



PROVO MUNICIPAL COUNCIL

Regular Meeting Agenda

5:30 PM, Tuesday, April 22, 2025

Council Chambers (Room 100)

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](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.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 MAKE A VIRTUAL PUBLIC COMMENT:

To participate in the public comment portion(s) of the meeting, call in as an audience member as the presentation is wrapping up. Be sure to mute/silence any external audio on your end to reduce feedback (if you are viewing the live proceedings on YouTube, mute the YouTube video; you will be able to hear the meeting audio through the phone while you are on the line).

Press *9 from your phone to indicate that you would like to speak. When you are invited to speak, the meeting host will grant you speaking permission, calling on you by the last four digits of your phone number. Please begin by stating your first and last name, and city of residence for the record. After you have shared your comment, hang up. If you wish to comment on a later item, simply re-dial to rejoin the meeting for any subsequent comment period(s).

April 22 Council Meeting: Dial 346 248 7799. Enter Meeting ID **833 9747 5081** and press **#**. When asked for a participant ID, press **#**. To join via computer, visit zoom.us and enter the meeting ID and passcode: **041849**.

Decorum

The Council requests that citizens help maintain the decorum of the meeting by turning off electronic devices, being respectful to the Council and others, and refraining from applauding during the proceedings of the meeting.

Opening Ceremony

Roll Call

Prayer

Pledge of Allegiance

Presentations, Proclamations, and Awards

1 Provo City Employee of the Month - April 2025 (25-007)

Public Comment

Fifteen minutes have been set aside for any person to express ideas, concerns, comments, or issues that are not on the agenda:

Please state your name and city of residence into the microphone.

Please limit your comments to two minutes.

State Law prohibits the Council from acting on items that do not appear on the agenda.

Action Agenda

- 2 A resolution approving an agreement between Provo City and Xerces Society for Invertebrate Conservation to make Provo a member of Bee City USA. (25-014)
- 3 An ordinance amending the Conservation and Resiliency Plan to include a new appendix committing Provo to be a Bee City USA affiliate. (PLGPA20250139)
- 4 A public hearing regarding the 2025-2029 Consolidated Plan and Year One Annual Action Plan draft (25-051)
- 5 An ordinance repealing outdated references to the Utah Alcoholic Beverage Control Act. (25-047)
- 6 An ordinance amending Provo City Code regarding fees and fines associated with code enforcement, and declaring failure to correct grading violations a nuisance. (PLOT20250108)
- 7 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)
- 8 An ordinance adjusting the common boundary between Provo and Springville along 1400 North in Springville. (25-021)
- 9 An ordinance amending Provo City Code regarding permitted uses and floor area ratio in the Specialty Support Commercial (SSC) Zone. City wide application. (PLOT20250083)
- 10 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)
- 11 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)
- 12 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)

- 13 An ordinance amending Provo City Code regarding use of Transportation Utility Fee funds and amending the Consolidated Fee Schedule. (25-028)
- 14 An ordinance amending water fees on the Provo City Consolidated Fee Schedule. (25-013)

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 Council 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.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: KNEVES
Presenter: Mayor Kaufusi and Carla Gordon, Library Director
Department: Mayor Office
Requested Meeting Date: 01-01-2018
Requested Presentation Duration: 5 minutes
CityView or Issue File Number:

SUBJECT: 1 Provo City Employee of the Month - April 2025

RECOMMENDATION: The Provo City Library has selected an employee who truly embodies our city's commitment to Exceptional Care for an Exceptional Community. This outstanding individual will be honored at the upcoming meeting in April.

BACKGROUND: Each month, a department director nominates an employee who has exemplified Exceptional Care for an Exceptional Community. This recognition honors those who go above and beyond in their service, highlighting their dedication and commitment to making Provo a better place.

FISCAL IMPACT: Employee appreciation and retention

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
This recognition not only celebrates but also reinforces the goal of exceptional care and employee retention.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: DPYLE
Presenter: David Pyle, Council Intern
Department: Council
Requested Meeting Date: 01-01-2018
Requested Presentation Duration: 10 minutes
CityView or Issue File Number: 25-014

SUBJECT: 2 A resolution approving an agreement between Provo City and Xerces Society for Invertebrate Conservation to make Provo a member of Bee City USA. (25-014)

RECOMMENDATION: Pass the draft resolution committing to the requirements of Bee City membership.

BACKGROUND: Staff was instructed in a previous work meeting to proceed with applying for Bee City Membership. That application has been approved by Xerces Society. The Council must now approve the draft resolution that was shared with Xerces so that it can be submitted for final approval.

FISCAL IMPACT: \$500 annually

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

This initiative will promote the ongoing mission of the Citizens Sustainability Committee to encourage planning for a sustainable future and prudent use of our natural resources.

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPROVING AN AGREEMENT BETWEEN PROVO CITY
4 AND XERCES SOCIETY FOR INVERTEBRATE CONSERVATION TO
5 MAKE PROVO A MEMBER OF BEE CITY USA. (25-014)
6

7 RECITALS:
8

9 It is proposed that the Municipal Council approves a public declaration of commitment to
10 the requirements of Bee City USA membership;
11

12 This commitment includes the creation of pollinator-friendly habitat, the planting of
13 native pollinator-friendly plants, promotion of public education regarding pollinators, and annual
14 tracking and reporting of these activities to Xerces Society and to the public based on the
15 following considerations:
16

- 17 • The mission of BEE CITY USA is to galvanize communities to sustain pollinators,
18 responsible for the reproduction of almost 90% of the world's flowering plant species,
19 by providing them with healthy habitat, rich in a variety of native plants and free to
20 nearly free of pesticides;
- 21 • Thanks to the more than 3,600 species of native bees in the United States, along with
22 introduced honey bees, we have very diverse dietary choices rich in fruits, nuts, and
23 vegetables;
- 24 • Bees and other pollinators have experienced population declines due to a combination
25 of habitat loss, poor nutrition, pesticides (including insecticides, fungicides, and
26 herbicides), parasites, diseases, and climate change;
- 27 • Pollinator-friendly communities can benefit local and regional economies through
28 healthier ecosystems, increased vegetable and fruit crop yields, and increased demand
29 for pollinator-friendly plant materials from local growers;
- 30 • Ideal pollinator-friendly habitat (A) is comprised of mostly native wildflowers,
31 grasses, vines, shrubs, and trees blooming in succession throughout the growing
32 season to provide diverse and abundant nectar and pollen, since many wild pollinators
33 prefer or depend on the native plants with which they co-adapted; (B) is free to nearly
34 free of pesticides, as many pesticides can harm pollinators and/or their habitat; (C)
35 comprises undisturbed spaces (leaf and brush piles, unmown fields or field margins,
36 fallen trees and other dead wood) for nesting and overwintering; and (D) provides
37 connectivity between habitat areas to support pollinator movement and resilience;
- 38 • Integrated Pest Management (IPM) is a long-term approach to maintaining healthy
39 landscapes and facilities that minimizes risks to people and the environment by:
40 identifying and removing the causes of pest problems rather than only attacking the

41 symptoms (the pests); employing pests' natural enemies along with cultural,
42 mechanical, and physical controls when prevention is not enough; and using
43 pesticides only when no other method is feasible or effective;

- 44 • Supporting pollinators fosters broad-based community engagement in environmental
45 awareness and sustainability;

46
47 On January 28, 2025, and April 22, 2025, the Municipal Council met to consider the facts
48 regarding this matter and receive public comment, which facts and comments are found in the
49 public record of the Council's consideration; and
50

51 After considering the facts presented to the Municipal Council, the Council finds that (i)
52 this commitment to Bee City USA membership should be approved as described herein, and (ii)
53 such action furthers the health, safety, and general welfare of the citizens of Provo City.
54

55
56 THEREFORE, the Provo Municipal Council resolves as follows:
57

58 PART I:
59

60 The Municipal Council declares its public support for Provo City membership in Bee
61 City USA.
62

63 PART II:
64

65 The Municipal Council approves and declares its support for Provo City entering into an
66 agreement with Bee City USA in substantially the form as shown in Exhibit A.
67

68 PART III:
69

70 This resolution takes effect immediately.

71 **EXHIBIT A**

72
73 **AGREEMENT BETWEEN PROVO CITY**
74 **AND THE XERCES SOCIETY FOR INVERTEBRATE CONSERVATION**
75 **REGARDING BEE CITY USA DESIGNATION**
76

77 This agreement regarding the Bee City USA designation (“Agreement”) is made and
78 entered into by and between Provo City, Utah, a municipal corporation and political subdivision
79 of the State of Utah (“CITY”), and The Xerces Society for Invertebrate Conservation, a nonprofit
80 corporation (“Xerces Society”), (each a “Party” and collectively the “Parties”).
81

