a specific need for particular types of housing, including more affordable rental units, workforce housing, and housing for vulnerable populations such as seniors and individuals experiencing homelessness. Racial and ethnic minorities may face additional barriers to securing affordable housing. Additionally, environmental factors like flooding, seismic risks, and air quality issues influence the type and location of needed housing.

Discussion

Utah County’s housing stock is primarily composed of single-family detached homes, making up 64% of all units. Local housing authorities and programs provide vital support to low-income households, focusing on those earning below 80% of the Area Median Income (AMI).

Despite these efforts, the area faces a significant shortfall in affordable housing. An estimated 18,000 additional rental units and 18,667 below-median-price single-family homes are needed between 2025 and 2029. Contributing challenges include expiring Section 8 contracts, rising development costs, and regulatory barriers. There is also a pressing need for housing options that serve vulnerable populations, including seniors, low-income renters, and individuals experiencing homelessness.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The cost of housing in Provo and Utah County has experienced significant changes over the past decade, reflecting broader trends seen throughout Utah Valley and much of the country. Rising home values and rental rates have placed increasing pressure on residents, especially low- and moderate-income households. This section provides an overview of housing costs, rent distribution, and affordability metrics to better understand the current challenges and inform strategic efforts to support housing stability and access for all income levels.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2023	% Change
Median Home Value	$224,200	$570,100	154.26%
Median Contract Rent	$798	$1,560	95.49%

Table 28 – Cost of Housing
Data Source: 2010 ACS (Base Year), 2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	5,810	10.8%
$500-999	23,542	43.7%
$1,000-1,499	16,517	30.6%
$1,500-1,999	6,313	11.7%
$2,000 or more	1,598	3.0%
Total	***53,780***	***99.7%***

Table 29 – Rent Paid
Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,222	No Data
50% HAMFI	13,286	2,231
80% HAMFI	34,859	14,911

100% HAMFI	No Data	32,060
Total	***50,367***	***49,202***

Table 30 – Housing Affordability
Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,001	1,009	1,156	1,643	1,969
High HOME Rent	654	751	862	1,246	1,444
Low HOME Rent	654	746	862	1,035	1,155

Table 31 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is an insufficient supply of housing to meet the needs of all income levels. Low-income households, particularly those earning below 50% of the Area Median Income (AMI), face severe affordability challenges.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability in Utah Valley is expected to worsen due to rising home values and rental costs. Rapid increases in home prices and rents disproportionately impact low- and moderate-income renters and prospective homeowners. Supply shortages and growing demand, coupled with increasing costs of land, labor, and materials, suggest that affordability will continue to decline unless substantial interventions are made.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME and Fair Market Rents (FMRs) are lower than the Area Median Rent (AMR), which creates challenges for landlords and developers in maintaining affordable units. Because AMR values are increasing faster than HOME and FMR guidelines, there is a risk that landlords may opt out of affordability agreements in favor of higher market-rate rents. This discrepancy suggests a need for policy adjustments, increased subsidies, and incentives to preserve affordable housing stock and encourage new development.

Discussion

Housing costs in Provo and Utah County have increased dramatically over the past decade, with median home values rising by over 150% and contract rents nearly doubling. These rising costs have outpaced income growth, creating significant affordability challenges—especially for households earning below 50% of the Area Median Income (AMI).

The region lacks sufficient affordable housing options across all income levels, particularly for renters. With Fair Market Rents and HOME Rents falling below current market rates, it is increasingly difficult to develop and maintain affordable units. Without targeted interventions such as increased subsidies, strategic development incentives, and preservation policies, housing affordability in the area is expected to continue declining.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section evaluates the condition of the housing stock within the jurisdiction, focusing on physical quality, age of units, vacancy status, and potential hazards such as lead-based paint. The jurisdiction defines "standard condition" as housing that meets applicable codes and does not require major repairs. Conversely, "substandard but suitable for rehabilitation" includes properties that, while not currently meeting habitability standards, can be reasonably repaired to become safe and livable. This analysis helps identify areas where investment in rehabilitation may be necessary to preserve and improve housing for residents, particularly those with low to moderate incomes.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation": The jurisdiction typically defines "standard condition" as housing that meets local building codes, safety regulations, and habitability standards without requiring major repairs. "Substandard but suitable for rehabilitation" generally refers to properties that do not meet current codes but can be brought to a livable standard with reasonable repairs, rather than requiring full demolition or reconstruction.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,899	19%	24,474	45%
With two selected Conditions	642	1%	2,268	4%
With three selected Conditions	0	0%	84	0%
With four selected Conditions	0	0%	10	0%
No selected Conditions	83,745	80%	27,089	50%
Total	***104,286***	***100%***	***53,925***	***99%***

Table 32 - Condition of Units
Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%

2000 or later	43,978	42%	16,945	31%
1980-1999	28,839	28%	17,120	32%
1950-1979	24,164	23%	15,453	29%
Before 1950	7,296	7%	4,436	8%
Total	***104,277***	***100%***	***53,954***	***100%***

Table 33 – Year Unit Built
Data Source: 2016-2020 ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	31,460	30%	19,889	37%
Housing Units build before 1980 with children present	30,541	29%	22,136	41%

Table 34 - Risk of Lead-Based Paint
Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 – Vacant Units
Data Source:

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

There is a growing need for owner-occupied and rental housing rehabilitation due to the aging housing stock and the increasing number of properties in substandard condition.

A significant portion of our housing was built before 1980, making it more susceptible to structural deterioration, outdated electrical and plumbing systems, and energy inefficiencies. Low- and moderate-income homeowners often lack the financial

resources to perform necessary maintenance, leading to further deterioration and increased safety concerns. Without rehabilitation efforts, many of these homes risk becoming uninhabitable, potentially contributing to a loss of affordable housing stock.

Older rental properties also require substantial repairs and modernization to ensure they meet safety and livability standards. Many affordable rental units are at risk due to rising maintenance costs and limited incentives for landlords to invest in repairs. Additionally, aging rental units may be lost to redevelopment or conversion to higher-cost housing, further reducing the availability of affordable rentals.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

Given the age of the housing stock in the region, a significant portion of pre-1978 housing units—both owner-occupied and rental—are likely to have lead-based paint risks. Homes built before 1940 have an estimated 87% likelihood of containing lead-based paint. Homes built between 1940-1959 have around a 69% likelihood of containing lead-based paint. Homes built between 1960-1977 have about a 24% likelihood of containing lead-based paint. Based on the age of the housing stock and the likelihood of lead-based paint presence, an estimated 11,400 housing units within the jurisdiction are occupied by low- or moderate-income families and contain lead-based paint hazards.

Discussion

A significant portion of the local housing stock is aging, with nearly one-third of owner and renter units built before 1980. As a result, many homes face physical challenges, including outdated systems and structural wear. Approximately 20% of owner-occupied units and nearly 50% of renter-occupied units show at least one housing condition issue, indicating a growing need for rehabilitation efforts across both markets.

Lead-based paint remains a concern, particularly in older housing occupied by low- and moderate-income families. It is estimated that around 11,400 such units may pose lead hazards due to their age and occupancy status.

Rehabilitation needs are pressing for both homeowners and renters, especially as maintenance costs rise and many lower-income households lack resources to address needed repairs. Without continued investment in preservation and rehabilitation, older units may be lost from the affordable housing inventory, exacerbating existing shortages and limiting access to safe, livable housing.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			248	1,942			0	538	956
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 36 – Total Number of Units by Program Type
Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Public housing in Utah Valley is relatively limited, with most affordable housing opportunities provided through programs such as Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit (LIHTC) developments, and project-based rental assistance. While these programs help lower-income households access affordable housing, the demand continues to exceed the supply, leading to housing instability for many residents who struggle to find suitable accommodations.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

In Utah County, there are 863 units that are owned, master leased, or similarly controlled by the two housing authorities. According to the Utah Housing Corporation, there are 32 Low-Income Housing Tax Credit (LIHTC) projects in Utah County, providing nearly 2,400 units. All Housing Authority-owned properties meet HUD Housing Quality Standards (HQS) and undergo regular inspections by various funding partners, including Provo City and the Housing Authorities. When deficiencies are identified, the Housing Authorities act quickly to make necessary repairs, ensuring that all units remain in compliance. While housing developments that participate in an approved Public Housing Agency (PHA) Plan must meet stringent inspection and compliance requirements, limited funding for maintenance and upgrades remains a significant concern. Without strategic reinvestment, some of these units may deteriorate further or be lost from the affordable housing inventory.

Public Housing Condition

City	Public Housing Development	Average Inspection Score
American Fork	Meadows at American Fork	92c
Orem	Canyon View Apartments	85c*
Orem	Parkway Lofts	77c*
Provo	Suncrest Park	95c*

Table 37 - Public Housing Condition

Data Source: OFFICE OF MULTIFAMILY HOUSING PROGRAMS - PHYSICAL INSPECTION SCORES HUD.GOV 02/27/2025

City	Public Housing Development	Average Inspection Score
American Fork	Maple Village Apartments	95
Lehi	Crest Haven Village Apartments	96
Lehi	Greenwood	78
Orem	Country Springs	96
Orem	Parkway Lofts	81
Payson	Parkway Health And Rehabilitation	87
Pleasant Grove	Green Grove Apartments	93

Provo	Suncrest Park	82
Saratoga Springs	Aldara Apartments	92
Spanish Fork	Pioneer Villa Senior Community	96
Spanish Fork	Legacy At Spanish Fork Assisted Living Facility	99
Springville	Outlook Apartment Homes	95

Table 38 - Public Housing Condition
Data Source: OFFICE OF POLICY DEVELOPMENT AND RESEARCH - PHYSICAL INSPECTION SCORES HUD.GOV 03/01/2021

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units in the jurisdiction are in good condition, with all inspected units passing. Any issues found were minor and quickly resolved, such as replacing smoke alarm batteries. Ongoing maintenance has kept the units well-preserved, which is essential to extend their longevity and avoid costly future repairs. While no major restoration is needed now, continued investment in preventative upkeep and system upgrades will ensure the housing remains safe, functional, and affordable long term.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Public Housing Agency's (PHA) strategy for improving the living environment of low- and moderate-income families residing in public housing includes a combination of renovation projects, policy adjustments, and enhanced support services. The PHA focuses on securing additional funding sources to ensure that essential repairs and upgrades can be completed, preventing further deterioration of existing units. Furthermore, strategic partnerships with nonprofit organizations, local governments, and private sector developers aim to increase the availability of affordable housing through redevelopment initiatives and the expansion of voucher-based assistance. Improving resident services, such as job training, childcare support, and community engagement programs, is also a key component of the agency's approach to fostering stability and self-sufficiency among public housing tenants.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans	0	0			
Unaccompanied Youth	28	6			

Table 39 – Housing Inventory Chart

Data Source: https://jobs.utah.gov/homelessness/hard.html

Although we don't have the information for the blank fields above, we do have the following Point-In-Time summary instead:

Inventory of Beds Available									
Project Type	2021 PIT Count	2021 Total Beds	2021 Utilization Rate	2022 PIT Count	2022 Total Beds	2022 Utilization Rate	2023 PIT Count	2023 Total Beds	2023 Utiliza-tion Rate
Emergency Shelter	**37**	**49**	**76%**	**40**	**58**	**69%**	**41**	**78**	**53%**
Year-Round Beds	37	49		40	58		41	78	
Year-Round Overflow	0	0		0	0		0	0	
Winter Overflow	0	0		0	0		0	0	
Domestic Violence dedi-cated	17	25		14	25		18	25	
Youth dedicated	0	1		5	12		4	28	
Permanent Support-ive Housing	**191**	**194**	**98%**	**133**	**155**	**86%**	**137**	**152**	**90%**
Veteran dedicated	1	1		4	5		0	0	
Other Permanent Housing	**3**	**3**	**100%**	**85**	**86**	**99%**	**178**	**178**	**100%**
Rapid Rehousing	**23**	**23**	**100%**	**33**	**33**	**100%**	**59**	**59**	**100%**
Domestic Violence dedi-cated	7	7		25	25		43	43	
Veteran dedicated	3	3		0	0		1	1	
Transitional Housing	**49**	**54**	**91%**	**51**	**57**	**89%**	**45**	**50**	**90%**
Domestic Violence dedi-cated	20	22		27	27		23	24	
County Total Beds	**303**	**323**	**94%**	**342**	**389**	**88%**	**460**	**517**	**89%**

Table 40 - Inventory of Beds Available, 2023 PIT Count

Data Source:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Mainstream services play a critical role in supporting individuals and families experiencing homelessness by complementing targeted housing and support programs. A wide range of services is available, including Medicaid, SNAP, SSI, SSDI, WIC, TANF, public housing programs, and employment services. Homeless service providers frequently assist clients in accessing and applying for these resources based on individual needs, often offering on-site application support or referrals to partner agencies.

Healthcare and mental health services are especially important, with local providers offering primary care, substance abuse treatment, and mental health support to address

chronic conditions and behavioral health challenges common among homeless populations. Programs like Utah's Projects for Assistance in Transition from Homelessness (PATH) fund outreach, mental health care, case management, and rehabilitation services for individuals with mental illness.

Employment services, including job training, resume-building, interview preparation, and employer partnerships, help individuals work toward financial independence and long-term stability. These services are coordinated with housing assistance and community resources through collaborative efforts like the Mountainland Continuum of Care, ensuring a comprehensive, wraparound approach to addressing homelessness in the region.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Serviced by the CoC agency partners, there are domestic violence shelters, motel voucher programs, transitional housing programs, supportive housing programs and homeless prevention/rapid re-housing programs, all running at full capacity.

Transitional Housing programs are designed to provide a structured stay combined with services and case management. As part of a system wide housing-first approach providers look for ways to shift resources to rapid re-housing and permanent supportive housing.

Permanent Supportive Housing provides housing and services designed to allow formerly homeless persons to increase their stability and skillset. It is targeted towards people who face barriers to permanent housing, such as a serious mental illness, substance abuse disorder, or chronic medical problems. National research shows that permanent supportive housing is a cost-effective intervention for the chronically homeless population.

Homeless Prevention programs seek to keep those facing an eviction housed. This is important in order to keep individuals and families from becoming homeless in the first place. Once households have an eviction on their record, it becomes more difficult for them to find a landlord willing to rent to them. Homelessness prevention also helps households avoid the potential trauma and upheaval associated with an episode of homelessness. As with other types of prevention programs, there is some concern that funds could be spent on those who would never have become homeless, with or without prevention assistance. To use prevention funds most efficiently, it is important that they

are targeted towards households with the greatest need, who would actually become homeless without prevention assistance.

Rapid Re-Housing focuses on quickly moving households out of homelessness and into permanent housing in the private market. It often involves services to help the household search for and locate affordable housing, and a short- to medium-term rental voucher to help stabilize the household. HUD has recently emphasized rapid re-housing as an effective practice in reducing homelessness among families.

The common barriers faced in implementing rapid re-housing are: (1) lack of affordable housing, (2) lack of landlords willing to accept clients assisted with temporary subsidized rent.

Shelters & Sheltering Assistance		
Organization Name	**Sheltering Type**	**Persons**
The Refuge Utah	Emergency	Victims of domestic violence
Community Action Services & Food Bank (CASFB)	Emergency motel voucher	Single adults
CASFB	Emergency motel voucher	Adults w/ children
CASFB	Rapid-rehousing	Homeless families w/ children
Deseret Industries	Emergency motel voucher	Non-specified
Wasatch Mental Health	Emergency	Youth
Food & Care Coalition	Transitional	Individuals
Golden Spike Outreach	Re-entry assistance	Released from incarceration

Table 41 - Shelters & Sheltering Assistance
Data Source: 2024 Utah Valley HOME Market Analysis Table 45

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section outlines, to the extent information is available, the facilities and services that support individuals who are not currently homeless but require supportive housing due to special needs. It also addresses programs in place to ensure that individuals transitioning from mental health or physical health institutions receive appropriate housing and supportive services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with

HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs in the jurisdiction span various vulnerable populations, including the elderly, individuals with disabilities, those with substance use disorders, individuals with HIV/AIDS, and public housing residents. Each group requires tailored housing and services to ensure stability and well-being.

The elderly need accessible housing with features like grab bars and emergency systems, along with supportive services such as in-home healthcare and transportation. The growing senior population increases demand for such accommodations. People with disabilities require permanent supportive housing with on-site case management and independent living support, yet there is a shortage of suitable options. Individuals with substance use disorders benefit from housing with integrated sobriety programs, counseling, and peer support. The need for substance-free environments continues to rise. Those with HIV/AIDS need affordable housing with access to medical care, mental health services, and case management, making rental assistance programs crucial. Public housing residents face economic and social challenges, requiring services like job training, childcare, and healthcare access to promote self-sufficiency.

Addressing these diverse needs requires expanded investment in specialized housing and supportive programs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

While a formal program is not currently in place, HAUC collaborates with various agencies to connect clients with essential supportive services, helping them remain housed and live independently.

PCHA also works in close partnership with community organizations such as Wasatch Mental Health, the Food and Care Coalition, and others to support residents' ongoing needs.

Within the Continuum of Care (CoC), a dedicated Discharge Planning Committee coordinates with partner agencies and hospitals to ensure social workers follow proper discharge protocols, aiming to prevent individuals from being released directly into homelessness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Elders, frail elders, persons with disabilities

Mountainland Association of Governments (MAG) manages the department of Aging and Family Services which is dedicated to serving seniors and their families in their geographic area which includes Utah County. MAG receives federal, state and local funding to plan advocate and provide services to the elderly assisted in part through CDBG dollars from Utah County. MAG offers the following services:

- Meals on Wheels
- Assistance at Home
- Caregiving
- Option Counseling (Long-term Care & Veteran's Benefits
- Senior Centers
- H.E.A.T
- Nursing Homes/Resident Rights
- Medicare/Medicaid Insurance Counseling
- Retired and Senior Volunteer Program
- Transportation
- Grandparents Raising Children
- Legal Services
- Title XX (Social Services Block Grant)

Recreation and Habilitation Services (RAH) provides services and support to people with disabilities by helping participants develop greater independence, social awareness, confidence, and social well-being to help them become fully participating members of their community. Assisted with CDBG dollars from Provo, Orem, and Utah County they assist individuals with:

- Friends Network
- Educational Classes and Programs
- Recreation/Socialization/Leisure Skills Program
- Athletic Training & Integrated Sports Programs
- Opportunities for Independence and Connections to Community Resources
- Transportation Services
- Respite and Support to Families and Caregivers

- Personal Support and Referral Services, and more

Persons with Substance Use Disorders

The Department of Drug and Alcohol Prevention and Treatment is the Local Substance Abuse Authority for Utah County. The department is responsible for prevention, treatment, and early intervention programs for both youth and adult citizens in the County. A variety of treatment programs and services are offered directly by the Department and through substance abuse agencies in the community, including Drug Court programs. Prevention Services for youth are provided through contracts with Alpine, Provo, and Nebo school districts, and prevention services for young adults are provided at Utah Valley University. The department maintains a community resource library complete with pamphlets and other resource materials. Pamphlets, informative brochures and other resource materials are available to the public at no cost. The Prevention program also has speakers available to talk to community groups on a variety of substance abuse related topics. House of Hope administers a women and children's program to provide safe and confidential treatment services for women, pregnant women, women who are trying to reunite with their child(ren) and mothers with drug and alcohol dependence and other co-occurring issues. The agency receives financial support through Provo, Orem, and Utah County's CDBG programs to provide the following services:

- Group, individual and family counseling
- Substance abuse education
- Parenting skills classes
- Parent-child assessments
- Relapse prevention
- Anger and stress management
- Case management
- Family involvement
- Social, healthy living activities
- Drug and alcohol testing
- Referral to AA, NA, and CA groups
- Aftercare and recovery support services
- Therapeutic day treatment services for children six months to eight years of age

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

There are several resources to provide services to victims of domestic violence, sex assault, and stalking within Utah County. The Utah County Victims Assistance Program assists families in breaking the cycle of violence and becoming independent and abuse free. The Center for Women and Children in Crisis (CWCIC) provides a local shelter with 25 available beds and eight units for transitional housing, which were largely funded with Consortium's HOME funds. Additionally, CWCIC receive CDBG funding from Provo and Orem to provide the following services:

- Basic Shelter Services
  - A safe place for survivors of domestic violence and their children to find food, shelter and support for up to 30 days
  - Case management services to domestic violence survivors including assistance and referrals for housing, legal services, safety planning and employment
  - Weekly Domestic Violence Education Group
  - Weekly Domestic Violence Therapy Group
  - Individual Domestic Violence Therapy
- Children's Program
  - Case management for children of domestic violence victims staying at the shelter
  - Structured activities and safety planning for children
  - Parenting Classes
  - Children's Recreational Therapy Groups
- After Care Program—One year of continued support for victims who have left the shelter including home visits, support and therapy group options and access to food, clothing, home items.
- Transitional Housing—On-site apartment living for domestic violence victims for 6- 18 months as they transition to independent living.
- Domestic Violence Outreach Services
  - Individual Domestic Violence Therapy for former shelter residents
  - Community Domestic Violence Education Group—One day a week
- Sexual Assault Services

- 24-hour crisis counseling and support to victims of rape and sexual assault
- Knowledgeable, compassionate advocates assist victims at the hospital or police station
- Crisis counselors 24-hours a day answer questions and provide information to victims about emotional/psychological issues related to sexual assault
- Weekly sexual assault education group for victims and/or their loved ones — One day a week
- Therapy support group for sexual assault victims

- Prevention education programs
- Educational presentations to junior high and high school classes
- Educational presentations to colleges, community and professional groups
- Presentations are on topics of domestic violence and sexual assault such as Cycle of Violence, Impact of Domestic Violence on Children, Unhealthy vs. Healthy Relationships

- Rural Domestic
- Domestic Violence education and direct services to help serve victims in isolated, rural areas of Utah County
- Weekly educational/therapy groups for domestic violence victims and significant others in Utah County

Provo Police Department Victims Services' mission is to provide crisis intervention, emotional support, and critical service referral to aid victims and their children as well as to promote community awareness on victimization issues. A portion of Provo's CDBG grant is allocated to assist the department in offering the following services to victims:

- Assistance through the criminal justice system
- Information on safety issues
- Assistance in developing a safety plan
- Education on domestic violence issues
- Referrals for long-term counseling
- Information on short-term counseling services and support groups
- Assistance with reparations for medical expenses and loss of wages

- Assistance with shelter referrals
- Assistance with protective orders
- Information on welfare, SNAP, housing and other social services

Family Support and Treatment Center's mission is strengthening families by preventing harm, providing hope, and healing relationships. Since 1984 the center has supported families through a variety of services, in part assisted by Provo, Orem and Utah County's CDBG program. The services offered include:

- Crisis Respite Nursery—24-hour respite center and telephone hotline
- Therapy Services—LCSW, CSW, RPT-S therapists provide professional counseling for children, adults and families. Play and sand therapy, along with other experiential modalities according to individual needs. Assessment for autistic diagnosis, mental health assessments for children parent/child relationships
- Prevention and Support Services—Educational presentations to local community groups and schools. Parenting classes and "in-home" coaching, including for nearby rural communities. Adoption respite services. Other services include support groups and Trauma-Sensitive Initiative.

Utah County Children's Justice Center is a homelike facility which serves children and families who are experiencing the crisis and chaos that comes with the disclosure of significant physical or sexual abuse of a child. The center is designed to help children feel safe and comfortable so they may begin to deal with the difficult and often frightening issues that surround abuse. The focus and function of the center is to reduce the trauma of the child abuse investigation and help the child feel safe to reveal the truth. The CJC is funded in part by CDBG dollars from Provo, Orem and Utah County's programs and offers these services to children and their families:

- Investigation of child sexual abuse and serious physical abuse
- Medical forensic exams in consultation with Primary Children's Medical Center Child Protection Team, provided at the CJC
- Mental health assessment and referrals to community providers for child and family
- Child Victim Treatment Program—Group therapy for children
- Victim/Witness support services
- Crisis intervention and emotional support for child and family

- Tracking and monitoring of case progress through the criminal justice system
- Community Education/Presentations
- Support/Education for non-offending parents
- Professional training on child abuse issues
- Child Mentor Program to provide emotional support for the child and family

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the upcoming program year, Provo City plans to implement several activities to address the housing and supportive service needs of residents who are not homeless but have other special needs, in accordance with 24 CFR 91.215(e). These efforts will be funded through CDBG resources and align with the City's one-year goals for public services, health services, employment training, and public facilities improvements.

To improve access to healthcare services for low-income individuals, the City will partner with Rocky Mountain University to provide physical therapy services, including speech and language pathology, occupational therapy, optometry, counseling, and electrophysiology. This program is expected to serve approximately 2,463 individuals, with about 739 of those residing in Provo.

To promote literacy, life skills, and self-sufficiency among adults, Project Read will deliver a comprehensive program offering health literacy, financial literacy, workforce preparation, and civics education. Approximately 100 clients will benefit from these services, including an estimated 40 Provo residents.

The Refuge will receive funding to support its services for victims of domestic violence and abuse. This includes financial assistance for operational costs and maintaining safe, accessible facilities. The program anticipates serving 400 individuals, 120 of whom are Provo residents.

Recreation and Habilitation Services (RAH) will use CDBG funds to offer educational and recreational opportunities to persons with disabilities through its ABLE Project. These activities aim to enhance the quality of life for 125 residents, including 31 from Provo, by providing inclusive and supportive programming.

To support children who have experienced abuse, neglect, or trauma, Family Haven will provide individual and family therapy services for approximately 200 clients, 62 of whom

are anticipated to be Provo residents. These services will ensure that vulnerable youth receive critical mental health support in a safe and nurturing environment.

Provo Police Department's Victim Services program will continue to offer essential services for victims of domestic violence, dating violence, sexual assault, and stalking. This program provides referrals, court counseling, emergency shelter placement, and assistance during interviews with responding officers. The program expects to serve approximately 1,650 low-income Provo residents in the coming year.

Finally, to enhance the safety and accessibility of a local treatment facility, House of Hope will receive funding to install security lighting at its entrance. This project will directly benefit 16 low-income women and mothers with substance use disorders and their children by providing a safer, more secure environment for clients and staff.

Collectively, these activities reflect Provo City's ongoing commitment to improving the well-being of residents with special needs, ensuring access to critical services, and enhancing the overall quality of life within the community.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Public policies in Utah County and beyond have contributed to high housing costs, negatively affecting affordable housing and residential investment. Key policies, such as zoning regulations, building codes, development impact fees, and land use controls, restrict the supply of land and increase housing prices. Zoning laws that limit density, impose one-house-per-lot restrictions, or prevent unbundling water rights make it difficult to build affordable housing. Additionally, local resistance to new developments, often driven by homeowners' concerns about property values, further limits the availability of affordable housing.

Municipal officials often have negative perceptions of affordable housing, associating it with low quality or high density. Despite recognizing the need for diverse housing options, including accessory dwelling units and smaller lots, local officials tend to oppose state-mandated affordable housing requirements, viewing them as overly burdensome. Restrictive zoning practices, which define land use and physical conditions for development, also hinder the creation of affordable housing by making it difficult for developers to meet requirements or invest in lower-cost residential projects. While some cities like Orem, Provo, and Lehi have made strides in incentivizing affordable housing, the overall impact of restrictive policies remains a significant barrier to addressing housing affordability in the region.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section of the Consolidated Plan provides a comprehensive analysis of Provo City's non-housing community development assets, with a particular emphasis on the local economy, workforce characteristics, and infrastructure needs. By examining employment sectors, labor force participation, education levels, and ongoing economic initiatives, this market analysis offers valuable insights into the factors shaping Provo's business environment and community development priorities.

Through recent and planned investments—including the Epic Regional Sports Park, Provo Airport expansion, and new retail developments—the city is positioning itself for sustained economic growth. This analysis also highlights critical workforce and infrastructure challenges, such as the need for skilled labor, expanded training opportunities, and modernized public amenities, which must be addressed to fully realize the community's economic potential. Together, these findings will inform future economic development strategies and guide funding priorities within the Consolidated Plan framework.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	261	77	1	0	-1
Arts, Entertainment, Accommodations	4,233	4,285	12	8	-4
Construction	3,022	5,287	8	10	2
Education and Health Care Services	7,944	19,710	22	37	15
Finance, Insurance, and Real Estate	1,800	2,167	5	4	-1

Information	1,547	2,330	4	4	0
Manufacturing	2,933	2,293	8	4	-4
Other Services	923	878	3	2	-1
Professional, Scientific, Management Services	3,702	5,715	10	11	1
Public Administration	0	0	0	0	0
Retail Trade	4,634	3,567	13	7	-6
Transportation and Warehousing	763	337	2	1	-1
Wholesale Trade	1,280	2,196	4	4	1
Total	33,042	48,842	--	--	--

Table 42 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

This section of the Consolidated Plan provides a comprehensive analysis of Provo City's non-housing community dev

Labor Force

Total Population in the Civilian Labor Force	68,055
Civilian Employed Population 16 years and over	64,655
Unemployment Rate	4.99
Unemployment Rate for Ages 16-24	22.24
Unemployment Rate for Ages 25-65	2.86

Table 43 – Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People Median Income
Management, business and financial	17,345
Farming, fisheries and forestry occupations	3,530
Service	7,175
Sales and office	15,850
Construction, extraction, maintenance and repair	3,195
Production, transportation and material moving	3,040

Table 47 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Percentage
< 30 Minutes	69.5
30-59 Minutes	23.5
60 or More Minutes	7.0
Total	100

Table 48 - Travel Time

Data Source: 2023 ACS

Education:

Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force	Not in Labor Force
Less than high school graduate	10,131	6,038
High school graduate (includes equivalency)	41,076	20,827
Some college or Associate’s degree	83,364	41,050
Bachelor’s degree or higher	133,232	39,336

Table 49 - Educational Attainment by Employment Status

Data Source: 2023 ACS 1-Year Estimates

Information at data.census.gov does not separate out the employment status of civilian employed versus unemployed for Utah County, Utah, so the Labor Force data is reflective of the total. The data provided is also only looking at population aged 25 years and over.

Educational Attainment by Age

	Age

	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative, or higher	35,669	107,655	82,608	113,026	55,596
Bachelor’s degree, or higher	9,735	52,240	44,382	52,467	23,479

Table 50 - Educational Attainment by Age

Data Source: 2023 ACS 1-Year Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$32,083
High school graduate (includes equivalency)	$40,258
Some college or Associate’s degree	$47,905
Bachelor’s degree	$61,803
Graduate or professional degree	$89,799

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2023 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table, the major employment sectors within our jurisdiction are:

1. Education and Health Care Services – The largest sector, employing 7,944 workers and providing 19,710 jobs, making up 22% of workers and 37% of jobs.

2. Retail Trade – Employs 4,634 workers with 3,567 jobs, accounting for 13% of workers and 7% of jobs.

3. Arts, Entertainment, and Accommodations – Has 4,233 workers and 4,285 jobs, comprising 12% of workers and 8% of jobs.

4. Professional, Scientific, and Management Services – Includes 3,702 workers and 5,715 jobs, making up 10% of workers and 11% of jobs.

5. Construction – Employs 3,022 workers and provides 5,287 jobs, representing 8% of workers and 10% of jobs.

These sectors play a crucial role in the local economy, with Education and Health Care Services standing out as the dominant industry in terms of job availability.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of the business community are driven by factors such as labor availability, economic growth, and infrastructure limitations. Employers struggle to attract and retain skilled workers, especially in specialized industries like healthcare, technology, manufacturing, and construction. This underscores the need for expanded vocational training, workforce development programs, and affordable housing near workplaces.

Infrastructure challenges, including road congestion, limited public transportation, and aging utilities, hinder business expansion. Investments in transportation, broadband, and modernized facilities are essential to support economic growth and attract new businesses.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In recent months, several notable developments have been announced that are expected to create lasting economic impacts for Provo City and the surrounding region. Among these are the opening of the Epic Regional Sports Park opening, construction of a new Walmart Supercenter, the expansion of Provo City's International Airport, and the announcement that Utah will host the 2034 Winter Olympic and Paralympic Games.

In September 2024, Provo City officially opened the 100-acre Epic Regional Sports Park — the largest regional sports park in Utah and one of the largest in the Intermountain West. The facility features 21 multi-use fields, an incoming 45-court pickleball complex, and a variety of park amenities. The park is expected to serve as a major catalyst for visitation and private investment in Provo, bringing an estimated $40 million annually into the regional economy. With sports travel tourism representing a $45-billion industry in the U.S. and growing each year, the Epic Regional Sports Park positions Provo to capture a larger share of this expanding market, supporting hospitality, dining, retail, and recreation-related businesses in the process.

The new Walmart Supercenter is slated for construction on the west side of Provo, an area currently underserved in terms of grocery access. This location will help address the needs of over 16,000 households that currently must travel across or along the interstate to reach the nearest full-service grocery store. Beyond improving access to essential goods, this project is anticipated to generate new retail jobs and stimulate additional commercial activity in the surrounding area.

Provo City's International Airport has also embarked on a significant three-year expansion project, increasing the number of gates from four to ten. This initiative made possible through collaboration among city, county, state, and federal partners, as well as the Mountainland Association of Governments, responds to the airport's growing role as a regional transportation hub. Over the past three years, the airport has served more than two million passengers and generated an annual economic impact of $203 million for Provo, Utah County, and the state. The expansion is expected to create construction-related jobs in the near term and support long-term growth in tourism, business travel, and related services.

Additionally, the Olympic and Paralympic Winter Games are set to return to Utah in 2034, with the Peaks Ice Arena in Provo designated as the sole competition venue in Utah County. While no major new housing or transportation infrastructure is planned locally for the Games, this event is anticipated to drive increased tourism, visitor spending, and temporary job creation in the hospitality, retail, and event management sectors.

As these projects move forward, they are expected to create increased demand for workforce development programs, particularly in construction, retail, hospitality, and transportation. There will also be a growing need for business support services aimed at helping local enterprises capitalize on new opportunities tied to these investments. In addition, infrastructure improvements — including enhanced transportation access, broadband expansion, and public services — will be essential to support the anticipated growth and ensure that both residents and businesses can fully benefit from these economic opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the current workforce in the jurisdiction exhibit a gap in alignment with available employment opportunities, particularly in high-demand industries such as technology, healthcare, and construction. While the jurisdiction has a well-educated labor force, with a significant portion of workers holding post-secondary degrees, there is a shortage of skilled labor in technical and trade fields that are critical for economic growth.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Economic vitality in Utah Valley is closely tied to a well-educated, highly skilled workforce. This workforce is the foundation of the region’s economic strength and continued success. To support this, cities across the county partner with the Utah Division of Workforce Services (DWFS) to develop locally tailored training and job placement programs. These initiatives provide quality education for prospective employees and offer technical support to both new and established businesses, aligned with their unique needs.

DWFS oversees the Utah Integrated Workforce Plan (Workforce Investment Act/Wagner-Peyser Act Plan), ensuring strategic coordination of workforce development efforts. Additionally, the Utah State Legislature annually allocates Custom Fit funds to incentivize companies to invest in employee training that supports business growth and sustainability. Thanks to these collaborative efforts, Utah consistently ranks among the top-performing state economies in the nation—a trend that is expected to continue well into the future.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Comprehensive Economic Development Strategy (CEDS) acknowledges the shifting regional dynamics that have created significant challenges in ensuring equitable access to affordable housing, education, childcare, and healthcare. These issues are compounded by increasing service delivery costs for local governments. In response, the CEDS emphasizes a focus on resiliency, equity, and alignment to address these growing demands and support sustainable community growth.

Planned investments in affordable and mixed-income housing developments are expected to stimulate local construction activity, generate job opportunities, and meet the urgent need for workforce housing. These developments serve not only as economic catalysts but are also essential for retaining talent and supporting a reliable labor force close to major employment centers.

Complementing these housing initiatives, business expansion projects—particularly in healthcare, technology, and manufacturing—are identified as significant contributors to regional economic growth. These ventures are expected to create new job opportunities and heighten demand for a skilled workforce. In alignment with this, the Consolidated Plan’s economic development goals include providing funding for programs assisting existing local businesses, supporting the launch of new local businesses, and funding apprenticeship programs to strengthen job readiness and career pathways for residents. Additionally, the jurisdiction plans to utilize Section 108 loan financing as a tool to promote economic revitalization and support business-related infrastructure projects.