82 **PREAMBLE**
83

84 Provo City seeks to enhance pollinator conservation and awareness within the community
85 through formal participation in the Bee City USA program. The Bee City USA initiative,
86 overseen by the Xerces Society for Invertebrate Conservation, promotes healthy, sustainable
87 habitats for pollinators within municipalities.
88

89 Provo City wishes to become an official Bee City USA affiliate and acknowledges the
90 importance of pollinator conservation through public education, sustainable practices, and the
91 enhancement of pollinator habitats throughout the city.
92

93 In pursuit of this designation, CITY has identified the Parks & Recreation Department as
94 the primary sponsoring agency and designated the Parks & Grounds Superintendent as the Bee
95 City USA Liaison. Facilitation of the City’s Bee City USA activities will be led by the Citizens’
96 Sustainability Committee.
97

98 **THEREFORE**, in consideration of the foregoing recitals and the covenants and promises
99 of the Parties contained herein, the sufficiency of which is hereby acknowledged, the Parties
100 agree as follows:
101

102 **Section 1. EFFECTIVE DATE; DURATION**
103

104 This Agreement is effective upon the execution thereof by the Parties to this Agreement.
105 The term of this Agreement is one year, with annual renewal upon application by the City and
106 approval by Xerces Society.
107

108 **Section 2. PURPOSE**
109

110 This Agreement has been established and entered into by CITY and Xerces Society for
111 the purpose of formalizing Provo City’s participation in the Bee City USA program and outlining
112 the responsibilities associated with this designation.
113

114 **Section 3. OBLIGATIONS OF CITY**
115

116 CITY agrees to:

1. Designate the Provo City Parks & Recreation Department as the Bee City USA sponsor.
2. Appoint the Parks & Grounds Superintendent as the Bee City USA Liaison.
3. Assign the facilitation of Bee City USA activities to the Citizens' Sustainability Committee.
4. Authorize and direct the Citizens' Sustainability Committee to:
 - a. **Celebration:** Host at least one educational event or pollinator habitat planting or restoration each year to showcase the City's commitment to raising awareness of pollinator conservation and expanding pollinator health and habitat.
 - b. **Publicity & Information:** Install and maintain at least one authorized Bee City USA street sign in a prominent location, and create and maintain a webpage on the Provo City website that includes, at minimum, a copy of this agreement and links to the national Bee City USA website; contact information for the Bee City USA Liaison and Committee; reports of pollinator-friendly activities from previous years; and the recommended native plant species list and integrated pest management plan.
 - c. **Habitat:** Develop and implement a program to create or expand pollinator-friendly habitat on public and private land that includes identifying and inventorying Provo City real property that can be enhanced with pollinator-friendly plantings; creating a recommended list of locally native plants (wildflowers, grasses, vines, shrubs, and trees); listing local suppliers; and tracking the annual area (in square footage or acreage) of habitat created or enhanced.
 - d. **Pollinator-Friendly Pest Management:** Create and adopt an integrated pest management (IPM) plan designed to prevent pest problems, reduce pesticide use, and expand non-chemical pest control methods.
 - e. **Policy & Plans:** Establish, through the City's Conservation and Resiliency Plan, a policy that acknowledges and commits to the Bee City USA designation; review the General Plan and related documents to improve pest management practices and policies as they relate to pollinator conservation; identify locations for pollinator-friendly plantings; and consider other relevant measures.
 - f. **Renewal:** Each February, following the first calendar year of participation, apply for renewal of the City's Bee City USA designation by submitting the required report and paying the renewal fee based on Provo City's population.

Section 4. OBLIGATIONS OF XERCES SOCIETY

Xerces Society agrees to:

1. Designate Provo City as an official Bee City USA affiliate upon satisfactory completion of the application process.
2. Provide guidelines, support materials, and updates related to Bee City USA affiliate responsibilities.
3. Review and evaluate Provo City's annual renewal application and provide continued affiliation upon compliance with program standards.
4. Maintain a national Bee City USA website and recognize Provo City as a participating community.

Section 5. METHOD OF TERMINATION

Unless renewed as provided in Section 1, this Agreement will automatically terminate at the end of its term. Prior to the automatic termination at the end of the term of this Agreement, any Party to this Agreement may terminate the Agreement sixty (60) days after providing written notice of termination to the other Party.

Section 6. AMENDMENTS

This Agreement may not be amended, changed, modified or altered except by an instrument in writing approved by the Parties.

Section 7. SEVERABILITY

If any term or provision of the Agreement or the application thereof is to any extent invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, is not be affected thereby, and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties waive any provision of law that would render any of the terms of this Agreement unenforceable.

Section 8. NO PRESUMPTION

If any provision of this Agreement requires judicial interpretation, the Court interpreting or construing the same will not apply a presumption that the terms hereof are to be more strictly construed against the Party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the Parties has participated in the preparation hereof.

Section 9. HEADINGS

Headings are for convenience of reference only and are not to be considered in any interpretation of the Agreement.

Section 10. BINDING AGREEMENT

This Agreement is binding upon the heirs, successors, administrators, and assigns of each of the Parties hereto.

Section 11. NOTICES

All notices, demands and other communications required or permitted to be given hereunder must be in writing and are deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the Provo City Recorder (for CITY) or to _____ (for Xerces Society), or at such other addresses as are later designated by notice properly given under this Section.

Section 12. ASSIGNMENT

The Parties to this Agreement may not assign this Agreement, or any part hereof, without the prior written consent of the other Party to this Agreement. No assignment relieves the original Parties from any liability hereunder.

Section 13. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the Parties hereto, are governed by the laws of the State of Utah.

Section 14. ENTIRE AGREEMENT

This Agreement contains the entire agreement between the Parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the Parties to it.

SIGNATURE BLOCK:
PROVO CITY:

MICHELLE KAUFUSI, MAYOR

HEIDI ALLMAN, RECORDER

DATE: _____

THE XERCES SOCIETY FOR INVERTEBRATE CONSERVATION:

[XERXES RESPONSIBLE OFFICIAL]
[OFFICIAL'S TITLE]

DATE: _____

A close-up photograph of a fuzzy bee, likely a bumblebee, resting on a vibrant purple flower petal. The bee's body is covered in thick, light brown and grey fur. Its large, dark, oval eyes are prominent, and its long, segmented antennae extend upwards. The bee's mouth is slightly open, revealing a yellowish-green interior. The background is a soft, out-of-focus grey. Overlaid on the center of the image is the text "Bee City USA" in a bold, yellow, sans-serif font.

Bee City USA

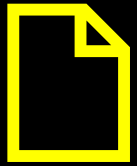
Requirements

-  Create list of approved plants
-  Plant/cultivate on public lands
-  Integrated Pest Management Plan
-  Create webpage
-  Create sign in public location
-  Host an educational event
-  Report at the end of the year

Provo has been approved by Xerces Society!



Next Steps



Approve
Resolution



Pay
Membership Fee



Implementation by
Parks & Rec



Appendix Coming
from Dev Services



PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: HSALZL
Presenter: Hannah Salzl, Planner
Department: Development Services
Requested Meeting Date: 01-01-2018
Requested Presentation Duration: 10 minutes
CityView or Issue File Number: PLGPA20250139

SUBJECT: 3 An ordinance amending the Conservation and Resiliency Plan to include a new appendix committing Provo to be a Bee City USA affiliate. (PLGPA20250139)

RECOMMENDATION: Provo City Planning Commission recommended approval 6:0.

BACKGROUND: For the last several months, the Council, Council staff, Parks and Recreation staff, and the Sustainability Coordinator have researched becoming an affiliate of the Bee City USA program run by the Xerces Society for Invertebrate Conservation.

The full commitments of a Bee City USA affiliate are to:

1. host at least one educational event or pollinator habitat planting or restoration each year;
2. install and maintain at least one authorized Bee City USA street sign in a prominent location;
3. create and maintain a webpage on the Provo City website which includes, at minimum:
 - a. a copy of the resolution to become an affiliate and links to the national Bee City USA website,
 - b. contact information for your Bee City USA Liaison (Parks and Grounds Superintendent) and Committee (Citizens' Sustainability Committee),
 - c. annual reports of the pollinator-friendly activities the community has accomplished,
 - d. recommended native plant species list (created by the City for residents) and integrated pest management plan;
4. develop and implement a program to create or expand pollinator-friendly habitat on public and private land;
5. create and adopt an integrated pest management plan designed to prevent pest problems, reduce pesticide use, and expand the use of non-chemical pest management methods; and
6. establish a policy in the General Plan to acknowledge and commit to the Bee City USA designation and to review the General Plan and other relevant documents to update pollinator-friendly practices.