Together, these regional strategies and Consolidated Plan goals are positioned to enhance economic resilience, expand business opportunities, and address workforce development needs, while navigating ongoing challenges related to infrastructure capacity, housing affordability, and talent retention.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In the jurisdiction, housing problems are concentrated in specific areas where multiple issues—such as cost burden (spending over 30% of income on housing), overcrowding, substandard conditions, or lack of adequate facilities—affect a significant portion of households. A "concentration" refers to geographic areas where the percentage of households experiencing these issues exceeds a defined threshold, often higher than the regional or citywide average.

Rental units are primarily concentrated in a few cities, limiting housing opportunities for low-income families and individuals. These neighborhoods, where low-income households and racial or ethnic minorities are disproportionately represented, often contain older housing stock prone to maintenance issues and multiple housing problems. Targeted affordable housing initiatives, rehabilitation programs, and infrastructure investments are needed to improve living conditions in these areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A "concentration" refers to geographic areas where the percentage of households where racial or ethnic minorities or low-income families exceeds a defined threshold, often higher than the regional or citywide average.

Provo and Orem are home to the largest numbers of low-income families, with more than 25,000 in Provo and more than 9,000 in Orem.37 The areas immediately surrounding Brigham Young University and Utah Valley University are home to many of the households experiencing poverty— these are presumably full-time students and their families. Low-income households are also found in South Provo and other areas; however, many low-income households are full-time students (who have access to other income sources—such as student loans and grants—and social networks for support).

Utah County’s population is largely White, although it has become less so since the 2019 assessment. As of 2022, the County is 86.3 percent White. The next largest racial categories are two or more races (7.0 percent) and “some other race” (3.3 percent). Approximately 83,000 persons of Hispanic or Latino descent live in Utah County, making this group the largest ethnic or racial minority.

The highest concentrations of Hispanic or Latino homeowners are found in South Provo and in the East Vineyard-West Orem area. More than 60 percent of homeowners in once census tract in South Provo are Hispanic, while nearby tracts have percentages in

the 20s and 30s. Nearly half of homeowners in the Vineyard-Orem tract are Hispanic or Latino. Hispanic or Latino renters are found throughout the County, with the highest concentrations found in Saratoga Springs, Lehi, West and South Orem, and West Provo, with percentages of Hispanic renters in some of these census tracts in the 30s and 40s.

What are the characteristics of the market in these areas/neighborhoods?

In general, areas with concentrated poverty—such as South Provo, parts of West and South Orem, and select tracts in Vineyard and Saratoga Springs—tend to have lower median home sale prices and rents compared to the citywide median. While this relative affordability can benefit low-income households, it often correlates with aging housing stock and deferred maintenance, particularly in neighborhoods with a high proportion of rentals. Limited new construction, smaller unit sizes, and fewer housing choices restrict upward mobility within these markets. Additionally, competition for affordable units remains high, contributing to cost burden and overcrowding in some communities.

Are there any community assets in these areas/neighborhoods?

Several valuable community assets are present in these neighborhoods. City parks are widely regarded as one of the greatest strengths, offering recreational space and gathering areas for families. Proximity to Brigham Young University and Utah Valley University provides access to educational, cultural, and employment opportunities. Community gardens, though limited in number, offer a model for neighborhood engagement and local food access. Additionally, the availability of public transit—particularly in Provo and Orem—enhances connectivity to jobs, schools, and essential services. These assets offer a strong foundation for place-based revitalization efforts.

Are there other strategic opportunities in any of these areas?

Yes, several strategic opportunities exist to enhance livability and housing stability in these neighborhoods. In select areas, there is potential to establish pocket parks or expand community garden space. These types of projects can be community-driven, following a participatory planning process to identify resident needs, assess available land or underutilized parcels, and align investments with broader city goals.

Beyond green space, there are opportunities for small-scale redevelopment and rehabilitation efforts, including energy efficiency upgrades and improved sidewalk or lighting infrastructure. These projects could support neighborhood resilience and safety while preserving affordability for existing residents. Leveraging existing transit access and community partnerships can further enhance the impact of strategic investments.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Although Utah County has high overall broadband connectivity, with 90.8% of households having a broadband subscription, there are still gaps in coverage, particularly for low- and moderate-income households and neighborhoods. Areas surrounding Brigham Young University, for example, have lower connectivity rates, likely due to a reliance on mobile data by students. Additionally, households in lower-income neighborhoods may face challenges in accessing affordable and reliable broadband, which could impact educational, employment, and healthcare opportunities.

Provo was the third city for Google Fiber anywhere in the country, with installation beginning in 2013. Additional broadband fiber networks have been installed since then.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently, a few major providers dominate the region, limiting options for residents, especially in underserved neighborhoods. Increased competition among broadband service providers could lead to better service quality, lower prices, and more choices for consumers. This would be particularly beneficial for low- and moderate-income households, who may face higher costs or limited access to affordable, high-speed internet. More competition would foster a more equitable market, ensuring that all residents, regardless of income or location, have access to reliable and affordable broadband services.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Utah, particularly along the Wasatch Front including Ogden, Salt Lake City, and Provo, faces escalating natural hazard risks due to climate change. By 2050, rising temperatures are anticipated to diminish winter snowfall, reducing critical spring and summer runoff essential for water supply. This shift threatens over 80% of the region's water sourced from snowmelt. Moreover, increased temperatures are projected to

degrade air quality, heighten risks of heat-related illnesses, and exacerbate water scarcity, impacting infrastructure and residential areas.

Flooding poses a significant threat, with Utah County at moderate risk for substantial damage in the next three decades. The county has initiated 18 flood risk reduction projects, including levees along the Provo River to mitigate this risk. Meanwhile, wildfires present another major concern, with a substantial number of residential and commercial properties in Utah County facing severe risk. Recent incidents in Saratoga Springs and Alpine underscore the ongoing threat, with large-scale property damage and environmental impact.

Air quality in Utah County is also a prominent issue, expected to worsen due to climate change. Areas like Spanish Fork and Springville already experience some of the state's poorest air quality measured by the Air Quality Index, affecting residents' health and quality of life. Additionally, seismic hazards, particularly along the active Wasatch fault running through Utah County, pose a significant risk. Experts warn of the potential for a major earthquake, which could devastate thousands of homes and disrupt economic stability, particularly impacting vulnerable communities with fewer resources.

In summary, Utah County's vulnerability to increased climate change risks encompasses diminished water supply from reduced snowmelt, heightened flooding and wildfire risks, deteriorating air quality, and the looming threat of seismic events, highlighting the urgent need for proactive mitigation and adaptation strategies.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households in Utah County are particularly vulnerable to the increasing risks associated with climate change, including flooding, wildfires, poor air quality, and seismic hazards. These households often live in areas with less resilient infrastructure and fewer resources to adapt to environmental changes, which makes them more susceptible to the impacts of these hazards.

1. **Flooding**: Many low- and moderate-income neighborhoods are situated in flood-prone areas, such as near rivers or in low-lying regions. These households may lack the financial means to fortify their homes or purchase flood insurance, leaving them at greater risk of damage and displacement. While Utah County has implemented flood risk reduction projects, the effectiveness of these measures may be limited for residents who cannot afford to relocate or improve their properties.
2. **Wildfires**: Homes in high-risk wildfire areas are particularly vulnerable due to the increased frequency and intensity of wildfires. Low- and moderate-income

households often reside in older or less protected homes and may not have the resources to implement fire-resistant measures, such as creating defensible space or upgrading building materials. These communities may also face challenges in accessing evacuation resources or temporary housing if their homes are destroyed.

3. **Air Quality**: Poor air quality, which is expected to worsen due to climate change, disproportionately impacts low- and moderate-income households, especially those with preexisting health conditions like asthma. These communities often lack access to air filtration systems or other mitigation measures, making them more vulnerable to health problems caused by pollution and particulate matter. Furthermore, areas with the worst air quality tend to be more densely populated, exacerbating exposure to harmful pollutants.
4. **Seismic Hazards**: The Wasatch fault poses a significant earthquake risk, and low- and moderate-income households may be more vulnerable to seismic events due to poorly constructed or aging housing. These households are less likely to have the resources to retrofit their homes to withstand earthquakes, leaving them at greater risk of structural damage and injury during a major seismic event. Additionally, economic hardships following an earthquake could prolong recovery, especially in communities with limited access to insurance or government assistance.

In summary, low- and moderate-income households in Utah County face heightened vulnerability to climate change risks due to limited resources, inadequate infrastructure, and the lack of financial means to invest in protective measures or recovery efforts. Addressing these vulnerabilities requires targeted strategies to enhance resilience, such as increasing access to affordable insurance, providing financial support for home retrofitting, and ensuring that flood, fire, and air quality mitigation measures are inclusive of these communities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Provo City's Strategic Plan is a five-year framework designed to address the community's needs as identified in the Consolidated Plan and other City planning documents. It focuses on supporting low-income neighborhoods and vulnerable populations, with an emphasis on maximizing the impact of federal funds in conjunction with other funding sources. The plan aims to build healthy, sustainable communities by expanding opportunities in housing, public services, neighborhood needs, community and public facilities, and economic development. Key priorities include addressing housing needs through homeownership and rehabilitation of existing housing stock to support aging in place, public services addressing behavioral health and support for special needs populations, as well as enhancements to needed infrastructure in low-income neighborhoods and opportunities for economic development as follows:

HOUSING – Provide affordable and sustainable housing options for low- and moderate-income households throughout Provo and the Utah Valley HOME Consortium area.

- Support affordable homeowner development that increases the number of units available to eligible households
- Support homebuyer programs that assist in providing down payment assistance to create homeownership
- Support programs that develop and maintain affordable rental properties
- Support programs that provide rental assistance subsidies (Tenant-Based Rental Assistance) for low- and very low-income households
- Support programs/organizations that provide homeowner rehabilitation efforts to enable aging in place

PUBLIC SERVICES – Support public service agencies that assist low-and moderate-income persons and vulnerable populations

- Support organizations that provide essential behavioral health services such as counseling, therapy, crisis interventions and support groups
- Support organizations that provide services and resources for individuals with special needs
- Support organizations that provide youth services such as after-school programs, recreation programs, mentoring programs, etc.

- Support our local non-profit agencies
- Support organizations that provide services to seniors
- Support organizations and help provide affordable childcare

NEIGHBORHOOD NEEDS – Help foster strong, resilient communities by providing neighborhoods with essential services

- Provide assistance and opportunities for citizens to improve their aging homes
- Create and update parks providing safe places to play and open green space
- Offer assistance and resources for neighborhood clean-ups
- Expand and assist community and senior centers

COMMUNITY & PUBLIC FACILITIES – Create a more functional, inclusive and sustainable community

- Expand and improve sidewalk and active transportation infrastructure
- Expand accessibility to outdoor recreational spaces (e.g. parks)
- Expand and improve streets
- Address accessibility needs and make improvements where necessary
- Expand and improve sewer and water systems

ECONOMIC DEVELOMENT – Support the improvements and opportunities of the business community

- Provide services and support for existing local businesses
- Support new businesses locating to the city
- Provide apprentice opportunities

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

No specific geographic areas have been selected for specific allocation.

General Allocation Priorities

Programs and projects funded with CDBG will benefit residents within Provo City and HOME funds will benefit residents within the jurisdictions of Consortium members.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	**Priority Need**	**Housing**
	Priority Level	High
	Population	Extremely low and low-income Households Large Families Families with Children Victims of domestic violence Elderly Veterans Mentally Ill individuals Homeless Individuals
	Geographic Areas Affected	Citywide-Provo City (CDBG) Consortium Wide (HOME)
	Associated Goals	Affordable Homeowner Development Affordable Homebuyer Programs Construction of Rental Properties Purchase and Rehabilitation of Rental Properties Affordable Rental Programs (TBRA) Development and Funding of Aging in Place Programs
	Description	Provo City and the Utah Valley HOME Consortium will provide grants and loans for the acquisition, development and preservation of affordable homeownership and rental housing. Funding will also be provided to programs (TBRA) providing assistance to low-income

		renters and people facing homelessness and at-risk of homelessness.
	Basis for Relative Priority	As identified in the Housing Needs Assessment and Market Analysis, the demand for housing far exceeds the current supply and there is a significant housing shortage in Utah County especially for low-income households. The high cost of housing is prohibitive to first-time homebuyers and low-income rental households are severely cost burdened.
2	**Priority Need**	**Public Services**
	Priority Level	High
	Population	Low-and extremely low-income households Persons with disabilities Survivors of domestic violence Veterans Mentally Ill Homeless Individuals and families Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Support organizations providing behavioral health services Support organizations serving special needs communities Support organizations providing youth services Support organizations providing senior services Support organizations providing affordable childcare

	Description	Provo City will provide funding to organizations providing services to low-income and vulnerable populations.
	Basis for Relative Priority	Feedback from stakeholders and community members indicate the need for support services essential to vulnerable populations in Provo City.
3	**Priority Need**	**Neighborhood Needs**
	Priority Level	Moderate
	Population	Low-and extremely low-income households Persons with disabilities Survivors of domestic violence Veterans Mentally Ill Homeless Individuals and families Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Fund programs to aid rehabilitation to older homes Support neighborhood revitalization and clean-up efforts Provide support to neighborhood community centers and senior centers
	Description	Provo City will continue to invest in the revitalization of low-income neighborhoods and the rehabilitation of older homes to encourage homeownership and aging in place programs.
	Basis for Relative Priority	Both Market Analysis and community surveys indicate the need for reinvestment in older neighborhoods/homes for affordability as well as accessibility upgrades.

4	**Priority Need**	**Community and Public Facilities**
	Priority Level	High
	Population	Low-and extremely low-income households Persons with disabilities Survivors of domestic violence Veterans Mentally Ill Homeless Individuals and families Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Provide funding for sidewalk/active transportation improvements Expand accessibility to outdoor recreational spaces (e.g. parks) Provide funding for street safety improvements Provide funding for accessibility improvements Provide funding for sewer/water improvements
	Description	Support improvements to community resources and infrastructure in CDBG eligible neighborhoods.
	Basis for Relative Priority	Active transportation and infrastructure improvements in neighborhoods ranked high in community surveys and stakeholder feedback. Additionally, the City is prioritizing accessibility in sidewalk updates.
5	**Priority Need**	**Economic Development**
	Priority Level	High
	Population	Low-and extremely low-income households Persons with disabilities

		Survivors of domestic violence Veterans Mentally Ill Homeless Individuals and families Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Provide funding for programs assisting local businesses Provide funding to support new local businesses Provide funding for programs providing apprenticeship opportunities Section 108 loan funding opportunities
	Description	Provo City will support programs to improve accessibility to employment opportunities for new and existing businesses.
	Basis for Relative Priority	Support for economic opportunity is essential for community resiliency. Support for new and existing local businesses ranked very high in community surveys.

Table 53 – Priority Needs Summary

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The housing and homeless needs assessment indicates a severe cost burden for low-income renter households. TBRA will assist with rental stability and will prevent evictions and homelessness.
TBRA for Non-Homeless Special Needs	With the disproportion of housing costs to incomes within the community TBRA will be an essential tool to ensure housing security in low-income and homeless populations.
New Unit Production	Currently the needs within Utah County as a whole indicate the need for new rental units and single-family homes in the next five years.
Rehabilitation	With the fluctuation of interest rates over the past five years, securing financing to update older homes has become cost prohibitive. Rehabilitation programs will help bridge the gaps between funding and needed home improvements.
Acquisition, including preservation	The median cost of a home in Utah County rose from $325,950 in 2019 to $511,000 in 2024. Funding assistance is increasingly essential for first-time homebuyers making 80% or less of the area median income.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Provo City and Other members of the Utah Valley HOME Consortium anticipate Federal Funding from CDBG And HOME grants to accomplish the goals and strategies identified in the 2025-29 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public Federal	Admin and Planning Acquisition Economic Development Homeowner Rehabilitation Public Improvements Public Services	$1,213,803	$1,075	$51,451	$1,266,329	$4,855,212	The amount available for the remainder of the Consolidated Plan is estimated as four times the Year 1 allocation. Program income is proceeds from loan repayments and Prior year resources are unused funds reprogrammed

								from the previous program year.
HOME	Public Federal	Administration Acquisition Homebuyer Assistance Homeowner Rehabilitation Multifamily Rental Rental Rehabilitation New Construction for Homeownership Tenant Based Rental Assistance (TBRA)	$1,293,715	$394,254	$164,575	$1,852,544	$6,468,575	The amount available for the remainder of the Consolidated Plan is estimated as four times the Year 1 allocation. Program income is proceeds from loan repayments and Prior year resources are unused funds reprogrammed from the previous program year

Table 55 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Provo City and the Utah Valley HOME Consortium require subrecipients of HOME funding provide the HUD required 25% minimum match for all projects. This is done through private funding, State and local grants, and sweat equity programs.

Priority consideration is given to organizations with projects leveraged with other funding. This funding comes in the form of private funding and donations.

The Housing Authorities use, when available, Low-Income Housing Tax Credits to leverage their rental projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Provo City	Government	Planning	Jurisdiction/Region
Orem City	Government	Planning	Jurisdiction
Utah County	Government	Planning	Jurisdiction
Lehi City	Government	Planning	Jurisdiction
Mountainland CoC	Nonprofit	Homelessness	Region
Housing Authority of UC	PHA	Public Housing	Region
PC Housing Authority	PHA	Public Housing/Affordable Housing	Jurisdiction
Rural Housing Dev. Corp	CHDO	Affordable Homeownership	Region
NWMCHS	CHDO	Affordable Housing/Rental	Region
Community Action UC	Nonprofit	Homelessness, non-homeless special needs	Region
Food and Care Coalition	Nonprofit	Homelessness	Region
Project Read	Nonprofit	Non-homeless special needs	Region
Boys and Girls Club of Utah County	Nonprofit	Non-homeless special needs	Region
Community Health Connect	Nonprofit	Non-homeless special needs	Region
House of Hope	Nonprofit	Homelessness, non-homeless special needs	Region
Centro Hispano	Nonprofit	Non-homeless special needs	Region

The Refuge	Nonprofit	Non-homeless special needs	Region
Provo City Public Works	Departments and agencies	Neighborhood Improvements	Jurisdiction
Provo City Parks	Departments and agencies	Neighborhood Improvements	Jurisdiction
Provo City Development Services	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Provo City Police	Departments and Agencies	Non-homeless special needs	Jurisdiction
Mountainlands Community Health Center	Nonprofit	Homelessness, non-homeless special needs	Region
Wasatch Behavioral Health	Government	Homelessness, non-homeless special needs	Region

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	**Available in the Community**	**Targeted to Homeless**	**Targeted to People with HIV**
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Other			
Other			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system in the Consortium area, led by the Mountainland Continuum of Care (CoC), is strategically designed to meet the diverse and complex needs of homeless populations, including chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth. The CoC works closely with local agencies such as Community Action Services and Food Bank and the Food and Care Coalition to administer critical services like case management, access to safe facilities, and motel vouchers. These services are essential for both immediate relief and long-term housing stability.