The Parks and Recreation Department supports pollinator preservation and supports becoming a Bee City USA affiliate. Registration costs \$500 for a city of Provo's size, and affiliates must re-register annually. Private residents have committed to raising the funds. A payment portal through the Provo Foundation is currently being created.

FISCAL IMPACT: \$500 annually to be raised by donations from residents who have already pledged funds

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

The amendment would support the City's goals to preserve natural spaces and encourage locally appropriate landscaping.

***ITEM #1** Provo City Council Office requests an ordinance amending the Conservation and Resiliency Plan to include a new appendix committing Provo to be Bee City USA affiliate. Citywide application. Hannah Salzl (801) 852-6423 hsalzl@provo.org PLGPA20250139

Applicant: Council Office

Staff Coordinator: Hannah Salzl

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is September 23, 2025 at 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.*

Relevant History: For the last several months, the Council, Council staff, Parks and Recreation staff, and the Sustainability Coordinator have researched becoming an affiliate of the Bee City USA program run by the Xerces Society for Invertebrate Conservation.

Neighborhood Issues: There has not yet been a neighborhood meeting on this item and staff has not received any feedback on the request at the time of this report. Informal social media feedback has been positive, but some did not want City funds to pay for the registration.

Summary of Key Issues:

- The Council would like to become an affiliate of the Bee City USA program.
- This aligns with the Parks and Recreation Department's ongoing work with pollinators and the BioBlitz program.
- Funds for the registration fee have been raised by residents, and no City funds would be used.

Staff Recommendation: That the Planning Commission recommend approval of the proposed General Plan amendment to the Provo City Council.

OVERVIEW

The Xerces Society for Invertebrate Conservation is an international organization committed to the conservation of invertebrates. They operate a Bee City USA program, where cities across the U.S. pledge to use pollinator-friendly landscaping practices, preserve and expand pollinator habitats, and educate residents about how to support pollinators. Although there are 229 Bee City USA affiliates across 47 states and territories, there are none in Utah. However, Utah State University and the University of Utah are Bee Campus USA affiliates, and Brigham Young University is exploring becoming an affiliate as well.

The full commitments of a Bee City USA affiliate are to:

1. host at least one educational event or pollinator habitat planting or restoration each year;
2. install and maintain at least one authorized Bee City USA street sign in a prominent location;
3. create and maintain a webpage on the Provo City website which includes, at minimum:
 - a. a copy of the resolution to become an affiliate and links to the national Bee City USA website,
 - b. contact information for your Bee City USA Liaison (Parks and Grounds Superintendent) and Committee (Citizens' Sustainability Committee),
 - c. annual reports of the pollinator-friendly activities the community has accomplished,
 - d. recommended native plant species list (created by the City for residents) and integrated pest management plan;
4. develop and implement a program to create or expand pollinator-friendly habitat on public and private land;
5. create and adopt an integrated pest management plan designed to prevent pest problems, reduce pesticide use, and expand the use of non-chemical pest management methods; and
6. establish a policy in the General Plan to acknowledge and commit to the Bee City USA designation and to review the General Plan and other relevant documents to update pollinator-friendly practices.

The Parks and Recreation Department supports pollinator preservation and supports becoming a Bee City USA affiliate. The requirements align with their participation in the BioBlitz program and their own parks maintenance standards, so the only additional work would be an annual report on their efforts. The Administration supports the work of the program, which the City would continue to do with or without becoming an affiliate.

Registration is \$500 for a city of Provo's size, and affiliates must re-register annually. Private residents have committed to raising the funds. A payment portal through the Provo Foundation is currently being created.

This item for the Planning Commission is to determine whether or not to amend the Conservation and Resiliency Plan to add the Bee City USA commitment as Appendix C. This is number 6 in the list of requirements above, without which Provo could not become a Bee City USA affiliate.

FINDINGS OF FACT

1. The Council, Administration, Parks and Recreation Department, Development Services Department, and Citizens' Sustainability Committee support becoming a Bee City USA affiliate.
2. Provo City staff already do most of this work and would continue to do it whether Provo becomes a Bee City USA affiliate or not.
3. The Bee City USA requirements and goals are consistent with policies in the General and Conservation and Resiliency Plans.
4. Utah has over 3,600 species of native bees (not including the non-native honeybee) and tens of thousands of other pollinator species (e.g., moths, butterflies, etc.), which are critical pieces of our agricultural environment. Their populations have been in decline for several decades.
5. There are no Bee City USA affiliates in Utah yet.

STAFF ANALYSIS

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

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 amendment would support the City's goals to preserve natural spaces and encourage locally appropriate landscaping.

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

Staff response: Staff believes that the proposed amendments serve the public.

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

Staff response: The proposed amendments are consistent with the General Plan.

- (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: There are no timing and sequencing issues related to this proposal.

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

Staff response: This proposal does not hinder or obstruct attainment of the General Plan's articulated policies.

(f) Adverse impacts on adjacent landowners.

Staff response: Staff do not foresee any adverse impacts on adjacent landowners.

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

Staff response: This proposal does not conflict with zoning or the General Plan.

(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 not a conflict.

CONCLUSIONS

Staff supports the Council, Administration, and Parks and Recreation in becoming a Bee City USA affiliate, which would support not only local pollinators but also the larger local ecosystem.

ATTACHMENTS

1. Proposed Language for the Conservation and Resiliency Plan Appendix C
2. Proposed Bee City USA Commitment Resolution

Attachment 1 – Proposed Language for the Conservation and Resiliency Plan Appendix C

Conservation and Resiliency Plan Appendix C: Bee City USA Commitment

Provo City recognizes the vital role pollinators play in maintaining a healthy ecosystem, supporting agricultural sustainability, and enhancing environmental well-being. Provo is committed to fostering and protecting pollinator populations through intentional, community-focused conservation initiatives, including:

- 1. Integrated Pest Management (IPM):** Promoting the adoption of IPM plans that prioritize pollinator health and minimize risks associated with pest control.
- 2. Pollinator-Friendly Landscaping:** Supporting the use of native, pollinator-friendly plants across public spaces and encouraging their use throughout the community.
- 3. Tracking and Reporting Progress:** Providing annual updates on Provo's pollinator conservation efforts.
- 4. Education:** Sharing resources, hosting events, and creating online and in-person educational materials to increase awareness of pollinators' critical importance.

By embracing the Bee City USA designation, Provo City demonstrates commitment to environmental stewardship, biodiversity, and the protection of critical pollinator species that are essential to local, regional, and global ecosystems.

This commitment is formalized through Resolution 2025-XX and will be integrated into the City's ongoing environmental and conservation planning processes.

Attachment 2 – Proposed Bee City USA Commitment Resolution

RESOLUTION <<Document Number>>

A RESOLUTION APPROVING AN AGREEMENT BETWEEN PROVO CITY AND XERCES SOCIETY FOR INVERTEBRATE CONSERVATION TO MAKE PROVO A MEMBER OF BEE CITY USA. (25-014)

RECITALS:

It is proposed that the Municipal Council approves a public declaration of commitment to the requirements of Bee City USA membership;

This commitment includes the creation of pollinator-friendly habitat, the planting of native pollinator-friendly plants, promotion of public education regarding pollinators, and annual tracking and reporting of these activities to Xerces Society and to the public based on the following considerations:

- The mission of BEE CITY USA is to galvanize communities to sustain pollinators, responsible for the reproduction of almost 90% of the world's flowering plant species, by providing them with healthy habitat, rich in a variety of native plants and free to nearly free of pesticides;
- Thanks to the more than 3,600 species of native bees in the United States, along with introduced honey bees, we have very diverse dietary choices rich in fruits, nuts, and vegetables;
- Bees and other pollinators have experienced population declines due to a combination of habitat loss, poor nutrition, pesticides (including insecticides, fungicides, and herbicides), parasites, diseases, and climate change;
- Pollinator-friendly communities can benefit local and regional economies through healthier ecosystems, increased vegetable and fruit crop yields, and increased demand for pollinator-friendly plant materials from local growers;
- Ideal pollinator-friendly habitat (A) is comprised of mostly native wildflowers, grasses, vines, shrubs, and trees blooming in succession throughout the growing season to provide diverse and abundant nectar and pollen, since many wild pollinators prefer or depend on the native plants with which they co-adapted; (B) is free to nearly free of pesticides, as many pesticides can harm pollinators and/or their habitat; (C) comprises undisturbed spaces (leaf and brush piles, unmown fields or field margins, fallen trees and other dead

- wood) for nesting and overwintering; and (D) provides connectivity between habitat areas to support pollinator movement and resilience;
- Integrated Pest Management (IPM) is a long-term approach to maintaining healthy landscapes and facilities that minimizes risks to people and the environment by: identifying and removing the causes of pest problems rather than only attacking the symptoms (the pests); employing pests' natural enemies along with cultural, mechanical, and physical controls when prevention is not enough; and using pesticides only when no other method is feasible or effective;
- Supporting pollinators fosters broad-based community engagement in environmental awareness and sustainability;

On January 28, 2025, and XX, 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) this commitment to Bee City USA membership 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 Municipal Council of Provo, Utah resolves as follows:

PART I:

The Municipal Council declares its public support Provo City membership in Bee City USA.

PART II:

The Municipal Council approves and declares its support for Provo City entering into an agreement with Bee City USA consistent with the terms shown in Exhibit A.

PART III:

This resolution takes effect immediately.

EXHIBIT A

1. The Provo City Parks & Recreation Department is to be designated as the BEE CITY USA sponsor.
2. The Parks & Grounds Superintendent of Parks & Recreation is to be designated as the BEE CITY USA Liaison.
3. Facilitation of Provo City's BEE CITY USA program is to be assigned to the Citizens' Sustainability Committee.
4. The Citizens' Sustainability Committee is to be authorized and directed to:
 - a. **Celebration:** Host at least one educational event or pollinator habitat planting or restoration each year to showcase Provo City's commitment to raising awareness of pollinator conservation and expanding pollinator health and habitat.
 - b. **Publicity & Information:** Install and maintain at least one authorized BEE CITY USA street sign in a prominent location, and create and maintain a webpage on the Provo City website which includes, at minimum, a copy of this resolution and links to the national BEE CITY USA website; contact information for your BEE CITY USA Liaison and Committee; reports of the pollinator-friendly activities the community has accomplished the previous year(s); and your recommended native plant species list and integrated pest management plan (explained below).
 - c. **Habitat:** Develop and implement a program to create or expand pollinator-friendly habitat on public and private land, which includes, but is not limited to, Identifying and inventorying Provo City's real property that can be enhanced with pollinator-friendly plantings; creating a recommended locally native plant list to include wildflowers, grasses, vines, shrubs, and trees and a list of local suppliers for those species; and, tracking (by square footage and/or acreage) annual area of pollinator habitat created or enhanced.
 - d. **Pollinator-Friendly Pest Management:** Create and adopt an integrated pest management (IPM) plan designed to prevent pest problems, reduce pesticide use, and expand the use of non-chemical pest management methods.
 - e. **Policy & Plans:** Establish, through the City, a policy in the Conservation and Resiliency Plan of the City's Comprehensive Plan to acknowledge and commit to the BEE CITY USA designation and review the General Plan and other relevant documents to consider improvements to pest management policies and practices as they relate to pollinator conservation, identify appropriate locations for pollinator-friendly plantings, and consider other appropriate measures.
 - f. **Renewal:** After completing the first calendar year as a BEE CITY USA affiliate, each February, apply for renewal of Provo City's BEE CITY USA designation following the format provided by BEE CITY USA, including a report of the previous year's BEE CITY USA activities, and paying the renewal fee based on Provo City's population.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE CONSERVATION AND RESILIENCY
PLAN TO INCLUDE A NEW APPENDIX COMMITTING PROVO TO BE A
BEE CITY USA AFFILIATE. (PLGPA20250139)

RECITALS:

It is proposed that the Provo City Conservation and Resiliency Plan be amended to add as
Appendix C a commitment to the requirements of the Bee City USA program from the Xerces
Society for Invertebrate Conservation;

On April 9, 2025 the Planning Commission held a public hearing to consider the
proposed amendment, and after the hearing, the Planning Commission recommended approval to
the Municipal Council by a vote of 6:0;

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 Conservation and Resiliency Plan is amended by adding the language shown in
Exhibit A as Appendix C of the Plan.

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.

- 42 C. This ordinance takes effect immediately after it has been posted or published in accordance
43 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
44 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
45
- 46 D. The Municipal Council directs that the official copy of Provo City Code be updated to
47 reflect the provisions enacted by this ordinance.

48 **EXHIBIT A**

49
50 **Conservation and Resiliency Plan**
51 **Appendix C: Bee City USA Commitment**
52

53 Provo City recognizes the vital role pollinators play in maintaining a healthy ecosystem,
54 supporting agricultural sustainability, and enhancing environmental well-being. Provo is
55 committed to fostering and protecting pollinator populations through intentional, community-
56 focused conservation initiatives, including:

- 57
- 58 **1. Integrated Pest Management (IPM):** Promoting the adoption of IPM plans that
59 prioritize pollinator health and minimize risks associated with pest control.
60
 - 61 **2. Pollinator-Friendly Landscaping:** Supporting the use of native, pollinator-friendly
62 plants across public spaces and encouraging their use throughout the community.
63
 - 64 **3. Tracking and Reporting Progress:** Providing annual updates on Provo’s pollinator
65 conservation efforts.
66
 - 67 **4. Education:** Sharing resources, hosting events, and creating online and in-person
68 educational materials to increase awareness of pollinators’ critical importance.
69

70 By embracing the Bee City USA designation, Provo City demonstrates commitment to
71 environmental stewardship, biodiversity, and the protection of critical pollinator species that are
72 essential to local, regional, and global ecosystems.
73

74 This commitment is formalized through Resolution <<Document Number>> and will be
75 integrated into the City's ongoing environmental and conservation planning processes.

Provo City Planning Commission

Report of Action

April 09, 2025

*ITEM 1 Development Services requests a General Plan Text Amendment to add an appendix to the Conservation and Resiliency Plan of Provo City, to add commitments to become a member of the Bee City USA program. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLGPA20250139

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 09, 2025:

RECOMMENDED APPROVAL

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

Motion By: Anne Allen

Second By: Lisa Jensen

Votes in Favor of Motion: Melissa Kendall, Lisa Jensen, Jonathon Hill, Andrew South, Anne Allen, Barbara DeSoto

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.

TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A.

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

- City-wide application; all Neighborhood District Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.

CONCERNS RAISED BY PUBLIC

- No comments were received for this item.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Jensen expressed the opinion that if these are practices that City departments will do regardless of the policy and if the registration fee will be raised by donations and not cost any City funds, there were no concerns with recommending approval.



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

Conservation and Resiliency Plan Appendix C: Bee City USA Commitment

Provo City recognizes the vital role pollinators play in maintaining a healthy ecosystem, supporting agricultural sustainability, and enhancing environmental well-being. Provo is committed to fostering and protecting pollinator populations through intentional, community-focused conservation initiatives, including:

- 1. Integrated Pest Management (IPM):** Promoting the adoption of IPM plans that prioritize pollinator health and minimize risks associated with pest control.
- 2. Pollinator-Friendly Landscaping:** Supporting the use of native, pollinator-friendly plants across public spaces and encouraging their use throughout the community.
- 3. Tracking and Reporting Progress:** Providing annual updates on Provo's pollinator conservation efforts.
- 4. Education:** Sharing resources, hosting events, and creating online and in-person educational materials to increase awareness of pollinators' critical importance.

By embracing the Bee City USA designation, Provo City demonstrates commitment to environmental stewardship, biodiversity, and the protection of critical pollinator species that are essential to local, regional, and global ecosystems.

This commitment is formalized through Resolution 2025-XX and will be integrated into the City's ongoing environmental and conservation planning processes.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: MMCNALLEY
Presenter: Melissa McNalley, RDA Director
Department: Development Services
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 15 Minutes
CityView or Issue File Number: 25-051

SUBJECT: 4 A public hearing regarding the 2025-2029 Consolidated Plan and Year One Annual Action Plan draft (25-051)

RECOMMENDATION: Public Hearing to open a Public Comment period on the draft of the 2025-29 Consolidated Plan and Year One Annual Action Plan.