A coordinated approach ensures that all ESG-funded organizations participate in the Homeless Management Information System (HMIS), enabling consistent data collection and service tracking across the region. The use of Client Track supports this data-driven approach. Annual Point-In-Time (PIT) counts and the VI-SPDAT tool help assess the needs and vulnerabilities of unsheltered individuals, connecting them to appropriate services.

Furthermore, the CoC prioritizes input from individuals with lived experience of homelessness, aiming to create more inclusive, equitable systems of care. Strategies also include landlord engagement initiatives, targeted support for youth and survivors of domestic violence, and rapid connections to prevention services via 211. These multi-faceted efforts demonstrate a strong, adaptable framework to address homelessness for all target subpopulations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths:

- **Collaborative Leadership:** Active participation from Provo City and the Mountainland Association of Governments in the CoC Executive Committee ensures alignment of local resources and priorities.
- **Data-Driven Services:** A region-wide HMIS standard enhances transparency and improves service coordination and reporting.
- **Targeted Strategies:** Specialized tools like VI-SPDAT support tailored interventions for high-risk populations.
- **Inclusive Practices:** The CoC collects feedback from those with lived experience to inform system improvements and promote equity.
- **Innovative Support Programs:** Initiatives such as paid peer-to-peer support and annual equity training for providers foster a compassionate and competent service environment.

Gaps:

- **Limited Housing Inventory:** There remains a critical shortage of permanent housing options, especially for populations such as youth, domestic violence survivors, and chronically homeless individuals.
- **Insufficient Landlord Participation:** Despite existing efforts, landlord resistance continues to be a barrier to housing placements.
- **Encampment Response Coordination:** While steps are being taken, a fully operational, standardized approach to encampments across all agencies is still under development.
- **Lack of Flexible Funding Access:** More flexible financial tools are needed to address unique, time-sensitive needs that do not fit within traditional funding streams.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address existing service delivery gaps and institutional challenges, the Mountainland CoC and the Consortium are implementing a multi-pronged strategy focused on innovation, equity, collaboration, and capacity-building. Key strategic actions include:

- **Expanding Housing Options:** The CoC is developing a resource guide for cities and counties to support innovative housing models such as tiny homes, shared housing, and microunits, to help alleviate the affordable housing shortage.
- **Leveraging Flexible Funds:** Encouraging the use of adaptable financial resources helps ensure immediate housing interventions for those at imminent risk of homelessness.
- **Enhancing Landlord Engagement:** Providing tailored landlord training, sales techniques, and incentive program guidance helps increase participation in housing programs.
- **Promoting Racial Equity and Cultural Competency:** A regional equity toolkit and required annual training ensure inclusive practices and equitable service delivery.
- **Strengthening Outreach and Encampment Response:** Operational guidelines are being developed to coordinate outreach, engagement, shelter access, and safe clearance of encampments.
- **Amplifying Lived Experience:** Individuals with firsthand experience of homelessness are being included in planning processes and provided opportunities for compensated peer support roles.
- **Rapid Connection Through 211:** Utilizing the 211 network streamlines connections to prevention and diversion services, particularly in urgent situations.

These strategic efforts reflect a commitment to continuous improvement, community collaboration, and a comprehensive approach to ending homelessness across the Consortium region.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	City/ Consortium Wide	Affordable Housing	CDBG: $600,000 HOME: $5,821,717	Homeowner Housing Added: 20 Homeowner Housing Rehabilitated:40 Direct Financial Assistance to Homebuyers:100 Rental Units Constructed/Rehabbed: 4/4 TBRA:100
2	Public Services	2025	2029	Public Services – Homeless Non-homeless Special Needs	City Wide	Public Services Suitable living environment	CDBG: $910,352 HOME: $0	Public Service Activities other than Low/Mod Income Housing Benefit:25,000 Public Service LMI Housing Benefit: 5
3	Neighborhood Needs	2025	2029	Community Development Non homeless special needs	City Wide	Housing and non-housing community Development	CDBG: $100,000 HOME: $0	Neighborhood revitalization activities benefitting 50 households

						Suitable Living Environment		
4	Community and Public Facilities	2025	2029	Non-Housing Community Development Infrastructure needs	City Wide	Public Facilities Suitable Living Environment	CDBG: $2,744,860 HOME: $0	Public facilities and infrastructure: 30,000 households benefitted
5	Economic Development	2025	2029	Non-Housing Community Development	City Wide	Economic Development	CDBG: $500,000 HOME: $0	Businesses Assisted: 10 Jobs created: 20 Internships funded: 10
6	Administration	2025	2029	Administration	City/ Consortium Wide		CDBG: $1,213,803 HOME: $646,858	

Table 58 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
1	**Housing**	Provide expanded opportunities for affordable housing through: • Affordable Homeowner Development • Affordable Homebuyer Programs • Construction of Rental Properties • Purchase and Rehabilitation of Rental Properties • Affordable Rental Programs (TBRA) • Development and Funding of Aging in Place Programs
2	**Public Services**	• Support organizations providing behavioral health services • Support organizations serving special needs communities • Support organizations providing youth services • Support organizations providing senior services • Support organizations providing affordable childcare
3	**Neighborhood Needs**	• Fund programs to aid rehabilitation to older homes • Support neighborhood revitalization and clean-up efforts • Provide support to neighborhood community centers and senior centers
4	**Community and Public Facilities**	• Provide funding for sidewalk/active transportation improvements • Expand accessibility to outdoor recreational spaces (e.g. parks) • Provide funding for street safety improvements • Provide funding for accessibility improvements

		• Provide funding for sewer/water improvements
5	**Economic Development**	• Provide funding for programs assisting local businesses • Provide funding to support new local businesses • Provide funding for programs providing apprenticeship opportunities • Funding for Section 108 Loans
6	**Administration**	Support the administration, management and reporting for the CDBG and HOME funding for Provo City and the Utah Valley HOME Consortium.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over the 2025-29 Consolidated Plan timeframe, Provo City and the Utah Valley HOME Consortium anticipate funding affordable housing projects as follows:

- 40 extremely low and low-income households assisted through homeowner rehab.
- 20 New homeowner housing units added for low and moderate-income households.
- 5 Public Service Housing activities funded for extremely low-income individuals/households.
- 100 Extremely low and low-income households assisted through Tenant Based Rental Assistance.
- 100 Low- and Moderate-income households assisted through Direct homebuyer financial assistance.
- 8 extremely low- and low-income households assisted through the construction and rehabilitation of rental units.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

HAUC has recently moved its offices to a larger facility that has space for staff and other agencies to conduct periodic workshops for client education. We will be conducting periodic client satisfaction surveys.

PCHA manages a family self-sufficiency program under our Housing Choice Voucher program

*Highlighted Sections will be updated as information is made available from the local PHAs.

Is the public housing agency designated as troubled under 24 CFR part 902?

Neither the Housing Authority of Utah County, nor the Provo City Housing Authority are designated as troubled. The Provo City Housing Authority is designated as a high performer.

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

As identified in the Housing Market Analysis, the most critical barriers to affordable housing are:

1. Tax Policies

- Property tax structures can disincentivize the development of affordable housing.
- Higher taxes on multi-family or rental units may reduce their financial feasibility.

2. Land Use Controls

- Strict regulations on land development (e.g., minimum lot sizes, density restrictions) limit where and how affordable housing can be built.
- These controls can delay or even prevent housing projects that aim to serve low- to moderate-income families.

3. Zoning Ordinances

- Zoning often restricts multi-family housing or requires large lot sizes, excluding more affordable housing types.
- Single-family zoning dominance restricts diverse housing types needed to meet affordability goals.

4. Building and Impact Fees

- High fees for permits, inspections, and infrastructure burden developers and are often passed to buyers or renters.
- These fees disproportionately affect affordable housing developments with tighter profit margins.

5. Affordable Housing Programs

- Limited funding and complex application processes can deter developers from participating.
- Programs may lack coordination or flexibility, slowing down the production of needed housing units.

6. Growth Policy Survey

- Some communities prioritize preserving existing neighborhood character over accommodating growth.
- Policies favoring slow growth can conflict with housing demand, exacerbating shortages and affordability issues.

7. Supply-Side Barriers

- Rising costs of **land, labor, and materials** make it increasingly expensive to develop housing.
- Shortages in skilled labor and price volatility in construction materials further delay and inflate project costs.

8. Demand-Side Barriers

- Wages have not kept pace with housing costs, limiting what households can afford.
- Credit access, debt levels, and other financial challenges reduce the pool of eligible buyers or renters for new housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Provo City and Consortium cities are taking proactive measures to reduce regulatory and systemic barriers that limit access to affordable housing. Key strategies include:

Zoning and Regulatory Reforms

- Ongoing Zoning Code Updates: Provo City continually revises its zoning code to allow for diverse housing types, promoting flexibility in development.
- Expanded Housing Options: Through zoning ordinances, the city supports the development of attached housing, small-lot single-family homes, apartments, and mixed-use units above commercial spaces.
- Accessory Dwelling Units (ADUs): The recent expansion of the ADU Overlay zone increases opportunities for more affordable infill housing within existing neighborhoods.

Policy and Planning Enhancements

- Affordable Housing Plan Reviews: Consortium cities are encouraged to review and update their local affordable housing plans in light of current data and housing needs.
- Zoning Re-evaluation: Cities are urged to explore innovative zoning approaches to facilitate the creation of more affordable housing.

Neighborhood Revitalization and Desegregation

- Price Diversity and Inclusion: Efforts are made to develop new, high-quality housing that broadens price points and reduces the concentration of poverty.

Community Engagement and Accessibility

- Language Assistance Plans (LAPs): CDBG entitlement cities and the Urban County are developing LAPs to better serve Limited English Proficient (LEP) residents.
- Translation Services: Consistent translation services are provided, including translated Fair Housing webpages, key documents in Spanish, and multilingual informational materials.

Fair Housing and Accessibility

- Fair Housing Infrastructure: Cities are working with the Disability Law Center to monitor complaints and build centralized Fair Housing oversight.
- Participation in Regional Analysis: Consortium members actively engage in the Regional Analysis of Impediments to Fair Housing Choice to guide local actions.

Financial Literacy and Homeownership Support

- Lender Partnerships: Cities are strengthening relationships with local lenders to promote homebuyer education and incentives for purchasing homes in Consortium communities.

Targeted Housing Improvements

- Neighborhood Revitalization: Continued investment is focused on improving housing quality in targeted neighborhoods, supporting both physical renewal and affordability.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Consortium, through the Mountainland Continuum of Care (CoC), works with several homeless agencies to reduce the number of persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness, and reduce the instances of return to homelessness.

Representatives from Provo City and Consortium cities participate in the CoC executive committee specifically, so the CoC's priorities are considered during funding allocations.

The Mountainland Continuum of Care contracts with the State of Utah to administer HMIS. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS, which is supported by Client Track.

The Mountainland Continuum of Care conducts an annual Point-In-Time count at the end of January to count sheltered (emergency sheltered and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the Vulnerability Inex & Service Prioritization Decision Assistance Tool (VI-SPDAT) to interview and try to connect unsheltered homeless individuals into services.

Addressing the emergency and transitional housing needs of homeless persons

Provo City addresses emergency shelter and transitional housing needs of homeless families and individuals through the funding of agencies that provide transitional and supportive housing, mentoring, and case management to victims of domestic and sexual abuse.

Recently, the State of Utah passed a bill for cities and counties to provide emergency overnight shelter specifically during the colder winter months. Provo City along with Utah County officials and the Mountainlands Continuum of Care created a task force to collaborate on the winter warming response plan. Shelter will be available to homeless individuals every night from October 15 through April 30th. There are two transitional housing programs, Food and Care Coalition and The Refuge (previously known as the Center for Women and Children in Crisis-WCIC). Both programs operate at capacity and house individuals for up to a year, or longer if needed, as is the case with providers of housing for domestic violence individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period

of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

One of the tools to assist with this is 211, a program whose personnel are trained specifically in diversion to help people from becoming homeless for the first time. 211 is often the first point of contact for individuals who are precariously housed and/or receiving assistance. Diversion focuses on helping the individual find resources within the community or within their own support network and may involve a social worker/case manager helping to negotiate on behalf of the individual at risk of becoming homeless. Additionally, agency partners in the CoC work together to address the individual needs of those who are precariously housed to avoid homelessness.

Provo City provides funding to both Community Action and Food and Care Coalition for their programs aimed at holistic efforts to prevent homelessness and chronic homelessness. Both organizations offer counseling and classes to help individuals and families overcome barriers to permanent housing.

Another tool for success is the permanent supportive housing program offered in our community. Twice a month the individuals included in the by-name list are discussed in the subcommittee and identified into subpopulations of chronically homeless, veterans, and homeless youth. They are referred for permanent supportive housing placement depending on vulnerability. Once placed, wrap-around services continue with the individual in their own housing units until the barriers that led to homelessness are resolved. As new units of permanent supportive housing are made available in the program, individuals are placed quickly according to the severity of their needs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Community Action Services and Food Bank has funding to assist in eviction prevention rental assistance and diversion practices. Additionally, Provo City participates in raising funds and directing the use of a “Housing First Fund” that helps with diversion activities that help keep individuals and families from losing their housing.

The Discharge Committee is a subcommittee in the Continuum of Care (CoC) that meets regularly with jail/prison outreach programs/employees and hospital employees to help inform policies that prevent individuals from being discharged into homelessness.

The City works towards reducing the gap in a number of socioeconomic indicators, such as improving housing affordability, school readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, and economic diversity within neighborhoods. This progress should lead to more opportunity for lower-income individuals. Vulnerable populations continue to need an extensive support system to ensure access to critical resources, services, and housing assistance. The most vulnerable population include victims of domestic violence, low-income elderly persons, persons with disabilities, families experiencing homelessness, and the chronically homeless. The City partners with local agencies in seeking ways to increase affordable housing units, and access to these units.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

For all activities for downpayment assistance, rehabilitation, purchase/rehabilitation/resale and multi-family rehabilitation involving structures built prior to 1978, the premises are inspected and tested for lead-based paint. Where lead-based paint is identified, appropriate steps are taken to safely renovate, repair and paint or abate the potential hazard.

There is a high percentage of housing stock built prior to 1978. Efforts in outreach and education continue throughout the Consortium area. Housing rehabilitation programs are in compliance with HUD’s rules concerning the identification and abatement of lead hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Interim leap-based paint control methods include Paint stabilization, friction and impact surface treatments, dust controls and soil treatments.

Through our housing programs and outreach efforts we hope to increase awareness and ultimately affect a reduction in the number of children testing positive for elevated blood-lead levels.

How are the actions listed above integrated into housing policies and procedures?

Housing assisted with CDBG or HOME funds through emergency repair, owner-occupied rehabilitation, purchase/resale/rehabilitation, tenant-based rental assistance

or down payment assistance programs documents all chipping, peeling, flaking, and/or

chalking paint in the housing inspection as a hazard. All rehabilitation or repair

conducted in pre-1978 housing stock use lead-safe work practices, unless the paint is

inspected and tested negative. Inspectors in these housing programs maintain their

certification in lead-safe practices. Contractors must be trained as lead-safe renovator

and provide a copy of their training certificate to program administrators. After the work

is completed, a lead clearance is conducted by a certified inspector to ensure the

property is safe.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The social service delivery strategy provides focus on programs that support education, counseling, prevention programs, case management and other capacity building functions. Provo City and Consortium cities seek to reduce the number of poverty-level families by supporting social service development programs that facilitate self-sufficiency and the creation or retention of job opportunities.

The continued funding of housing rehabilitation, construction, down payment and rental assistance for affordable housing options provides families and individuals in poverty an opportunity to obtain a safe, decent, and affordable place to live.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Provo City Corporation (City) is the recipient of HUD's Community Development Block Grant (CDBG) as an entitlement city and the HOME Investment and Partnerships Program (HOME) as Lead Entity of the Utah Valley HOME Consortium.

To ensure compliance from the start of a project/program, the City uses the application process to start the monitoring process of all agencies. Each application goes through a review process conducted to ensure that each applicant meets a national objective and that the organizational goals are in line with the goals identified in the Consolidated Plan. Once the application passes the initial review, each application is then evaluated through a public process with the final decision for funding decided by elected officials. The next step is drawing a contract identifying regulations, scope of work, budgets and all other federal and local requirements of the particular program.

Desk Review

The City administers and operates all CDBG and HOME grants on a reimbursement basis. This ensures that desk reviews, which is an important part of monitoring, can be completed by the Program Administrators before Federal funds are used for any program/project. A desk review will be completed every time a reimbursement request needs to be processed, generally every month, but sometimes quarterly. Program Administrators can then verify that all requirements of the contract are actively being met prior to disbursement of any funds or drawing funds from HUD's Integrated Disbursement and Information System (IDIS). The IDIS system also helps assist with program/project eligibility requirements, track spending rates and report performance measurements. Trust Deeds and/or Restrictive Covenants are recorded on all properties using HOME funds to ensure the property will be used for the correct affordability period required and

determined by the amount of HOME funds used.

Annual On-Site Monitoring

Contracts with all CDBG Subrecipients and HOME Contractors/Developers establish an on-site annual monitoring per fiscal year. These visits provide an opportunity for City staff member to ensure that Subrecipients understand their responsibilities and are in compliance with all Federal regulations and are actively working to achieve the objectives outlined in their contract and the Consolidated Plan. The City completes a Risk Analysis which together with other reporting mechanisms determines which agencies would benefit from a technical training session. Technical assistance is also available at any time when requested by a Subrecipient, Contractor or Developer.