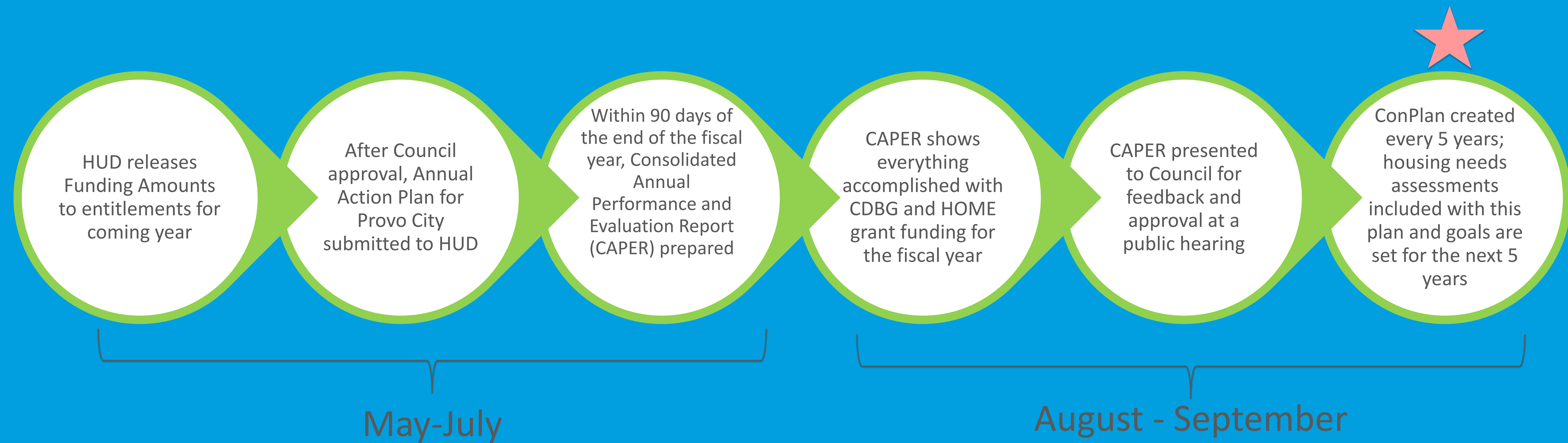
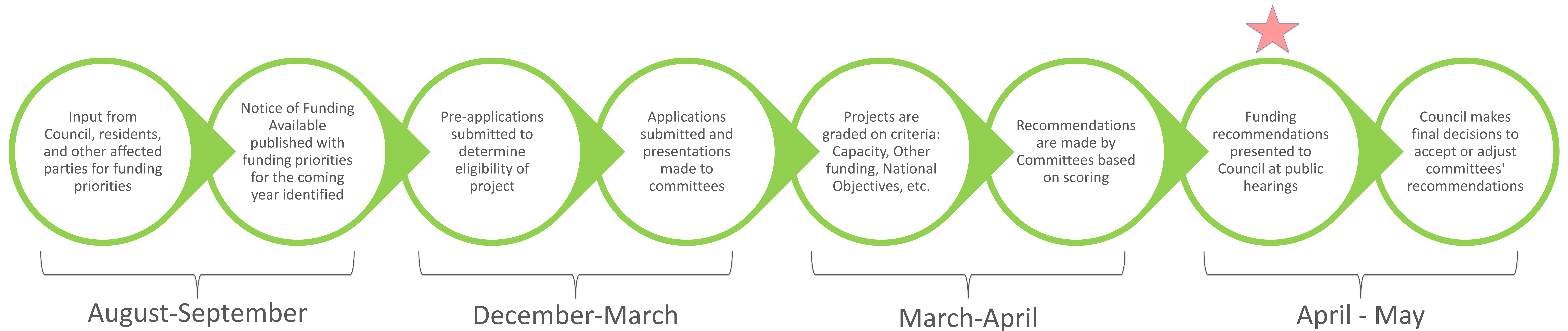
BACKGROUND: This will be the first public hearing of two for the Consolidated Plan draft. The Consolidated Plan is a required plan by HUD for the CDBG and HOME grants that Provo and the Utah Valley HOME Consortium receive. The plan will review needed services and housing solutions and will speak to strategic action planned to help bridge those gaps.

FISCAL IMPACT: About \$10 Million

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

This will be covered in the work session and brought up again during this public meeting. The 2025-29 Consolidated Plan will address the service and housing gaps for low income populations in Provo City and Utah County and the ways in which the funding will help to bridge those gaps.





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

	Funding Request	Lowest Amount Accepted	Total Application score	Committee Recommendation
Capital Projects				
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



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 DEVELOPMENT – 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
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801-229-3673
Csaldana@mountainland.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

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(I)).

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/Organizatio n 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/Organizatio n	House of Hope
	Agency/Group/Organizatio n 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/Organizatio n 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/Organizatio n 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/Organizatio n	Wasatch Behavioral Health
	Agency/Group/Organizatio n 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/Organizatio n 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/Organizatio n	Mountainlands Continuum of Care
	Agency/Group/Organizatio n 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(I))

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.

Provo City Development Services
4 days ago · 🌐

Utah County residents, we need your input on housing! We're working with Civicus Consulting Group to gather observations. Your feedback will play a key role in shaping the future of housing programs and services. Be a part of the change—share your insights with us! Join us on Tuesday, August 6th from 7 pm - 8 pm in the Community Room of Provo City Hall.

YOUR INPUT NEEDED HOUSING IN UTAH COUNTY MAKE YOUR VOICE HEARD

All are welcome

**TUESDAY, AUGUST 6
7 TO 8 PM
COMMUNITY ROOM
PROVO CITY BUILDING**



WE WANT YOUR FEEDBACK!

We are collecting survey responses to help guide funding to critical areas in Utah County:

 **HOUSING**
 **STREETS & UTILITIES
(CITY INFRASTRUCTURE)**

 **COMMUNITY
SERVICES**
 **BUSINESS &
COMMUNITY SUPPORT**

TAKE THE SURVEY AT:




tinyurl.com/UTCNeeds
English

tinyurl.com/UTCNeedsEN
Spanish






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



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

PRIORITY KEY



High
Up to two choices per section



Medium
Up to two choices per section



Low
Up to two choices per selection



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 Milken 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.

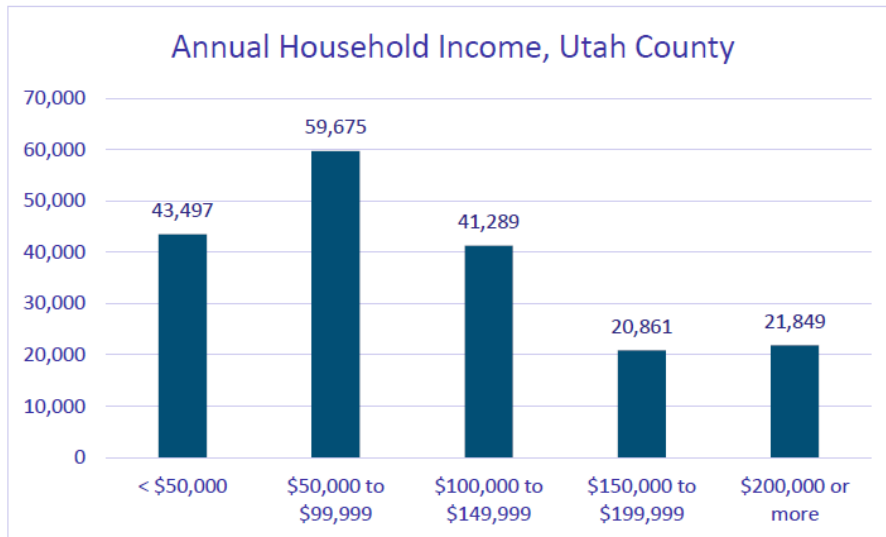


Figure 15: Annual Household Income, Utah County

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
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	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
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	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
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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

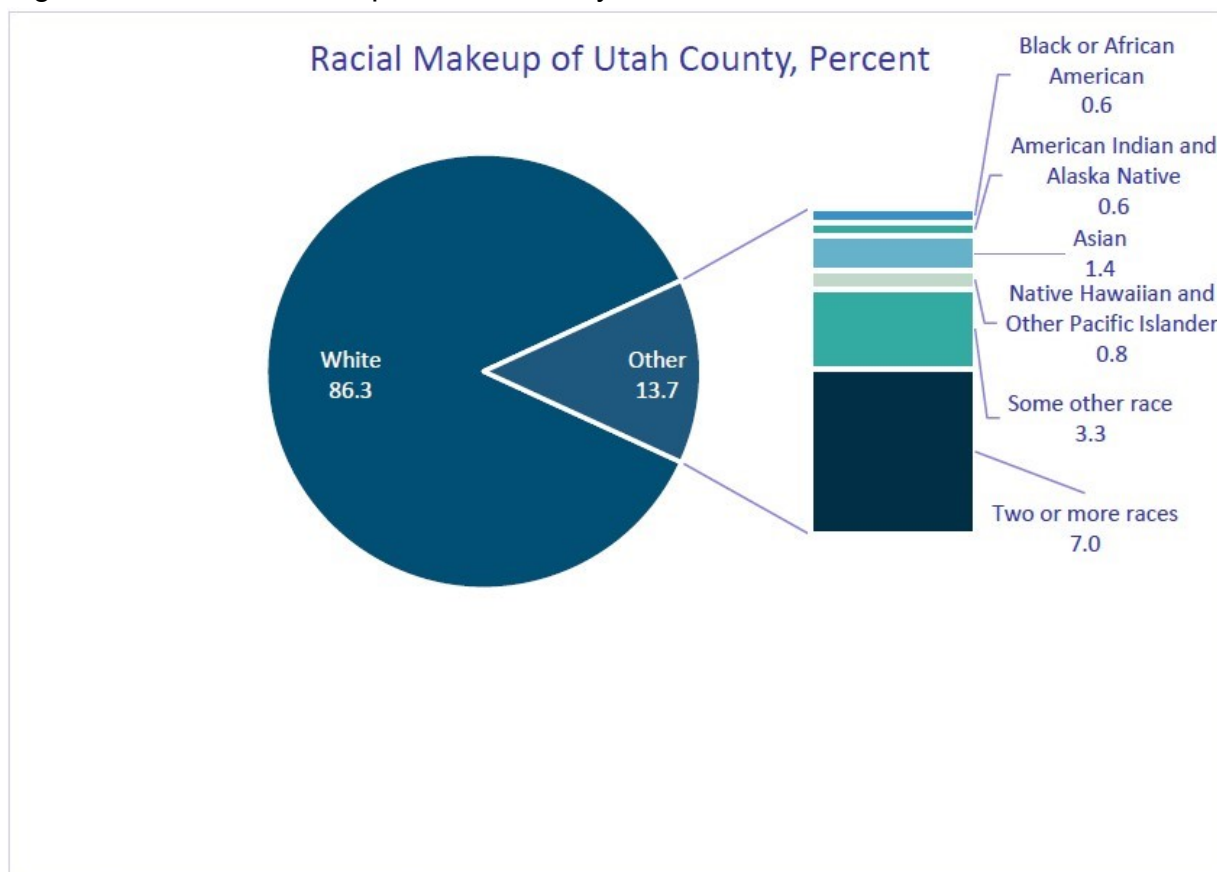


Figure 155: Racial Makeup of Utah County, Percent

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 in the 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 tract, 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 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.

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 provided 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 race 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 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%

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 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%

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 2016-2020 ACS

Source:

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 2023 ACS
Source:

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 2023 ACS 1-Year Estimates
Source:

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 2023 ACS 1-Year Estimates

Source:

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 2023 ACS

Source:

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 DEVELOPMENT – 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 Homeownershi p 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 Index & 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 lead-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 will 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)						
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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
17	Outcome	Availability/Accessibility X	Affordability	Sustainability
	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
19	Outcome	Availability/Accessibility	Affordability	Sustainability
	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
	Matrix Code	05R – Homebuyer downpayment assistance 13 – Direct Homeownership Assistance		
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 Index & 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 will 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(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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(I)(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 MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: RTROMBLY
Presenter: Bob Trombly, Deputy City Attorney, or Brian Jones. City Attorney
Department: Legal
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 5 minutes
CityView or Issue File Number: 25-047

SUBJECT: 5 An ordinance repealing outdated references to the Utah Alcoholic Beverage Control Act. (25-047)

RECOMMENDATION: With the repeal and re-enactment of the Utah Alcoholic Beverage Control Act, Provo City Code 9.41 is now entirely obsolete and should be repealed in its entirety.

BACKGROUND: The Utah ABCA, formerly codified in state code at Title 32A required municipal adoption prior to granting the city authority to enforce its provisions. Provo did this in 9.41 of the City Code. However, Title 32A was repealed some years ago and reenacted as Title 32B. The new code does not require municipal adoption, rendering our 9.41 entirely without effect.

FISCAL IMPACT: 0

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Repeal of this obsolete ordinance will have no adverse or detrimental impact on City plans, policies, or goals. Instead it will be a necessary first step in a broader effort to clean up the current code by eliminating unnecessary, obsolete, or impossible to enforce provisions.

ORDINANCE <<Document Number>>

AN ORDINANCE REPEALING OUTDATED REFERENCES TO THE UTAH
ALCOHOLIC BEVERAGE CONTROL ACT. (25-047)

RECITALS:

It is proposed that Provo City Code be amended to remove Chapter 9.41 regarding the adoption of provisions of the Utah Alcoholic Beverage Control Act;

The Utah legislature has repealed, amended, and renumbered the Utah Alcoholic Beverage Control Act with the result that Provo City's code now references non-existent laws;

The current version of the Utah Alcoholic Beverage Control Act does not require city government action nor local adoption of the state law provisions;

Repealing Chapter 9.41 will update Provo City's code to remove unnecessary ordinances and references to repealed state law;

On April 8 and 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) Provo City Code 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:

Provo City Code Chapter 9.41 is repealed in its entirety.

PART II:

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

- 40 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
41 sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of
42 the ordinance is not affected by that determination.
43
- 44 C. This ordinance takes effect immediately after it has been posted or published in accordance
45 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
46 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
47
- 48 D. The Municipal Council directs that the official copy of Provo City Code be updated to
49 reflect the provisions enacted by this ordinance.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: SNJOHNSON
Presenter: Scott Johnson, Zoning Administrator
Department: Development Services
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 30 Min
CityView or Issue File Number: PLOTA20250108

SUBJECT: 6 An ordinance amending Provo City Code regarding fees and fines associated with code enforcement, and declaring failure to correct grading violations a nuisance. (PLOTA20250108)

RECOMMENDATION: Approve the Ordinance Amendment.

BACKGROUND: Provo City has not utilized its ability to collect daily Civil Fees for many years regarding violations of City Code. After recent internal discussions, it has been determined that the City now has means to collect such fees. Provo City Council has tasked the Code Enforcement Division with re-imagining our code enforcement efforts. This proposed amendment is in part an effort to support this desire from the Council by allowing Code Enforcement Officers to put additional pressure on property owners who fail or refuse to correct violations.

FISCAL IMPACT: Increasing fines and taking actions to collect will bring additional revenue into the City.

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

This amendment will allow Provo City to provide additional pressure to property owners who fail or refuse to correct code violations. This is supported by the City's goal of compliance with its City Code.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING FEES
AND FINES ASSOCIATED WITH CODE ENFORCEMENT, AND
DECLARING FAILURE TO CORRECT GRADING VIOLATIONS A
NUISANCE (PLOT20250108)

RECITALS:

It is proposed that Provo City Code Title 17 be amended to replace civil “fee(s)” with civil “fine(s)”, to define “subsequent offense”, and to adjust the cost, the duration, and to whom these fines are paid;

It is proposed that Provo City Code Section 7.01.020 be amended to include failure to correct unpermitted grading as an unlawful nuisance;

On 22 April 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:

Provo City Code Title 17 is amended as shown in Exhibit A.

PART II:

Provo City Code Section 7.01.020 is amended as shown in Exhibit B.

PART III:

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

- 40 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
41 sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the
42 remainder of the ordinance is not affected by that determination.
43
- 44 C. This ordinance takes effect immediately after it has been posted or published in accordance
45 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
46 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
47
- 48 D. The Municipal Council directs that the official copy of Provo City Code be updated to
49 reflect the provisions enacted by this ordinance.
50

Exhibit A

Title 17

PROVO CITY ADMINISTRATIVE ENFORCEMENT PROGRAM

Chapters:

...

17.06 Costs and FeesFines

Chapter 17.01

ADMINISTRATIVE ENFORCEMENT PROGRAM

...

17.01.050

Criminal Prosecution Right.

The City shall have sole discretion in deciding whether to file a civil or criminal judicial case or pursue an administrative enforcement action for the violation of any of its ordinances or applicable code requirements. The enactment of this Title shall not be construed to limit the City's right to prosecute any violation as a criminal offense. If the City chooses to file both an administrative action and criminal charges for the same violation on the same day, no civil feesfines shall be assessed in the administrative action, but all other remedies contained herein shall be available.

(Enacted 1999-40)

...

17.01.100

Definitions Applicable to Title Generally.

In the construction of this Title, the following words and phrases shall be as defined as set forth in this section unless a different meaning is specifically defined elsewhere in this Title and specifically stated to apply:

"Administrative Citation" means a citation issued to a responsible person which gives notice of a violation and the civil feefine for such violation.

...

79 **“Administrative Enforcement Order”** means an order issued by a hearing examiner. The order
80 may include an order to abate the violation, pay civil **fees** **fees** **fees** and administrative costs, or take any
81 other action as authorized or required by this Title and applicable state codes.

82 . . .

83 **“Responsible Person”** means the person(s) determined by the City who is responsible for causing
84 or maintaining a violation of the Provo City Code or applicable state codes. The term “Responsible
85 Person” shall include, but is not limited to, a property owner, agent, tenant, lessee, occupant,
86 architect, builder, contractor, or other person who individually or together with another person is
87 responsible for the violation of any provision of the Provo City Code or applicable state codes.