Section 3 and Minority- and Women-Owned Businesses

Section 3 policies require that employment opportunities created in conjunctions with HUD funded projects are extended to low- and very low-income residents of the area where the project is being implemented. In essence, Section 3 eligible residents are to be extended preference in new hiring situations which result from HUD-sourced public construction funds. The City encourages businesses to hire from Section 3 pools, and to apply for official Section 3 Business designation. These Section 3 Businesses must meet self-certified application requirements on the State of Utah's Section 3 registry. The City also encourages partnerships for outreach, training, and hiring with local workforce agencies.
Following Provo City policies, the City purchases the highest quality supplies, equipment, construction and services at the lowest possible prices. The purchases of these goods and any contracts on projects funded by the U.S. Department of Housing and Urban Development (HUD) are administered without discrimination on the basis of race, color, religion, sex, age, or national origin.

Grant Administrators for CDBG and HOME evaluate program performance for compliance with grant fiscal and program requirements. Their responsibilities include: accurate and

timely submission of required federal reports (including HUD 60002 Section 3 Annual Summary Report; HUD 4710 Labor Standards Enforcement Report and HUD 2516 Contract and Subcontract Activity Report); IDIS reporting, monitor and approve program expenditures, monitor CDBG and HOME administration expenditures to ensure they are within HUD limits; monitor low- and moderate-income public benefit limits to ensure at least 70 percent of CDBG activities benefit low- and moderate- income persons for the certification period and monitor periods of affordability for HOME funded activities.

The City submits to Provo City's audit and quality control procedures outlined by Government Auditing and Reporting Standards and by Utah State code. The City is audited annually for review of financial and reporting activities, including a "Single Audit" review of federal grants.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Five different entitlement allocations from HUD for the PY2025 come to Consortium members. For CDBG programs Provo City will receive $1,213,803, Utah County's allocation is $1,449,720, City of Orem with receive $599,494, and Lehi's allocation is $343,852. Additionally, the HOME Consortium will receive $1,293,715 in HOME funds. To those amounts Provo City Adds $395,328 in Program Income and $210,026 reprogrammed funding from previous years. Provo City's total amount available for funding is $3,118,873 (CDBG $1,266,329; HOME $1,852,544). *Highlighted portions are estimates, once funding allocations are released by HUD, final numbers will be entered in these portions.

+Funding Contingency:

Any Decrease in funding for regional CDBG Public Service applicants will increase or decrease proportional to the percentage. For Provo CDBG Capital Projects any increase in funding will be allocated to the Boys and Girls Club of Utah County and any decrease in funding will be subtracted from the Public Works Foothills Neighborhood Improvements project.

Any Increase or decrease in HUD HOME funding will be allocated proportionate to the percentage of the request funded by the Consortium Board.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public Federal	Admin and Planning Acquisition	$1,213,803	$1,075	$51,451	$1,266,329	$4,855,212	The amount available for the remainder of the Consolidated Plan

		Economic Development Homeowner Rehabilitation Public Improvements Public Services						is estimated as four times the Year 1 allocation. Program income is proceeds from loan repayments and Prior year resources are unused funds reprogrammed from the previous program year.
HOME	Public Federal	Administration Acquisition Homebuyer Assistance Homeowner Rehabilitation Multifamily Rental Rental Rehabilitation New Construction for Homeownership	$1,293,715	$394,254	$164,575	$1,852,544	$6,468,575	The amount available for the remainder of the Consolidated Plan is estimated as four times the Year 1 allocation. Program income is proceeds from loan repayments and Prior year resources are unused funds reprogrammed from the previous program year

		Tenant Based Rental Assistance (TBRA)						

Table 59 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Provo City and the Utah Valley HOME Consortium require subrecipients of HOME funding provide the HUD required 25% minimum match for all projects. This is done through private funding, State and local grants, and sweat equity programs.

Priority consideration is given to organizations with projects leveraged with other funding. This funding comes in the form of private funding and donations.

The Housing Authorities use, when available, Low-Income Housing Tax Credits to leverage their rental projects.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	City/ Consortium Wide	Affordable Housing	CDBG: $45,000 HOME: $1,723,172	Homeowner Housing Added: 37 Homeowner Housing Rehabilitated:10 Direct Financial Assistance to Homebuyers:17 Rental Units Constructed/Rehabbed: 0 TBRA:0
2	Public Services	2025	2029	Public Services – Homeless Non-homeless Special Needs	City Wide	Public Services Suitable living environment	CDBG: $185,156 HOME: $0	Public Service Activities other than Low/Mod Income Housing Benefit:4842 Public Service LMI Housing Benefit: 16
3	Neighborhood Needs	2025	2029	Community Development	City Wide	Housing and non-housing community Development	CDBG: $0 HOME: $0	Neighborhood revitalization activities benefitting households

				Non homeless special needs		Suitable Living Environment		
4	Community and Public Facilities	2025	2029	Non-Housing Community Development Infrastructure needs	City Wide	Public Facilities Suitable Living Environment	CDBG: $441,412 HOME: $0	Public facilities and infrastructure: 24,000 households benefitted
5	Economic Development	2025	2029	Non-Housing Community Development	City Wide	Economic Development	CDBG: $352,000 HOME: $0	Businesses Assisted: 1 Jobs created: 5 Internships funded: 0
6	Administration	2025	2029	Administration	City/ Consortium Wide		CDBG: $242,761 HOME: $129,372	

Table 60 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
1	**Housing**	Provide expanded opportunities for affordable housing through: • Affordable Homeowner Development • Affordable Homebuyer Programs • Construction of Rental Properties • Purchase and Rehabilitation of Rental Properties • Affordable Rental Programs (TBRA) • Development and Funding of Aging in Place Programs
2	**Public Services**	• Support organizations providing behavioral health services • Support organizations serving special needs communities • Support organizations providing youth services • Support organizations providing senior services • Support organizations providing affordable childcare
3	**Neighborhood Needs**	• Fund programs to aid rehabilitation to older homes • Support neighborhood revitalization and clean-up efforts • Provide support to neighborhood community centers and senior centers
4	**Community and Public Facilities**	• Provide funding for sidewalk/active transportation improvements • Expand accessibility to outdoor recreational spaces (e.g. parks) • Provide funding for street safety improvements • Provide funding for accessibility improvements • Provide funding for sewer/water improvements

5	**Economic Development**	• Provide funding for programs assisting local businesses • Provide funding to support new local businesses • Provide funding for programs providing apprenticeship opportunities • Section 108 loan financing
6	**Administration**	Support the administration, management and reporting for the CDBG and HOME funding for Provo City and the Utah Valley HOME Consortium.

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1	CDBG: Administration
2	CDBG: Section 108 Loan Repayment
3	CDBG: Rocky Mountain University
4	CDBG: Project Read
5	CDBG: The Refuge
6	CDBG: RAH
7	CDBG: United Way VITA
8	CDBG: Family Haven
9	CDBG: Provo PD Victims Services
10	CDBG: Boys and Girls Club of Utah County
11	CDBG: Commercial Facade Grants
12	CDBG: Egress Window Program
13	CDBG: House of Hope
14	CDBG: Community Action Services – Food Bank Upgrades
15	CDBG: Provo Public Works – Franklin Neighborhood Improvements
16	CDBG: Provo Public Works – Foothills Neighborhood Improvements
17	CDBG: United Way – Community Action Building
18	HOME: Administration
19	HOME: RHDC Self Help Homes
20	HOME: RHDC Self Help Homes CHDO
21	HOME: Loan to Own DPA Program
22	HOME: Home Purchase Plus DPA Program

Table 61 – Project Information

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**CDBG: Administration**
	Target Area	Serving Provo Residents
	Goals Supported	Homeownership Rental Housing Public Facilities Public Services Economic Development
	Needs Addressed	Housing Public Facilities Public Services Economic Development
	Funding	CDBG: $242,761
	Description	CDBG Administration budgets are determined by 20% of the Entitlement. Development Services staff personnel and overhead costs to administer the CDBG and HOME programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the	

	proposed activities			
	Location Description	445 West Center, Provo, UT 84601		
	Planned Activities	Manage and Monitor CDBG and HOME Programs		
	Matrix Code	21A General Program Administration		
	Objective	**Decent Housing**	**Suitable Living Environment**	**Economic Opportunity**
	Outcome	**Availability/Accessibility**	**Affordability**	**Sustainability**
2	**Project Name**	**CDBG: Section 108 Loan Repayment**		
	Target Area	Provo City		
	Goals Supported	Economic Development		
	Needs Addressed	Economic Development		
	Funding	CDBG: $342,000		
	Description	Funds will be used to repay the Section 108 loan that was used to cover costs associated with building/updating infrastructure at the Provo City Airport.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities			

	Location Description	3421 Mike Jensen Parkway, Provo, UT 84601		
	Planned Activities	Payment of Principal and Interest		
	Matrix Code	19F Planned Repayment of Section 108 Loans 24A Payment of Interest on Section 108 Loans		
	Objective	**Decent Housing**	**Suitable Living Environment**	**Economic Opportunity X**
	Outcome	**Availability/Accessibility**	**Affordability**	**Sustainability X**
3	**Project Name**	**CDBG: Rocky Mountain University**		
	Target Area	Serving residents of Provo City and Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Health Services		
	Funding	CDBG: $6,664		
	Description	Provide physical therapy (Speech and Language Pathology, Occupational Therapy, Optometry, Counseling, and electrophysiology) to low-income underserved residents.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the	It is estimated that approximately 2,463 individuals will be treated in the 25-26 year. Of those treated roughly 1,182 will be extremely low-income, 1,158 will be very low- income and 123 will be low-income. About 739 individuals treated will be from Provo City.		

	proposed activities			
	Location Description	122 E 1700 South Bldg. 3 Provo, UT 84606		
	Planned Activities	Physical Therapy		
	Matrix Code	05M Health Services		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
4	**Project Name**	**CDBG: Project Read**		
	Target Area	Serving Provo and Utah County Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: $20,000		
	Description	Help adults achieve self-sufficiency by helping them acquire literacy and life skills.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 clients will be served. It is estimated that 37 will be very low-income and 38 will be low-income. Of those served about 40 will be Provo residents.		

	Location Description	550 North University Ave #215, Provo, UT 84601		
	Planned Activities	Provide life skills through health literacy, financial literacy, workforce preparation and civics education.		
	Matrix Code	05H Employment Training		
	Objective	**Decent Housing**	**Suitable Living Environment**	**Economic Opportunity X**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
5	**Project Name**	**CDBG: The Refuge**		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: $20,000		
	Description	Funds will be used for costs associated with providing services to victims of abuse and domestic violence.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that about 400 people will be served. Of those, about 120 will be Provo City residents. Because this activity is for people fleeing domestic violence, it is presumed 100% of those served are low-income individuals.		

	Location Description	1433 East 840 North Orem, UT 84097		
	Planned Activities	Provide financial assistance to sustain facilities, maintain equipment, and support overall operating costs.		
	Matrix Code	05G Services for abused spouses and their families		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
6	**Project Name**	**CDBG: RAH**		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: $30,000		
	Description	Funds will be used to provide educational and recreational opportunities to persons with disabilities to improve their lives through the ABLE project.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 125 residents will be served in the 25-26 Program Year. Of those, 114 will be extremely low-income, 5 will be very low-income, 3 will be low-income, and 3 will be moderate-income. Of those served, 31 will be Provo residents.		

	Location Description	815 N 800 W Provo, UT 84604		
	Planned Activities	Educational and Recreational activities for LMI individuals with physical and mental disabilities.		
	Matrix Code	05B Services for Persons with Disabilities.		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
7	**Project Name**	**CDBG: United Way VITA**		
	Target Area	Provo City		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: $34,496		
	Description	The Volunteer Income Tax Assistance program provides free tax preparation for low-income families and individuals. This will help low-income families file taxes to enable returns of overpayments and encourage financial stability.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,515 low-income residents will be served in the 25-26 program year. Of those served, 2,200 will be from Provo.		

	Location Description	148 N 100 W Provo, UT 84601		
	Planned Activities	Preparation of income taxes for low-income individuals and families		
	Matrix Code	05 Other Public Services		
	Objective	**Decent Housing**	**Suitable Living Environment**	**Economic Opportunity X**
	Outcome	**Availability/Accessibility**	**Affordability**	**Sustainability X**
8	**Project Name**	**CDBG: Family Haven**		
	Target Area	Serving residents of Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: $34,496		
	Description	Therapy will be provided to children who have experienced child abuse, neglect, or other traumatic situations to low and moderate-income individuals.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 clients will be served in the 25-26 program year. Of those 135 will be low-income individuals and 62 will be Provo City residents.		

	Location Description	1255 N 1200 E Orem, UT 84057		
	Planned Activities	Funding will provide individual and family therapy to low-income children who have experienced child abuse, neglect, or other traumatic situations.		
	Matrix Code	05N Services for Abused and Neglected Children		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
9	**Project Name**	**CDBG: Provo PD Victims Services**		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: $34,500		
	Description	Funds will be used for program delivery of services offered to victims of domestic violence and/or abuse.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 1,650 low-income Provo residents will be served in the 25-26 program year.		

	Location Description	445 West Center Street, Provo, UT 84601		
	Planned Activities	Referrals to resources, court counseling, assistance in interviews with responding officers, emergency sheltering placement.		
	Matrix Code	05G Services for victims of domestic violence, dating violence, sexual assault, or stalking.		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
10	**Project Name**	**CDBG: Boys and Girls Club of Utah County – Clubhouse Renovation**		
	Target Area	Provo City		
	Goals Supported	Community and Public Facilities		
	Needs Addressed	Community Youth Center		
	Funding	CDBG: $31,412		
	Description	03D – Youth Centers		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,140 low-income Provo youth will be served in the 25-26 program year in this facility.		

	Location Description	1060 E 150 N Provo, UT 84606		
	Planned Activities	Funding will support the renovation efforts of the Boys and Girls Club clubhouse in Provo City.		
	Matrix Code			
	Objective	**Decent Housing**	**Suitable Living Environment**	**Economic Opportunity X**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
11	**Project Name**	**CDBG: Commercial Facade Grants**		
	Target Area	Provo City		
	Goals Supported	Economic Development		
	Needs Addressed	Economic Development		
	Funding	CDBG: $10,000		
	Description	Funds will be used to provide matching grants for commercial facade renovation leading to job creation for low and moderate-income individuals.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 low-income individuals will be assisted with this funding through Façade Renovation and Job Creation.		

	Location Description	445 West Center Ste 200 Provo, UT 84601		
	Planned Activities	Facade renovation, rehabilitation and job creation		
	Matrix Code	14E Rehabilitation; publicly or privately owned commercial		
	Objective	**Decent Housing**	**Suitable Living Environment**	**Economic Opportunity X**
	Outcome	**Availability/Accessibility**	**Affordability**	**Sustainability X**
12	**Project Name**	**CDBG: Egress Window Program**		
	Target Area	Provo City		
	Goals Supported	Affordable Housing		
	Needs Addressed	Housing Rehabilitation		
	Funding	CDBG: $25,000		
	Description	Installation of windows that meet egress for low- and moderate-income homeowners in Provo City.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low- and moderate-income residents in Provo will benefit from this project in the 2025-26 program year.		
	Location Description	445 West Center Ste 200 Provo, UT 84601		

	Planned Activities	Installation of egress windows in homes of qualifying homeowners.		
	Matrix Code	14A Rehabilitation of privately owned, single unit homes.		
	Objective	**Decent Housing X**	**Suitable Living Environment**	**Economic Opportunity**
	Outcome	**Availability/Accessibility**	**Affordability**	**Sustainability X**
13	**Project Name**	**CDBG: House of Hope**		
	Target Area	Provo City		
	Goals Supported	Public Facilities		
	Needs Addressed	Housing		
	Funding	CDBG: $5,000		
	Description	Funding will provide lighting at the security entrance of the House of Hope treatment center property in Provo.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will benefit approximately 16 low-income Provo Residents.		
	Location Description	1726 South Buckley Lane, Provo, UT 84606		
	Planned Activities	Lighting will be installed at the security gate of the facility.		
	Matrix Code	03 Other Public Facilities and Improvements.		

	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
14	**Project Name**	**CDBG: Community Action Services – Food Bank Upgrades**		
	Target Area	Provo City		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities		
	Funding	CDBG: $45,000		
	Description	Funding will provide for the expansion of the refrigeration area in the food bank at Community Action.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 25,000 low-income individuals will benefit from this project in the program year 2025-26. Of those benefiting about 7,908 will be Provo residents.		
	Location Description	815 S Freedom Blvd. Suite 100 Provo, UT 84601		
	Planned Activities	Funding will add approximately 320 cubic feet to the refrigerator and improve cooling capacity.		
	Matrix Code	03E Neighborhood Facilities		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**

	Outcome	**Availability/Accessibility**	**Affordability**	**Sustainability X**
15	**Project Name**	**CDBG: Provo Public Works – Franklin Neighborhood Improvements**		
	Target Area	Provo Franklin Neighborhood		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities Improvements		
	Funding	CDBG: $150,000		
	Description	Funds will be used to make improvements creating safe routes to school and needed neighborhood sidewalk improvements.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	About 5,910 low-income individuals will benefit from the neighborhood safety upgrades.		
	Location Description	Franklin Neighborhood		
	Planned Activities	Installation of safety upgrades at intersections in the Franklin Neighborhood including bulb-outs, flashing pedestrian beacons and increased lighting.		
	Matrix Code	03L – Sidewalks (People)		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**

16	**Project Name**	**CDBG: Provo Public Works – Foothills Neighborhood Improvements**		
	Target Area	Provo Foothills Neighborhood		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities Improvements		
	Funding	CDBG: $150,000		
	Description	Funds will be used to make needed improvements to create safe routes to school for children in the Foothills and surrounding neighborhoods.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that about 2,750 low-income Provo residents will benefit from these safety upgrades.		
	Location Description	Foothills Neighborhood		
	Planned Activities	Installation of missing sidewalks, ADA ramps, bulb-outs and better street lighting.		
	Matrix Code	03L – Sidewalks (People)		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
17	**Project Name**	**CDBG: United Way – Community Action Building Improvements**		
	Target Area	Provo City		

	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities		
	Funding	CDBG: $65,000		
	Description	Parking lot and Drainage/Seal of the Community Action Building in addition to needed window and door replacement.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 5,996 low-income Provo residents will benefit from this project in the 2025-26 program year.		
	Location Description	815 S Freedom Blvd. Provo, UT 84601		
	Planned Activities	Repair of drainage problem in Community Action parking lot as well as upgrade of exterior doors and windows.		
	Matrix Code	03E Neighborhood Facilities		
	Objective	**Decent Housing**	**Suitable Living Environment X**	**Economic Opportunity**
	Outcome	**Availability/Accessibility X**	**Affordability**	**Sustainability**
18	**Project Name**	**HOME: Administration**		
	Target Area	Consortium Wide		
	Goals Supported	Homeownership		

		Rental Housing Acquisition Affordable Home Development		
	Needs Addressed	Affordable Housing		
	Funding	HOME: $129,371		
	Description	Funds will be used to pay for the administration costs of the activities for the Utah Valley HOME Consortium.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	445 West Center, Ste 200 Provo, UT 84601		
	Planned Activities	Administration and Planning		
	Matrix Code	21A General Program Administration		
	Objective	**Decent Housing**	**Suitable Living Environment**	**Economic Opportunity**
	Outcome	**Availability/Accessibility**	**Affordability**	**Sustainability**
19	**Project Name**	**HOME: RHDC-Self Help Homes**		
	Target Area	Southern Utah County		

	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME: $629,115		
	Description	Purchase of a 30-acre parcel in Santaquin to be developed into approximately 90+ single-family lots.		
	Target Date	6/30/2028		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 37 homes will be low- and moderate-income families participating in the Mutual Self-Help Housing Program.		
	Location Description	South end of Utah County – Santaquin (1500 S 5200 W) 84655		
	Planned Activities	Acquisition of 30-acre parcel for the development of 90+ single family homes.		
	Matrix Code	01 Acquisition of Real Property – LMI Housing Units		
	Objective	**Decent Housing X**	**Suitable Living Environment**	**Economic Opportunity**
	Outcome	**Availability/Accessibility**	**Affordability X**	**Sustainability**
20	**Project Name**	**HOME: RHDC – Self Help Homes CHDO**		
	Target Area	Santaquin Utah		
	Goals Supported	Homeownership		
	Needs Addressed	Affordable Housing		

	Funding	HOME CHDO: $194,057		
	Description	Purchase of a 30-acre parcel in Santaquin to be developed into approximately 90+ single-family lots.		
	Target Date	6/30/2028		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 37 homes will be low- and moderate-income families participating in the Mutual Self-Help Housing Program.		
	Location Description	South end of Utah County – Santaquin (1500 S 5200 W) 84655		
	Planned Activities	Acquisition of 30-acre parcel for the development of 90+ single family homes.		
	Matrix Code	01 Acquisition of Real Property – LMI Housing Units		
	Objective	**Decent Housing X**	**Suitable Living Environment**	**Economic Opportunity**
	Outcome	**Availability/Accessibility**	**Affordability X**	**Sustainability**
21	**Project Name**	**HOME: Loan to Own DPA Program**		
	Target Area	Utah County Consortium Areas		
	Goals Supported	Homeownership		
	Needs Addressed	Affordable Housing		
	Funding	HOME: $600,000 CDBG: $10,000		

	Description	Funding will provide down payment assistance to low and moderate-income households within the consortium boundaries.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 low- and moderate-income families will benefit from this downpayment assistance program in the 2025-26 program year.		
	Location Description	445 West Center Ste 200, Provo, UT 84601		
	Planned Activities	Funding will provide down-payment assistance to low and moderate-income first-time homebuyers.		
	Matrix Code	05R – Homebuyer downpayment assistance 13 – Direct Homeownership Assistance		
	Objective	**Decent Housing X**	**Suitable Living Environment**	**Economic Opportunity**
	Outcome	**Availability/Accessibility**	**Affordability X**	**Sustainability**
22	**Project Name**	**HOME: Home Purchase Plus DPA Program**		
	Target Area	Provo - Citywide		
	Goals Supported	Homeownership		
	Needs Addressed	Affordable Housing		
	Funding	HOME: $300,000 CDBG: $10,000		

	Description	Funding will provide down payment assistance to low and moderate-income households within Provo City.		
	Target Date	6/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 5 low- and moderate-income families will benefit from this down payment assistance in the 2025-26 program year.		
	Location Description	445 West Center Ste 200 Provo, UT 84601		
	Planned Activities	Funding will provide down-payment assistance to low and moderate-income first-time homebuyers.		
	Matrix Code	05R – Homebuyer downpayment assistance 13 – Direct Homeownership Assistance		
	Objective	**Decent Housing X**	**Suitable Living Environment**	**Economic Opportunity**
	Outcome	**Availability/Accessibility**	**Affordability X**	**Sustainability**

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Throughout the 2025-29 Consolidated Planning process the following needs and obstacles were identified when researching service gaps and impediments. These were taken into consideration when funding decisions were made by citizen and consortium committees during the application process.

Key Community Needs:

1. **Public Safety & Infrastructure**:

a. Water and sewer line replacement and/or repair.

b. Road improvements, including sidewalks and ADA access for walkability.

c. Development of public housing and repair of aging housing stock.

d. Investment in parks and amenities to support community health.

2. **Economic Development & Housing**:

a. Expansion of affordable housing options to address scarcity.

b. Economic development to increase job availability and align with housing needs.

c. Creation of affordable commercial rental properties for small business retailers.

d. Development of new properties to boost local economic potential.

3. **Homelessness & Vulnerable Populations**:

a. Adequate homeless shelters, especially for families, children, and survivors of abuse.

b. Programs to assist with preventing and addressing homelessness, including rental assistance and support for survivors of domestic violence.

c. Special focus on homeless needs for families and children.

d. Affordable housing and facilities for adults with disabilities.

e. Services for those affected by trauma, including child abuse victims and their families.

4. **Healthcare & Social Services**:

a. Affordable healthcare options for low- to moderate-income individuals and families.

b. Sliding scale healthcare services across various types (physical and mental health).

c. Specialized services for the aging population, including senior care and home repair programs.

d. Mental health support services, including treatment for mental illness and therapy for domestic abuse victims and their families.

5. **Youth Services & Education**:

a. Enhanced youth services and childcare support.

b. Financial literacy and tax education for underserved populations.

c. Increased availability of therapy for child abuse victims, both group and individual.

6. **Food Assistance & Poverty Alleviation**:

a. Addressing food insecurity through food assistance programs.

b. Strategies to reduce food waste and increase access to food for those in need.

c. Anti-poverty initiatives focused on long-term solutions for low-income households.

Obstacles to Addressing Community Needs:

1. **Funding Shortages**:

a. Insufficient funding to meet growing needs.

b. Competition for limited grant funding, with many programs unable to access the funds they need.

c. Growing gap between the need for services and available funding, especially for economic development and homelessness services.

2. **Capacity & Infrastructure Constraints**:

a. Lack of capacity to deliver services, particularly in terms of manpower and physical space (e.g., shelters).

b. Aging infrastructure struggling to meet the needs of a growing population, creating difficulties in supporting both old and new systems.

3. **Regulatory Challenges**:

a. Increasing state mandates for modern income housing requirements, which can add complexity to affordable housing development.

b. Hurdles in qualifying for and distributing Community Development Block Grant (CDBG) funds for economic development projects.

4. **Systemic Gaps**:

a. Lack of effective partnerships to tackle homelessness and other community challenges.

b. Services often limited by available funding or staff capacity, leading to a mismatch between demand and supply.

c. Limited options for those in temporary homelessness who risk falling into chronic homelessness without sufficient resources.

5. **Specific Community Gaps**:

a. Limited capacity in domestic violence shelters, with an ongoing need for expanded facilities.

b. Need for additional child justice centers to handle the increasing number of cases.

c. The gap between the increasing homeless population and the existing shelter resources, with many facilities often at capacity and forced to turn individuals away.

Additional Focus Areas:

- **Senior Services**: There is a critical need to support the aging population with both home repair assistance and increased access to senior services to maintain independence.
- **Entrepreneurship & Small Business Development**: A stronger focus on small business and entrepreneurial support is needed to stimulate economic growth and create job opportunities.
- **Trauma & Mental Health Services**: Addressing trauma through therapy services for child abuse victims, domestic violence survivors, and the mental health of the homeless population is a priority.
- **Youth and Child Welfare**: More robust youth services and child abuse prevention strategies are necessary to address rising needs in the community.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Neither Provo City nor the Utah Valley HOME Consortium is establishing specific geographic areas of service.

Geographic Distribution

Target Area	Percentage of Funds

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

NA

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	16
Non-Homeless	64
Special-Needs	0
Total	80

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	37
Rehab of Existing Units	26
Acquisition of Existing Units	17
Total	80

Table 65 - One Year Goals for Affordable Housing by Support Type

Discussion

The Production of 37 units is included in the first year goals for the Self-Help Homes project, but this project is not anticipated to be completed until the 2028 program year.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

**We are waiting to hear from the PHAs on the specifics of their programs to be reported here. This portion of the plan will be updated as soon as this information is made available.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Consortium, through the Mountainland Continuum of Care (CoC), works with several homeless agencies to reduce the number of persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness, and reduce the instances of return to homelessness.

Representatives from Provo City and Consortium cities participate in the CoC executive committee specifically, so the CoC's priorities are considered during funding allocations.

The Mountainland Continuum of Care contracts with the State of Utah to administer HMIS. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS, which is supported by Client Track.

The Mountainland Continuum of Care conducts an annual Point-In-Time count at the end of January to count sheltered (emergency sheltered and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the Vulnerability Inex & Service Prioritization Decision Assistance Tool (VI-SPDAT) to interview and try to connect unsheltered homeless individuals into services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Provo City addresses emergency shelter and transitional housing needs of homeless families and individuals through the funding of agencies that provide transitional and supportive housing, mentoring, and case management to victims of domestic and sexual abuse.

Recently, the State of Utah passed a bill for cities and counties to provide emergency overnight shelter specifically during the colder winter months. Provo City along with Utah County officials and the Mountainlands Continuum of Care created a task force to collaborate on the winter warming response plan. Shelter will be available to homeless individuals every night from October 15 through April 30th. There are two transitional housing programs, Food and Care Coalition and The Refuge (previously known as the Center for Women and Children in Crisis-WCIC). Both programs operate at capacity and house individuals for up to a year, or longer if needed, as is the case with providers of housing for domestic violence individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period

of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

One of the tools to assist with this is 211, a program whose personnel are trained specifically in diversion to help people from becoming homeless for the first time. 211 is often the first point of contact for individuals who are precariously housed and/or receiving assistance. Diversion focuses on helping the individual find resources within the community or within their own support network and may involve a social worker/case manager helping to negotiate on behalf of the individual at risk of becoming homeless. Additionally, agency partners in the CoC work together to address the individual needs of those who are precariously housed to avoid homelessness.

Provo City provides funding to both Community Action and Food and Care Coalition for their programs aimed at holistic efforts to prevent homelessness and chronic homelessness. Both organizations offer counseling and classes to help individuals and families overcome barriers to permanent housing.

Another tool for success is the permanent supportive housing program offered in our community. Twice a month the individuals included in the by-name list are discussed in the subcommittee and identified into subpopulations of chronically homeless, veterans, and homeless youth. They are referred for permanent supportive housing placement depending on vulnerability. Once placed, wrap-around services continue with the individual in their own housing units until the barriers that led to homelessness are resolved. As new units of permanent supportive housing are made available in the program, individuals are placed quickly according to the severity of their needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Community Action Services and Food Bank has funding to assist in eviction prevention rental assistance and diversion practices. Additionally, Provo City participates in raising funds and directing the use of a “Housing First Fund” that helps with diversion activities that help keep individuals and families from losing their housing.

The Discharge Committee is a subcommittee in the Continuum of Care (CoC) that meets regularly with jail/prison outreach programs/employees and hospital employees to help inform policies that prevent individuals from being discharged into homelessness.

The City works towards reducing the gap in a number of socioeconomic indicators, such as improving housing affordability, school readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, and economic diversity within neighborhoods. This progress should lead to more opportunity for lower-income individuals. Vulnerable populations continue to need an extensive support system to ensure access to critical resources, services, and housing assistance. The most vulnerable population include victims of domestic violence, low-income elderly persons, persons with disabilities, families experiencing homelessness, and the chronically homeless. The City partners with local agencies in seeking ways to increase affordable housing units, and access to these units.

Discussion

While Provo City and Consortium cities do not have regular funding specifically to address homelessness, the recent HOME-ARP grant has been awarded to several agencies to address homelessness through housing, a non-congregate shelter and supportive services to help individuals obtain eventual self-sufficiency. We anticipate this funding to cover these issues for the next few years.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion

The following were identified as impediments to fair housing in the Housing Market Analysis for the 2025-29 Consolidated Plan:

1. Tax Policies

- **Property tax structures can disincentivize the development of affordable housing.**
- **Higher taxes on multi-family or rental units may reduce their financial feasibility.**

Property taxes in Utah County are relatively low. There are currently no plans to address this policy barrier.

2. Land Use Controls

- **Strict regulations on land development (e.g., minimum lot sizes, density restrictions) limit where and how affordable housing can be built.**
- **These controls can delay or even prevent housing projects that aim to serve low- to moderate-income families.**

Provo is actively working on solutions to provide more affordable housing. Minimum lot sizes (Smaller than 6000 Square feet) are allowed in certain overlay zones to accommodate this.

3. Zoning Ordinances

- **Zoning often restricts multi-family housing or requires large lot sizes, excluding more affordable housing types.**
- **Single-family zoning dominance restricts diverse housing types needed to meet affordability goals.**

This is the same as the above item. While single-family detached homes are greatly desired. The Provo City Council and Administration are seeking to incentivize developers to promote for sale units in all housing types.

4. Building and Impact Fees

- **High fees for permits, inspections, and infrastructure burden developers and are often passed to buyers or renters.**
- **These fees disproportionately affect affordable housing developments with tighter profit margins.**

While impact fees can be prohibitive, they also provide for the infrastructure needed to expand housing availability. Provo has a dire need for more infrastructure to support the housing demand. Waiving impact fees would prohibit additional housing units.

5. Affordable Housing Programs

- **Limited funding and complex application processes can deter developers from participating.**
- **Programs may lack coordination or flexibility, slowing down the production of needed housing units.**

The State of Utah has down-payment assistance programs that help homebuyers purchase newly constructed housing. This helps incentivize builders to work with homebuyers and provide housing that is more affordable.

Provo City and the Utah Valley HOME Consortium support the development of affordable housing through the Mutual Self-Help program. This program is in the current year funding through HOME dollars.

6. Growth Policy Survey

- **Some communities prioritize preserving existing neighborhood character over accommodating growth.**
- **Policies favoring slow growth can conflict with housing demand, exacerbating shortages and affordability issues.**

Provo City works with other Consortium members to expand affordable housing options. The recent State Moderate Income Housing initiative aims to ameliorate the lack of affordable housing through penalties for non-participation. Most Consortium cities are required by the State to participate and report annually on progress made to accommodate housing.

7. Supply-Side Barriers

- **Rising costs of land, labor, and materials make it increasingly expensive to develop housing.**

- **Shortages in skilled labor and price volatility in construction materials further delay and inflate project costs.**

Provo City and the Utah Valley HOME Consortium fund the Mutual Self Help Program to help subsidize the cost of land. The program itself assists with labor costs through the nature of the program where families are helping families to build each other's homes.

8. Demand-Side Barriers

- **Wages have not kept pace with housing costs, limiting what households can afford.**
- **Credit access, debt levels, and other financial challenges reduce the pool of eligible buyers or renters for new housing.**

Provo City and the Utah Valley HOME Consortium encourage financial education and resilience. We actively seek to fund organizations that offer classes to teach life-skills and budgeting to ensure homebuyers are prepared for the financial responsibilities of owning a home.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Provo City and Consortium cities will continue to collaborate and partner with a wide network of housing and human services providers, government officials, business leaders, and citizens to identify areas of need in the community. A coordinated effort will be made to continually improve service delivery systems, reduce duplicative services and to create a process that is flexible enough to meet new needs as they develop.

Actions planned to foster and maintain affordable housing

Provo City and Consortium cities will continue to operate single-family rehabilitation programs. In the past few years, the State of Utah has put emphasis on affordable housing options in every city. This directive will open more options in Consortium cities. First-time homebuyer and rental projects will continue this year, and additionally neighborhood improvements are planned in low-to-moderate-income neighborhoods in Provo to improve living environments.

Actions planned to reduce lead-based paint hazards

Lead risk assessments will be completed for all housing units receiving assistance through the housing rehabilitation programs. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as part of the proposed work. All lead work will be conducted in accordance with federal regulations and performed by an appropriate certified and/or licensed contractor.

Actions planned to reduce the number of poverty-level families

Provo City and Consortium cities have well-established service networks to provide services to impoverished people. These include:

- County Health Program to provide medical coverage for those who need it.
- Provo City and Consortium address other critical needs by supporting, coordinating, and referring families and individuals to resources such as:
  - Circles initiative, which helps individuals living in generational poverty recognize and overcome their barriers to self-reliance. This is sponsored by Community Action Services and Food Bank (CASFB).
  - Bridges Out of Poverty Training, conducted by CASFB.
  - Community gardens, community kitchen, food bank, family development program, homebuyer and mortgage counseling through CASFB.
  - Weatherization and energy conservation programs are available from the Utah Department of Workforce Services.
  - Down payment assistance through Provo City administered programs

- Affordable homeowner housing through self-help homes program.
- Partner nonprofit agencies that provide medical services to extremely low and very low-income families and individuals.

Actions planned to develop institutional structure

Provo City will continue to coordinate activities and foster relationships in the community among public and non-governmental entities.

In the coming year, Provo City and the Utah Valley HOME Consortium will:

- Continue to seek additional ways to share resources and costs to maintain an acceptable level of program and management capacity.
- Identify service gaps and improve efficiency and effectiveness in their delivery. Program delivery and design with be enhanced.
- Efforts will continue in strengthening existing and establishing new relationships in the community.
- Subrecipients and Community Housing Development Organizations (CHDOs) will continue to be monitored. Monitoring will be performed through risk assessment and Technical Assistance will be provided to the degree needed.