88 **“Subsequent Offense”** means a violation of the same provision of code by the same responsible
89 person, whether occurring at the same or a different property located in Provo City, within thirty-six
90 (36) months of a prior violation that resulted in a Notice of Violation, administrative enforcement
91 order, or other formal enforcement action.

92 **“Written”** includes handwritten, typewritten, photocopied, computer printed, or facsimile.

93 (Enacted 1999-40, Am 2020-57, Am 2022-17)

94 . . .

95 **Chapter 17.02**

96 **ADMINISTRATIVE ENFORCEMENT HEARING PROCEDURES**

97 . . .

98 **17.02.080**

99 **Administrative Enforcement Order.**

100 . . .

101 (6) As part of an administrative enforcement order, a hearing examiner may establish specific
102 deadlines for the payment of **fees** **fees** **fees** and costs, and condition the total or partial assessment of
103 civil **fees** **fees** **fees** on the responsible person’s ability to take necessary corrective actions by specified
104 deadlines.

105 (7) A hearing examiner may issue an administrative enforcement order imposing civil **fees** **fees** **fees**.
106 Such **fees** **fees** **fees** shall continue to accrue until the responsible person complies with the hearing
107 examiner’s decision and corrects the violation.

108 ...

109

Chapter 17.03

110

ADMINISTRATIVE ABATEMENT

111 Sections:

112 ...

113 17.03.110 Civil FeesFines.

114 ...

115 17.03.020

116 Notice of Violation.

117 (1) Whenever an enforcement official determines that a violation of the Provo City Code or
118 applicable state codes has occurred or continues to exist, a notice of violation may be issued to the
119 responsible person. The notice of violation shall include the following information:

120 ...

121 (g) Explanation of the consequences should the responsible person fail to comply with the
122 terms and deadlines as prescribed in the notice of violation, which may include, but is not limited
123 to: criminal prosecution; civil feesfines; revocation of permits; recordation of the notice of
124 violation; withholding of municipal permits; abatement of the violation; costs; administrative
125 feesfines; and any other legal remedies.

126 (h) Statement that civil feesfines will begin to accrue immediately on expiration of the date to
127 correct violation.

128 (i) The amount of the civil feefine for each violation and a statement that the civil feefine shall
129 accrue daily until the violation is corrected.

130 ...

131 (2) The notice of violation shall be served by one of the methods of service listed in Section
132 17.01.120 of this Title.

133 (Enacted 1999-40, Am 2001-30)

134 ...

135 **17.03.070**

136 **Procedures for Abatement.**

137 . . .

138 (5) The Director shall serve the notice of itemized bill for costs by registered mail to the last known
139 address of the responsible person. The notice shall demand full payment within twenty (20) days to
140 ~~the Provo City Finance Department.~~

141 . . .

142 **17.03.090**

143 **Notice of Compliance.**

144 . . .

145 (3) The Director shall serve a notice of compliance to the responsible person and property owner in
146 the manner provided in Section 17.01.120, Provo City Code, if the Director determines that:

147 . . .

148 (c) all assessed civil ~~fees~~fines have been paid; and

149 (d) all assessed administrative ~~fees~~fines and costs have been paid.

150 . . .

151 **17.03.110**

152 **Civil ~~Fees~~Fines.**

153 (1) If a responsible person fails to correct a violation by the correction date listed in a notice of
154 violation, in a notice of abatement, or in an administrative enforcement order, civil ~~fees~~fines shall be
155 owed to the City for each violation as follows:~~noted in Table 1 – Civil Fines of this chapter.~~

156 (a) ~~for any violation set forth on Table 1 – Civil Fees, the civil fee shall be: as shown on the~~
157 ~~table.~~Such fines will be assessed beginning on the day immediately following the compliance
158 date listed on the Notice of Violation.

159 (b) ~~for any other violation not included on Table 1 – Civil Fees the civil fee for each violation~~
160 ~~shall be thirty dollars (\$30.00) plus an additional civil fee of thirty dollars (\$30.00) for each and~~
161 ~~every subsequent day of violation for each separate violation until the violation is corrected.~~
162 ~~The maximum amount of civil fees accruable under this Subsection (b) for each violation listed~~
163 ~~in a notice of violation or in an administrative enforcement order shall be six hundred dollars~~

~~(\$600.00).~~Such fines accrue on a daily basis until such time as the responsible person demonstrates that each violation has been corrected to the satisfaction of the City. As noted in Section 17.03.050, it is the responsibility of the responsible person to request an inspection to verify compliance.

(2) Payment of any civil ~~fee~~fine shall not excuse any failure to correct a violation or the reoccurrence of the violation, nor shall it bar further enforcement action by the City.

(3) Civil ~~fees~~ fines shall be paid to ~~the~~Provo City ~~Finance Department~~.

Table 1 - Civil ~~Fees~~ Fines

Escalating Timeframes	First Offense – Daily Accrual	Subsequent Offense – Daily Accrual
Days 1-30	\$100	\$250
Days 31-60	\$250	\$500
Days 61 and Beyond	\$500	\$750

Type of Violation	Reference	Civil Fee per Day, First Offense	First Offense, Maximum Civil Fee	Civil Fee per Day, Second Offense	Second Offense, Maximum Civil Fee
Occupancy violation	Title 14 per zone	\$25.00 per person	\$2,500.00 per person	\$50.00 per person	\$5,000.00 per person
Illegal accessory dwelling	Title 14 per zone	\$25.00	\$2,000.00	\$50.00	\$4,000.00
Junked or inoperable vehicles	Section 14.34.080	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Trash, junk, miscellaneous used materials	Section 14.34.080	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Weeds	Title 7	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Landscaping	Title 15	\$30.00	\$1,200.00	\$40.00	\$2,400.00

Signs	Chapter 14.38	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Fences	Title 14 per zone	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Dumping	Title 7	\$30.00	\$1,200.00	\$40.00	\$2,400.00
No building permit; no business license	Chapter 14.02, Title 6	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Home occupation	Chapter 14.41	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Parking	Chapter 14.37	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Nuisances, as defined	Title 7	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Non-permitted uses	Title 14	\$50.00	\$2,000.00	\$100.00	\$4,000.00
Failure to comply with Board of Adjustment, Planning Commission, or Hearing Examiner Order	Chapter 14.02, Title 17	\$30.00	\$1,200.00	\$40.00	\$2,400.00

172 (Enacted 1999-40, Am 2001-30)

173 . . .

174 **Chapter 17.05**

175 **ADMINISTRATIVE CITATIONS**

176 Sections:

177 . . .

178 **17.05.040** ~~Civil Fees~~Administrative Citation Fines Assessed.

179 ...

180 **17.05.030**

181 **Contents of Citation.**

182 Each administrative citation shall contain the following information:

183 ...

184 (3) The amount of the civil ~~fee~~fine imposed for each violation;

185 (4) An explanation of how the civil ~~fee~~fine shall be paid, the time period in which the civil ~~fee~~fine
186 shall be paid, and the consequences of failure to pay the civil ~~fee~~fine;

187 ...

188 **17.05.040**

189 ~~Civil Fees~~Administrative Citation Fines Assessed.

190 (1) ~~Civil fees~~Administrative citation fines shall be due and payable immediately upon service of an
191 administrative citation.

192 (2) The ~~civil fee~~fine for each violation listed on the administrative citation shall be the amount
193 shown in Table 1 – ~~Civil Fee~~Administrative Citation Fines of this section.

194 (3) Payment of any ~~civil fee~~fine(s) shall not excuse any reoccurrence of the violation, nor shall it bar
195 further enforcement action by the City.

196 (4) ~~Civil fees~~These fines shall be paid to ~~the~~Provo City~~-Finance Department~~.

197 **Table 1. – ~~Civil Fees~~Administrative Citation Fines**

Type of Violation	Reference	First Offense Civil Fee Fine	Second Subsequent Offense Civil Fee Fine
Grading without a permit	Section 15.03.035	\$150	\$500

Type of Violation	Reference	First Offense Civil Fee Fine	Second Subsequent Offense Civil Fee Fine
Grading without a permit on the Critical Hillside Overlay Zone	Section 15.03.035 and Chapter 14.33A	\$1,000	\$1,000
Illegal Short-Term Rental in any Agricultural or Residential Zone	Section 6.33.020(2)	\$1000	\$1000
Miscellaneous	N/A	\$100	\$250

(Enacted 1999-40, Am 2023-40)

Chapter 17.06 COSTS AND ~~FEES~~FINES

Sections:

...

17.06.050 Allocation of Civil ~~Fees~~Fines.

...

17.06.040

Administrative Cost Fund.