Actions planned to enhance coordination between public and private housing and social service agencies

Provo City and Utah Valley HOME Consortium will enhance coordination with service providers and housing providers through coordination meetings, participating in community-wide-committees, and engaging local experts to provide programs for their target populations. A major tool for this coordination is through the collaborative relationship with the Mountainland Continuum of Care.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$150.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0.00
3. The amount of surplus funds from urban renewal settlements	$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$0.00
5. The amount of income from float-funded activities	$0.00
Total Program Income	$150.00

Other CDBG Requirements

1. The amount of urgent need activities

NA

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Utah Valley HOME Consortium utilizes only forms of investment as outlined in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The following provisions will apply to subrecipients, Contractors and Developers (including CHDOs) or other entities that will provide homebuyer assistance with HOME funds provided through the Utah Valley HOME Consortium.

- The length of the affordability period will be established by the HOME Program statute depending on the amount of funding received for the project.
- The chosen method is Recapture.
- The Utah Valley HOME Consortium will require full payment of assistance provided to the homebuyer of the assisted HOME unit is sold during the affordability period. However, if there are no net proceeds or insufficient proceeds to recapture the full amount of the HOME investment due, the amount subject to recapture will be limited to

what is available from the net proceeds. Net proceeds are defined as the sales price minus the superior non-HOME loan repayments and closing costs excluding realtor commissions.

- Written agreements will reflect this requirement.
- Affordability provision will be enforced through a recorded Deed of Trust.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The description of the guidelines for homebuyer activities (Question #2 in this section) applies here as well. Please refer to the response to question AP-90 #2.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium has no plans to exercise this section of the HOME statute during this five-year period.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The current local market in Utah County shows that the affordable homeownership limits provided by HUD ($485,000 for a 1-unit structure) are discordant.

Regulations require that:

A. 95 percent of median area purchase price must be established in accordance with a market analysis that ensures a sufficient number of recent housing sales are included in the survey.

B. Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one-month reporting period; for 250 through 499 sales per month, a

2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be in ascending order of sales price.

C. The address of the listed properties must include the location within the Participating Jurisdiction. Lot, square, and subdivision data may be substituted for the street address.

D. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire Participating Jurisdiction.

E. To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine 95 percent of the median area purchase price.

Following the requirements above, PJ staff gathered and analyzed data of all single-family housing sales in Utah County for the months of January 2025 through March 2025. A total of 1168 single-family homes sales were identified. The average price amongst all sales is $678,746.83. Following the instructions of paragraph E) above, the median price is: $595,000 and therefore **the 95% of median is $565,725**.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

While TBRA is an activity planned in the 2025-29 Consolidated Plan, there are no plans for TBRA funding in the first year Annual Action Plan and there are no preferences designated for TBRA funding.

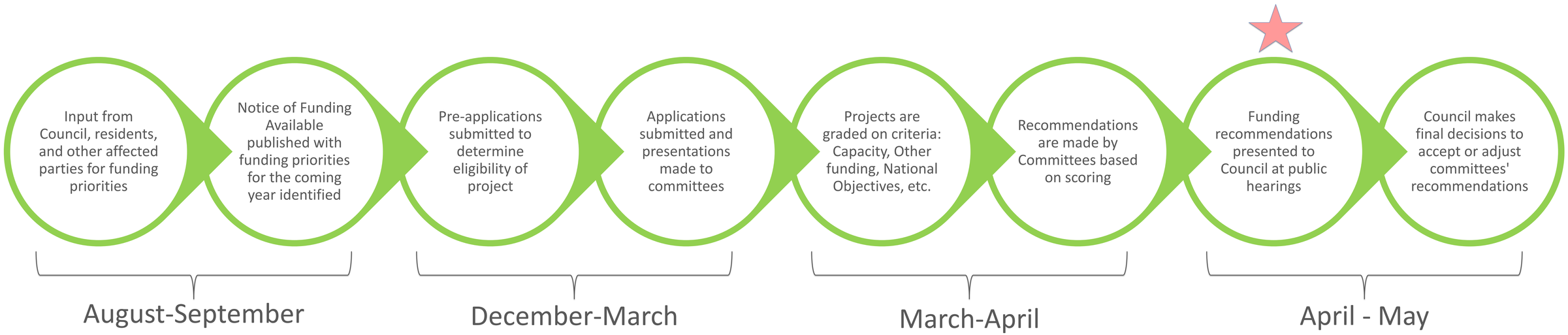
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

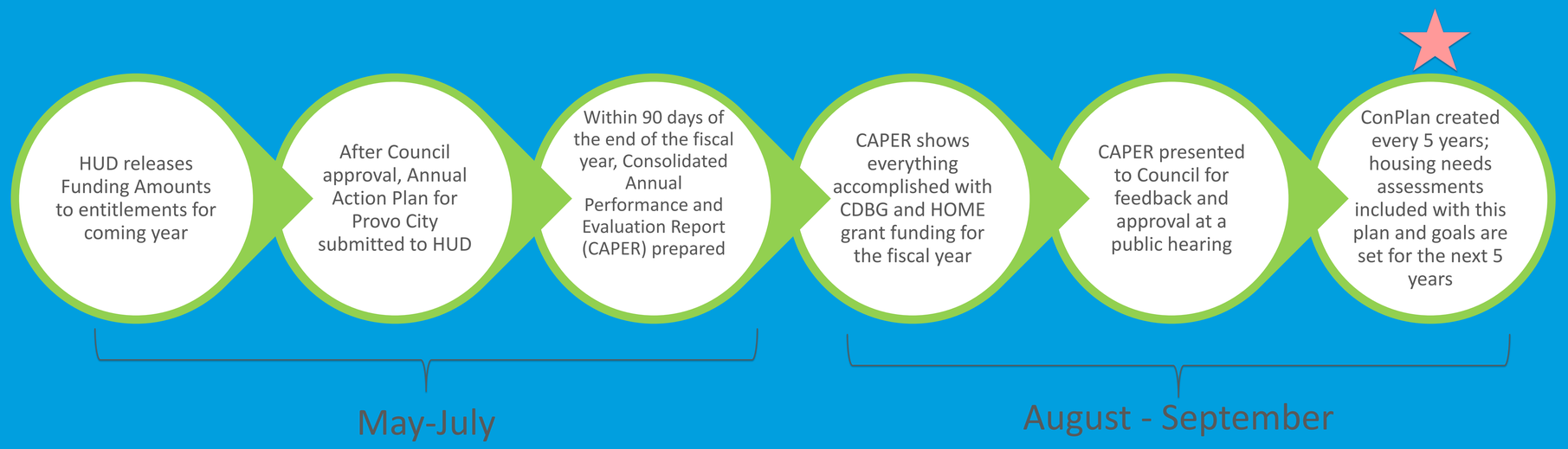
Not Applicable

provo

WELCOME HOME

24-25 ANNUAL ACTION PLAN


Input from Council, residents, and other affected parties for funding priorities
Notice of Funding Available published with funding priorities for the coming year identified
Pre-applications submitted to determine eligibility of project
Applications submitted and presentations made to committees
Projects are graded on criteria: Capacity, Other funding, National Objectives, etc.
Recommendations are made by Committees based on scoring
Funding recommendations presented to Council at public hearings
Council makes final decisions to accept or adjust committees' recommendations
August-September
December-March
March-April
April - May


HUD releases Funding Amounts to entitlements for coming year
After Council approval, Annual Action Plan for Provo City submitted to HUD
Within 90 days of the end of the fiscal year, Consolidated Annual Performance and Evaluation Report (CAPER) prepared
CAPER shows everything accomplished with CDBG and HOME grant funding for the fiscal year
CAPER presented to Council for feedback and approval at a public hearing
ConPlan created every 5 years; housing needs assessments included with this plan and goals are set for the next 5 years
May-July
August - September

Conversations and Surveys with service providers helped identify Community Needs as well as Gaps in service.

Key Community Needs:

1.Public Safety & Infrastructure:

a.Water and sewer line replacement and/or repair.

b.Road improvements, including sidewalks and ADA access for walkability.

c.Development of public housing and repair of aging housing stock.

d.Investment in parks and amenities to support community health.

2.Economic Development & Housing:

a.Expansion of affordable housing options to address scarcity.

b.Economic development to increase job availability and align with housing needs.

c.Creation of affordable commercial rental properties for small business retailers.

d.Development of new properties to boost local economic potential.

3.Homelessness & Vulnerable Populations:

a.Adequate homeless shelters, especially for families, children, and survivors of abuse.

b.Programs to assist with preventing and addressing homelessness, including rental assistance and support for survivors of domestic violence.

c.Special focus on homeless needs for families and children.

d.Affordable housing and facilities for adults with disabilities.

e.Services for those affected by trauma, including child abuse victims and their families.

4. Healthcare & Social Services:

a.Affordable healthcare options for low- to moderate-income individuals and families.

b.Sliding scale healthcare services across various types (physical and mental health).

c.Specialized services for the aging population, including senior care and home repair programs.

d.Mental health support services, including treatment for mental illness and therapy for domestic abuse victims and their families.

5. Youth Services & Education:

a.Enhanced youth services and childcare support.

b.Financial literacy and tax education for underserved populations.

c.Increased availability of therapy for child abuse victims, both group and individual.

6. Food Assistance & Poverty Alleviation:

a.Addressing food insecurity through food assistance programs.

b.Strategies to reduce food waste and increase access to food for those in need.

c.Anti-poverty initiatives focused on long-term solutions for low-income households

Obstacles to Addressing Community Needs:

1.Funding Shortages:

a.Insufficient funding to meet growing needs.

b.Competition for limited grant funding, with many programs unable to access the funds they need.

c.Growing gap between the need for services and available funding, especially for economic development and homelessness services.

2.Capacity & Infrastructure Constraints:

a.Lack of capacity to deliver services, particularly in terms of manpower and physical space (e.g., shelters).

b.Aging infrastructure struggling to meet the needs of a growing population, creating difficulties in supporting both old and new systems.

3.Regulatory Challenges:

a.Increasing state mandates for modern income housing requirements, which can add complexity to affordable housing development.

b.Hurdles in qualifying for and distributing Community Development Block Grant (CDBG) funds for economic development projects.

4.Systemic Gaps:

a.Lack of effective partnerships to tackle homelessness and other community challenges.

b.Services often limited by available funding or staff capacity, leading to a mismatch between demand and supply.

c.Limited options for those in temporary homelessness who risk falling into chronic homelessness without sufficient resources.

5.Specific Community Gaps:

a.Limited capacity in domestic violence shelters, with an ongoing need for expanded facilities.

b.Need for additional child justice centers to handle the increasing number of cases.

c.The gap between the increasing homeless population and the existing shelter resources, with many facilities often at capacity and forced to turn individuals away.

Additional Focus Areas:

- Senior Services: There is a critical need to support the aging population with both home repair assistance and increased access to senior services to maintain independence.
- Entrepreneurship & Small Business Development: A stronger focus on small business and entrepreneurial support is needed to stimulate economic growth and create job opportunities.
- Trauma & Mental Health Services: Addressing trauma through therapy services for child abuse victims, domestic violence survivors, and the mental health of the homeless population is a priority.
- Youth and Child Welfare: More robust youth services and child abuse prevention strategies are necessary to address rising needs in the community.

Provo City 2025-29 Consolidated Plan funding priorities

Neighborhood Needs	•Improvements to older homes •Parks •Neighborhood clean-ups •Community Centers •Senior Centers
Public Services	•Behavioral Health •Special Needs •Youth Services •Support for non-profits •Senior Services •Affordable Child Care
Community & Public Facilities	•Sidewalk/Active Improvements •Street Improvements •Accessibility Improvements •Sewer & Water Improvements
Economic Development	•Services for Existing Local Businesses •Support for New Local Businesses •Apprenticeship Opportunities
HOME Funding	•Affordable Homeowner Development •Affordable Homebuyer Programs •Affordable Rental Properties •Affordable Rental Programs (TBRA) •Development of Aging in Place programs

Consolidated Plan Priorities are based on Community Survey results (Sept-Oct) as well as Council prioritization (November 2024 meeting) These are the activities we will prioritize over the next five years of Federal funding through CDBG and HOME programs.

CDBG Regional Funding Requests:

PUBLIC SERVICES	Funding Recommendation	Requested Amount	Total Score	Minimum Amount
Friends of UCCJC	$48,000	$48,000.00	88.8	$48,000
Rocky Mountain University	$55,000	$60,000.00	86.7	$30,000
Utah Tax Help Services dba CENTRO DE EDUCACION FINANCIERA	$35,000	$48,442.50	85.3	$25,000
Project Read	$20,000	$30,000.00	84.7	$20,000
The Refuge	$20,000	$20,000.00	84.7	$20,000
Mountainlands Community Health Center	$40,000	$50,000.00	84.7	$5,000
Big Brothers Big Sisters	$10,000	$15,000.00	83.3	$7,500
Tabitha's Way	$40,000	$171,262.00	83.2	$70,000
Kids On the Move	$ -	$40,000.00	77.2	$20,000
Timpanogos Legal Center	$20,000	$20,000.00	76.7	$20,000
RAH Services	$30,000	$30,000.00	72.3	$28,000
United Way VITA	$34,496	$48,500.00	60	$25,000
Family Haven	$34,496	$43,000.00	51.6	$43,000
TOTALS	**$386,992**	**$624,205**		**$361,500**
PUBLIC SERVICES (Capital)	**Funding Recommendation**	**Requested Amount**	**Total Score**	**Minimum Amount**
Fuller Center for Housing of Utah County	$30,000.00	$30,000.00	78.5	$15,000.00
House of Hope	$20,000.00	$20,000.00	73.7	$17,000.00

CDBG Regional Allocations:

Project	Utah C. Cost	Provo Cost	Orem Cost	% Utah County	% Provo	% Orem	% Other	% Clients LMI	CDBG Funding
Friends of UCCJC	$48,000.00			43.8	18.8	18.8	18.75	100	$48,000.00
Rocky Mountain University	$33,387.00	$6,664.36	$14,949.40	36	30	31		100	$55,000.00
Utah Tax Help Services dba CENTRO DE EDUCACION FINANCIERA			$35,000.00	9.9	24	29		99	$35,000.00
Project Read		$20,000.00		20	53.3	26.6		100	$20,000.00
The Refuge		$20,000.00		30	30	30		100	$20,000.00
Mountainlands Community Health Center	$40,000.00			31	26.6	18.7		55	$40,000.00
Big Brothers Big Sisters			$10,000.00	0.01	0.02	0.03		88	$10,000.00
Tabitha's Way	$40,000.00			0.7	0.1	0.1		99	$40,000.00
~~Kids On the Move~~									~~$0.00~~
Timpanogos Legal Center	$20,000.00			0.4	0.4	0.2		96	$20,000.00
RAH Services		$30,000.00		42	25	21		97.6	$30,000.00
United Way VITA		$34,496.00		9	87.4	0		100	$34,496.00
Fuller Center for Housing of Utah County	$13,000.00		$17,000.00	43	14	14		100	$30,000.00
House of Hope	$20,000.00			39	21.4	14		100	$20,000.00
Family Haven		$34,496.00		30	31	25		67.44	$34,496.00
Total	$181,387.00	$145,656.36	$59,949.40						

Provo Only CDBG Applications

Capital Projects	Funding Request	Lowest Amount Accepted	Total Application score	Committee Recommendation
Boys and Girls Club Bldg Improvements *	$ 250,000.00	$ 100,000.00	52.3	$ 31,412.00
PW Joaquin Neighborhood Improvements	$ 195,000.00	$ 150,000.00	69.4	$ -
Provo DevSev-Emergency Home Repair	$ 50,000.00	$ 15,000.00	74.2	$ -
Provo DevSev-Commercial Facades	$ 50,000.00	$ 10,000.00	74.8	$ 10,000.00
Provo Dev Services - Egress Window	$ 50,000.00	$ 25,000.00	74.6	$ 25,000.00
House of Hope - Safety and Accessibility lighting	$ 5,000.00	$ 5,000.00	83.5	$ 5,000.00
CASFB - Food Bank Warehouse	$ 55,000.00	$ 35,000.00	72.4	$ 45,000.00
Provo Public Works - Water Resources	$ 60,000.00	$ 30,000.00	78.8	$ -
Provo PW - Franklin Improvements	$ 300,000.00	$ 150,000.00	40.7	$ 150,000.00
Provo PW - Foothills Improv.*	$ 195,000.00	$ 150,000.00	56.9	$ 150,000.00
UW - Community Action Lot Drainage/lighting	$ 154,000.00	$ 154,000.00	57.8	$ 65,000.00
Public Services				
Community Action Hart Apartments	$ 40,000.00	$ 28,000.00	77.6	$ -
Provo Police-Victim Services (PS)	$ 34,500.00	$ 34,500.00	78.3	$ 34,500.00

*If more funding is received from HUD, funding to Boys and Girls Club will increase, if less is funded from HUD amounts Will be taken from the Foothills Improvements project

HOME Consortium Applications

Organization	Funding Request	Lowest Amount Accepted	Total Application score	Committee Recommendation	* % of request
RHDC	$ 1,164,343.00	$ 750,000.00	74.3	$629,114.99	71%
Loan To Own DPA	$ 500,000.00	$ 400,000.00	86.0	$600,000.00	120%
Home Purchase Plus	$ 300,000.00	$ 200,000.00	84.8	$300,000.00	100%
CHDO Funding					
RHDC				$ 194,057.25	
Total Funding				**$1,723,172.24**	

* Any change in HUD funding will be allocated proportional to the % of request awarded

Proposed CDBG and HOME Award Allocations

2025-26 Anticipated CDBG Entitlement Amount	$	1,213,803.00
2024-25 Program Income	$	1,075.01
Unused CDBG funding reprogrammed	$	51,450.95
Total Funding available for FY24-25	**$**	**1,266,328.96**
Admin	$	242,760.60
Program Delivery (DPA, Façade Emergency Rep	$	20,000.00
108 Loan Principal and Interest	$	342,000.00
Available for Public Service Projects	**$**	**180,156.36**
Regional Commitment	$	145,656.36
Provo Only PS	**$**	**34,500.00**
Rocky Mountain University	$	6,664.36
Project Read	$	20,000.00
The Refuge-Services	$	20,000.00
RAH Services	$	30,000.00
United Way VITA	$	34,496.00
Family Haven	$	34,496.00
Provo PD Victims Services	$	34,500.00
Available for Capital Projects	**$**	**481,412.00**
Boys and Girls Club of Utah County	$	31,412.00
Commercial Facade Grants	$	10,000.00
Egress Window program	$	25,000.00
House of Hope	$	5,000.00
Community Action Services and food Bank WH	$	45,000.00
PW Franklin Neighborhood Improvements	$	150,000.00
PW Foothills Neighborhood Improvements	$	150,000.00
UW Community Action Bldg Improvements	$	65,000.00
Total Admin and Projects	**$**	**1,266,328.96**

2025-26 Anticipated HOME Entitlement Amount	$	1,293,715.00
2024-25 Program Income	$	394,253.59
Reprogrammed funds	$	164,575.15
Admin	$	129,371.50
Funding Available for Projects	**$**	**1,529,114.99**
CHDO Set Aside funding	$	194,057.25
RHDC	$	629,115.00
RHDC CHDO	$	194,057.25
Loan to Own	$	600,000.00
Home Purchase Plus	$	300,000.00
Total Projects	**$**	**1,723,172.25**



PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT

Submitter:	MMCNALLEY
Presenter:	Melissa McNalley, RDA Director
Department:	Development Services
Requested Meeting Date:	04-22-2025
Requested Presentation Duration:	15-30 Minutes
CityView or Issue File Number:	25-255

SUBJECT: 15 A resolution approving the Memorandum of Agreement between the Provo City Redevelopment Agency and BCP Ironton, LLC for property located within the Mountain Vista Business Park. (25-055)

RECOMMENDATION: Information item on mitigation/purchase agreement for parcel in the Mountain Vista Business Park.

BACKGROUND: Original agreement for purchase of parcel by Hall Labs. The agreement is for mitigation of steel site in lieu of payment for the value of the land. Hall Labs would like to sell the property and the RDA would like to have the mitigation of the property continue until finished as part of the purchase.

FISCAL IMPACT: $1.9 Million in land mitigation.

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Further economic Development in the Mountain Vista business park.

PROVO MUNICIPAL COUNCIL STAFF REPORT

Submitter: Melissa McNalley
Department: Redevelopment Agency
Requested Meeting Date: April 22, 2025

SUBJECT: A resolution approving the sale of approximately 25.29 acres in the Mountain Vista Business Park between Hall Property Holding, LLC and Buyer

RECOMMENDATION: Approve the resolution.

BACKGROUND: In 2016, Hall Property Holdings, LLC purchased a difficult portion of the land remaining in the Mountain Vista Business Park. The original purchase price of the land was $3.56 Million. Amounts that were spent by Hall Property Holding to remediate the land were credited toward the sale ($528,000) bringing the remaining purchase price to $3.03 Million. A promissory note and lien were placed on the land for the $3.03 million with an agreement that the remediation costs would be credited against the note.

A substantial amount of remediation has been applied to the property and $1.92 Million remains on the note. Hall Property Holdings would like to sell this property and has a buyer in place. The Redevelopment Agency would like to ensure the property continues to be mitigated to completion.

A memorandum of Agreement was drafted to enable Hall Property Holdings to recapture the investment in the property and reassign the obligations to the buyer. Modifications to the trust deed will include a substitute note for the remaining balance on the original note of $1,923,588.03. The buyer will assume the same benefit as the seller on the property and costs for mitigation will be credited to the note.

FISCAL IMPACT: $

PRESENTER'S NAME: Melissa McNalley Redevelopment Director - Development Services

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES: Support economic growth and stewardship of land.

CITYVIEW OR ISSUE FILE NUMBER:

RDA RESOLUTION <<Document Number>>

A RESOLUTION APPROVING THE MEMORANDUM OF AGREEMENT BETWEEN THE PROVO CITY REDEVELOPMENT AGENCY AND BCP IRONTON, LLC FOR PROPERTY LOCATED WITHIN THE MOUNTAIN VISTA BUSINESS PARK. (25-055)

Provo City Redevelopment Agency and Hall Property Holdings, LLC entered into a Real Estate Purchase Agreement on July 19, 2016, for property located in the former Ironton area of Provo, UT and secured with a promissory note in the amount of $3,032,243.79;

The Provo City Redevelopment Agency, as part of the original purchase agreement, allowed costs of mitigating the property to be credited toward the note on the property;

Hall Property Holdings has been credited $1,108,655.76 on said property note from mitigation efforts;

The remaining amount on the property note is $1,923,588.03 and Hall Property Holdings, LLC desires to now sell parcels to BCP Ironton, LLC (Buyer);

The Redevelopment Agency of Provo City wishes to ensure the property is fully mitigated;

The Buyer is willing to assume the lien and continue mitigation of the subject property as credit toward the note on the property;

It is proposed that the memorandum of agreement in Exhibit A be approved in order to document that agreement;

On April 22, 2025, the Agency Governing Board met to consider the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Board's consideration; and

After considering the facts presented to the Agency Governing Board, the Board finds that (i) the proposed action should be approved as described herein, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Agency Governing Board resolves as follows:

PART I:

The Memorandum of Agreement in the attached Exhibit A is approved and the Executive Director, or her designee, is authorized to execute it.

PART II:

This resolution takes effect immediately.

END OF RESOLUTION.

EXHIBIT "A"
MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (this "***Agreement***") memorializes certain agreements and understandings between The Provo City Redevelopment Agency ("***PCRA***") and BCP Ironton, LLC and/or Assigns ("***Buyer***") and is effective as of April __, 2025 (the "***Effective Date***"). PCRA and Buyer are sometimes collectively referred to herein as the "***Parties***".

BACKGROUND

A. PCRA and Hall Property Holdings, LLC, fka NewVista Property Holdings, LLC ("***HPH***"), are parties to a certain Real Estate Purchase Agreement dated July 19, 2016 (the "***REPC***"), pursuant to which HPH agreed to purchase, and PCRA agreed to sell approximately 29.67 acres of real property located in the Ironton area of Provo, Utah and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "***Original Property***").

B. In connection with the purchase of the Original Property from PCRA, HPH delivered to PCRA a Trust Deed Note in the principal amount of $3,032,243.79 (the "***Original Note***"), representing a portion of the purchase price for the Original Property. The Original Property was conveyed to HPH, and a Trust Deed (the "***Trust Deed***") was executed and recorded as an encumbrance on the Property in the official records of Utah County, Utah, for the purpose of securing payment of the indebtedness evidenced by the Original Note.

C. HPH has sold a portion of the Original Property. The remaining portion of the Original Property still owned by HPH and still encumbered by the Trust Deed, is described as follows (the "***Property***"):

> Five parcels of land located at 2860 – 3200 S. Sierra Vista Way in the City of Provo, County of Utah, State of Utah 84606, having the following Tax Parcel Identification Numbers: 23:001:0173 - 8.2945 acres, 23:001:0174 - 1.7637 Acres, 46:762:0001 - 9.99 Acres, 46:936:0002 - 4.4962 Acres, and 35:095:0021 - 0.7482 Acres totaling 1,101,632.40 SF consisting of approx. 25.29 acres.

D. Under the REPC, HPH is entitled to certain credits against the Original Note for costs incurred in connection with the reclamation and remediation of the Property, and HPH has incurred substantial costs for such purposes to date.

E. Buyer desires to purchase the Property from HPH, and HPH desires to sell the Property to Buyer. In connection with the purchase and sale, Buyer is willing to assume HPH's remaining obligations under the Original Note and Trust Deed with certain modifications; *provided that* Buyer is allowed to claim the same credits for future reclamation and remediation as were given to HPH under the REPC.

F. The parties have agreed that PCRA will release the lien of the Trust Deed when Buyer has incurred reclamation and remediation costs equal to the remaining obligations under the Original Note.

In consideration of the foregoing, and other good and valuable consideration, the Parties agree as follows:

1. The balance owing on the Original Note, and the total obligation presently secured by the Trust Deed, is $1,923,588.03 as of the Effective Date.

2. Simultaneously with the execution of this Memorandum of Agreement, Buyer will deliver to PCRA a Substitute Non-Recourse Note (the "***Substitute Note***") in the principal amount of $1,923,588.03, substantially in the form of the attached Exhibit "B", whereupon the Original Note will be deemed satisfied in full. The term of the Substitute Note will be for a period of three (3) years. The Parties acknowledge that the term of the Substitute Note will extend beyond the term of the Original Note. No interest will accrue or become payable under the Substitute Note. As soon as reasonably possible after the Effective Date, Buyer and Seller shall mutually execute an assumption deed assigning the obligations under the Trust Deed to Buyer in a form and with content reasonably acceptable to PCRA and Buyer. PCRA hereby approves Buyer as the assignee of the Trust Deed.

3. PCRA shall credit the Buyer (against its obligations under the Substitute Note and the outstanding principal balance of the Substitute Note shall be reduced on a dollar for dollar basis for) all reasonable and customary expenses incurred by Buyer (or Buyer's assignee) in connection with the reclamation and remediation of the Property ("***Reclamation Expenses***") as supported by third party invoices detailing the services, materials, and charges for which credit is claimed. For purposes of this Agreement, "reclamation" and "remediation" shall refer to those activities to make the Property suitable for development pursuant to Provo City zoning and development standards. These activities include, but are not limited to, removing debris, filling holes, adding replacement fill and soil, stabilizing the soil, and removing or securing hazardous waste. Remediation Expenses shall be applied and credited to the outstanding principal balance of the Substitute Note as outlined in Paragraph 4, below. The Parties agree that the balance of the Substitute Note may be reduced up to an amount not to exceed $1,923,588.03, and at no point shall PCRA pay Buyer for Reclamation Expenses beyond the amount of the Substitute Note.

4. On or before each annual anniversary of the Substitute Note or at such other dates and Buyer and PCRA agree, Buyer shall give an accounting to PCRA of all Reclamation Expenses for which it claims credit against the Substitute Note and PCRA shall credit the outstanding principal balance of the Substitute Note in an amount equal to all Reclamation Expenses that have been incurred by Buyer (or Buyer's assignee) in the preceding year or since the last credit was given, as the case may be.

5. Buyer may seek funds from a third-party lender to finance costs associated with improving, remediating and developing the Property. It is anticipated that any third-party lender will require that its third-party loan be secured by a third-party trust deed encumbering the

Property. PCRA agrees that the Trust Deed shall be subordinated, upon Buyer's request, to any such third-party trust deed. PCRA shall promptly sign a subordination agreement or document of similar import in favor of a third-party lender upon request from Buyer.

6. Neither this Agreement nor the Substitute Note or Trust Deed creates a duty, express or implied, for Buyer to remediate or improve the Property or any other property.

7. Buyer may request that PCRA approve the assignment of all of Buyer's rights and obligations under this Agreement, including his obligations under the Substitute Note and Trust Deed, to an assignee who reasonably has the ability to complete the reclamation of the Property. PCRA will not unreasonably withhold approval of a proposed assignment to a third party with the ability to compete the reclamation of the Property, and Buyer may not assign any rights or obligations absent approval from PCRA. Following an approval by PCRA, Buyer shall provide notice to PCRA if and when any assignment of its rights and obligations under this Agreement, the Substitute Note and the Trust Deed occurs. This Agreement shall run with the Property and be binding upon the successors and assigns of the Parties.

8. PCRA and Buyer represent that those signing in representative capacities below for the respective parties have authority to bind PCRA and Buyer to this agreement.

9. This Agreement constitutes the entire agreement between the Parties pertaining to its subject matter, and it supersedes any and all written or oral agreements previously existing between the Parties with respect to such subject matter. No modification of this Agreement shall be binding unless executed in writing by both parties. This Agreement shall be governed and construed in accordance with Utah law, without regard to its rules regarding conflicts of law.

The Parties have signed this Memorandum of Agreement on April ___, 2025.

THE PROVO CITY REDEVELOPMENT
AGENCY

_____
[Name], Chief Administrative Officer

_____
BCP Ironton, LLC

Acknowledged:

HALL PROPERTY HOLDINGS, LLC

_____ _____
David R. Hall, Manager Date

Approved:

PCRA Chief Administrative Officer – Approved	Date
PCRA Legal – Approved as to Form	Date
City Recorder – Attest	Date

EXHIBIT "A"

Legal Description for Original Property

Utah County Serial Number 46:936:0001, consists of approximately 4.38 acres, is known by the address 2810 Sierra Vista Way, Provo, UT and further described as:

LOT 1, PLAT G, MOUNTAIN VISTA BUSINESS CENTER SUB AREA 4.377 AC.

Utah County Serial Number 46:936:0002, consists of approximately 4.50 acres, is known by the address 2860 Sierra Vista Way, Provo UT and further described as:

LOT 2, PLAT G, MOUNTAIN VISTA BUSINESS CENTER SUB AREA 4.496 AC

Utah County Serial Number 35:095:0021, consists of approximately 0.75 acres, is known by the address 2810 Sierra Vista Way, Provo, UT and further described as:

PART LOT 11, PLAT F, BILLINGS TECHNOLOGY PARK SUB DESCRIBED AS FOLLOWS. AREA 0.748 AC.

Utah County Serial Number 46:762:0001, consists of approximately 10 acres, is known by the address 3199 South Mountain Vista Parkway, Provo, UT and further described as:

LOT 1, PLAT A, MOUNTAIN VISTA BUSINESS CENTER SUBDV. AREA 9.990 AC

Utah County Serial Number 23:001:0173, consists of approximately 1.76 acres, and further described as:

COM S 2533.52 FT & E 2136.66 FT FR N 1/4 COR. SEC. 20, T7S, R3E, SLB&M.; N 61 DEG 35' 32" E 169.21 FT; S 28 DEG 24' 28" E 251.15 FT; ALONG A CURVE TO R (CHORD BEARS: S 9 DEG 11' 8" E 202.15 FT, RADIUS = 307.1 FT); ALONG A CURVE TO L (CHORD BEARS: S 9 DEG 36' 30" E 277.69 FT, RADIUS = 412.87 FT); N 29 DEG 28' 41" W 705.03 FT TO BEG. AREA 1.764 AC

Utah County Serial Number 23:001:0174, consists of approximately 8.29 acres, and further described as:

COM S 1793.96 FT & E 1497.45 FT FR N 1/4 COR. SEC. 20, T7S, R3E, SLB&M.; S 28 DEG 24' 28" E 954.6 FT; S 60 DEG 31' 53" W 399.19 FT; ALONG A CURVE TO R (CHORD BEARS: N 26 DEG 9' 51" W 323.41 FT, RADIUS = 8395.49 FT); N 24 DEG 56' 5" W 327.52 FT; ALONG A CURVE TO R (CHORD BEARS: N 20 DEG 22' 25" W 337.59 FT, RADIUS = 2113.26 FT); N 65 DEG 35' 50" E 320.22 FT TO BEG. AREA 8.295 AC

EXHIBIT "B"

Form Substitute Note

NON-RECOURSE SUBSTITUTE TRUST DEED NOTE

$1,923,588.03 April ___, 2025

This Non-Recourse Substitute Trust Deed Note (this "***Note***") is given in substitution for that certain Trust Deed Note, dated September 22, 2016, by NewVistas Property Holdings, LLC in favor of Provo City Redevelopment Agency ("***Lender***"), the obligations of which were assumed (as altered by this Note) by the undersigned.

FOR VALUE RECEIVED, the undersigned promises to pay to Lender

ONE MILLION NINE HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED AND EIGHTY-EIGHT DOLLARS AND 03/100 DOLLARS (**$1,923,588.03**)

together with interest from the date of this Note at a rate of **ZERO** per cent (**0.00**%) per annum on the unpaid principal, said principal and interest to be paid as follows:

ON EACH ANNIVERSARY OF THIS NOTE, BEGINNING APRIL ___, 2026, OR ON SUCH OTHER DATE(S) AS THE UNDERSIGNED AND LENDER SHALL AGREE, THE UNDERSIGNED SHALL RECEIVE A CREDIT, ON A DOLLAR FOR DOLLAR BASIS, FOR ALL RECLAMATION EXPENSES (AS THAT TERM IS DEFINED IN THAT CERTAIN MEMORANDUM OF AGREEMENT BETWEEN THE UNDERSIGNED AND LENDER DATED OF EVEN DATE HEREWITH) THAT HAVE BEEN INCURRED BY THE UNDERSIGNED (OR THE UNDERSIGNED'S ASSIGNEE) IN THE PRECEDING YEAR OR SINCE THE LAST SUCH CREDIT WAS APPLIED, AS THE CASE MAY BE. ALL OUTSTANDING PRINCIPAL AND INTEREST DUE PURSUANT TO THIS NOTE, IF ANY, SHALL BE REPAID IN FULL ON OR BEFORE APRIL ___, 2028.

Each payment shall be applied first to accrued interest and the balance to the reduction of principal. If default occurs in the payment of said installments of principal and interest or any part thereof, or in the performance of any agreement contained in the Trust Deed securing this Note, the holder hereof, at its option and without any notice or demand, may declare the entire balance and accrued interest due and payable.

The undersigned waives presentment for payment, demand and notice of dishonor, and nonpayment of this Note, and consent of any and all extensions of time, renewals, waivers, or modifications that may be granted by the holder hereof with respect to the payment or other provisions of this Note, and to the release of any security, or any part thereof, with or without substitution.

This Note is secured by a Trust Deed, made September 22, 2016, between NewVistas Property Holdings, LLC as Trustor; Bartlett Title Insurance Agency, Inc., as Trustee; and Provo City Redevelopment Agency, as Beneficiary (the "***Trust Deed***").

The obligation of the undersigned represented by this Note is a non-recourse obligation. In any action or proceeding brought on this Note or under the Trust Deed, the holder hereof shall look solely to the property secured by the Trust Deed for payment of the indebtedness hereunder (including all principal and interest) and, specifically and without limitation, the holder waives any right to seek or obtain a deficiency judgment against the undersigned or to seek or obtain a personal judgment for the payment of money representing principal or interest hereunder.

At any time, the undersigned shall have the right to discharge all of his/her/its remaining obligations under this Note by tendering to the holder all of the property secured by the Trust Deed in lieu of payment. No such tender of property shall impose upon the holder any obligation to return to the undersigned any amounts previously paid for the property or paid under this Note.

Date: April ____, 2025.

_____
BCP Ironton, LLC

Read and Approved by:

THE PROVO CITY REDEVELOPMENT AGENCY

_____
[Name], Chief Administrative Officer