Administrative costs and ~~fees~~finest collected pursuant to this Title shall be deposited in a fund, as established by the City for the enhancement of the City's code enforcement efforts and to reimburse City departments for costs associated with the administration of this Title. ~~Fees~~Fines and costs deposited in this fund shall be allocated pursuant to the City's budget process and as authorized by applicable law.

(Enacted 1999-40)

213 **17.06.050**

214 **Allocation of Civil FeesFines.**

215 Civil feesfines collected pursuant to this Title shall be deposited in the Provo City general fund. Civil
216 feesfines deposited in the general fund may be allocated pursuant to the City's budget process and
217 as authorized by applicable law.

218 (Enacted 1999-40)

219

Exhibit B

220 **7.01.020**

221 **Nuisances Defined.**

222 It shall be unlawful and declared a public nuisance for any person owning, renting, leasing,
223 occupying, or having charge or possession of any property in the City to allow any of the following
224 conditions to exist on such property:

225 . . .

226 (14) The keeping, storing, depositing or accumulating on the premises or in the public right-of-way
227 for an unreasonable period of time dirt, sand, gravel, concrete, or other similar materials, or
228 maintenance of such material on public rights-of-way. [Additionally, failing to correct any grading](#)
229 [activity conducted without a permit including, but not limited to, failing remove fill placed without a](#)
230 [permit and failing to place and remediate cuts made or fill removed without a permit.](#)

231 . . .

232 (Am 1988-30, Rep&ReEn 1999-39, Am 2019-46, Am 2024-16)

PROPOSED AMENDMENTS TO TITLE 17 SECTION 7.1.020

SCOTT JOHNSON

ZONING ADMINISTRATOR

22 APRIL 2025

WHAT THIS PROPOSAL DOES IN TITLE 17:

- Changes verbiage from “fee(s)” to “fine(s)”
- Increases and standardizes daily civil fines
- Defines “subsequent offense”
- Corrects to whom fines are paid
- Updates administrative citation fine

CURRENT DAILY FINES:

For Violations not listed:

\$30 daily up to \$600
Max

Type of Violation	Reference	Civil Fee per Day, First Offense	First Offense, Maximum Civil Fee	Civil Fee per Day, Second Offense	Second Offense, Maximum Civil Fee
Occupancy violation	Title 14 per zone	\$25.00 per person	\$2,500.00 per person	\$50.00 per person	\$5,000.00 per person
Illegal accessory dwelling	Title 14 per zone	\$25.00	\$2,000.00	\$50.00	\$4,000.00
Junked or inoperable vehicles	Section 14.34.080	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Trash, junk, miscellaneous used materials	Section 14.34.080	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Weeds	Title 7	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Landscaping	Title 15	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Signs	Chapter 14.38	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Fences	Title 14 per zone	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Dumping	Title 7	\$30.00	\$1,200.00	\$40.00	\$2,400.00
No building permit; no business license	Chapter 14.02, Title 6	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Home occupation	Chapter 14.41	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Parking	Chapter 14.37	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Nuisances, as defined	Title 7	\$30.00	\$1,200.00	\$40.00	\$2,400.00
Non-permitted uses	Title 14	\$50.00	\$2,000.00	\$100.00	\$4,000.00
Failure to comply with Board of Adjustment, Planning Commission, or Hearing Examiner Order	Chapter 14.02, Title 17	\$30.00	\$1,200.00	\$40.00	\$2,400.00

PROPOSED DAILY FINES:

- For any violation not corrected by required date.

Escalating Timeframes	First Offence – Daily Accrual	Subsequent Offence – Daily Accrual
Days 1-30	\$100	\$250
Days 31-60	\$250	\$500
Days 61 and Beyond	\$500	\$750

ADD DEFINITION “SUBSEQUENT OFFENSE”:

- **“Subsequent Offense”** means a violation of the same provision of code by the same responsible person, whether occurring at the same or a different property located in Provo City, within thirty-six (36) months of a prior violation that resulted in a Notice of Violation, administrative enforcement order, or other formal enforcement action.

UPDATE FINES PAID TO:

- Was: “Provo City Finance Department”
- Is: “Provo City”

ADMINISTRATIVE CITATION:

(ONE TIME FINE)

Type of Violation	Reference	First Offense Civil Fee Fine	Subsequent Offense Civil Fee Fine
Grading without a permit	Section 15.03.035	\$150	\$500
Grading without a permit on the Critical Hillside Overlay Zone	Section 15.03.035 and Chapter 14.33A	\$1,000	\$1,000
Illegal Short-Term Rental in any Agricultural or Residential Zone	Section 6.33.020(2)	\$1000	\$1000
Miscellaneous	N/A	\$100	\$250

WHAT THIS PROPOSAL DOES IN SECTION 7.01.020

Add to Nuisance Defined:

...

(14) The keeping, storing, depositing or accumulating on the premises or in the public right-of-way for an unreasonable period of time dirt, sand, gravel, concrete, or other similar materials, or maintenance of such material on public rights-of-way. **Additionally, failing to correct any grading activity conducted without a permit including, but not limited to, failing to remove fill placed without a permit and failing to replace and remediate cuts made or fill removed without a permit.**

**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



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

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

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

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. 127262. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW (PARCELS 30-030-0060 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN 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 PLAN. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-1-10, UTAH CODE ANNOTATED, 1953 AS AMENDED, ARE SHOWN ON THIS PLAN. ALL UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
DAY OF _____, A.D. 20____.

BY: _____
MANAGING MEMBER

BY: _____

ACKNOWLEDGMENT

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

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.

PROVO
1" = 50.00 FEET

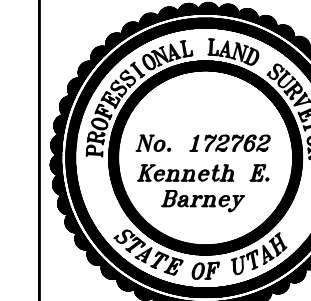
UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL

	SURVEYOR'S SEAL
--	-----------------

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP



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

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	
TE	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"23"
	C8	37.26'	56.00'	36.58'	S30°04'56"W	38°07'23"
	C9	22.57'	28.00'	21.87'	S24°16'30"E	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"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	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°04'36"
C21	69.29'	56.00'	64.96'	S80°08'31"E	70°53'48"
C22	52.03'	56.00'	50.16'	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°23'33"
C28	13.75'	180.00'	13.74'	S88°24'42"E	4°22'33"
C29	65.24'	180.00'	64.88'	S75°50'09"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"
L2	12.02'	N00°05'31"
L3	15.37'	N00°35'37"
L4	43.61'	N89°21'54"
L5	34.75'	S38°12'05"

BUILDABLE AREA		BUILDABLE AREA	
LOT#	AREA	LOT#	AREA
22	5803	37	9637
23	4078	38	4378
24	3773	39	7343
25	4407	40	4392
26	4872	41	3942
27	4340	42	6915
28	2699	43	3100
29	3413	44	4037
30	2981	45	4036
31	2973	46	4038
32	3506	47	3476
33	2689	48	3789
34	4361	49	3905
35	6103	50	3905
36	4657	51	3909

Northern
ENGINEERING INC.
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

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>

Review: **Plat Review**
 Department: Public Works

Review Date: 12/17/2024

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

1 RESOLUTION <<Document Number>>
2

3 A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE
4 LAKEVIEW FIELDS DEVELOPMENT AGREEMENT TO ALLOW
5 UPDATED PLANS, OPTIONAL BASEMENTS, VINYL FENCING, AND A
6 SEPARATE HOA FOR THE SUBJECT PROPERTY. (25-052)
7

8 RECITALS:
9

10 It is proposed that the Municipal Council approve the first amendment to the Lakeview
11 Fields Development Agreement between Provo City as shown in Exhibit A, White Horse Land,
12 LLC, and Hawkmoon Holdings, LLC;
13

14 The amendment applies solely to the designated portion of the property, known as the
15 “Subject Property”;
16

17 It eliminates the requirement to adhere to the original preliminary plat and housing plans,
18 instead permitting development under updated plans in compliance with current Provo City
19 Code;
20

21 All other provisions of the original agreement remain in full effect for the remainder of
22 the property;
23

24 On April 22 and May 6, 2025, the Municipal Council met to consider the facts regarding
25 this matter and receive public comment, which facts and comments are found in the public
26 record of the Council’s consideration; and
27

28 After considering the facts presented to the Municipal Council, the Council finds that (i)
29 the proposed action should be approved as described herein, and (ii) such action furthers the
30 health, safety, and general welfare of the citizens of Provo City.
31

32 THEREFORE, the Provo Municipal Council resolves as follows:
33

34 PART I:
35

36 The First Amendment to the Development Agreement between Provo City, White Horse
37 Land, LLC, and Hawkmoon Holdings, LLC for Lakeview Fields is approved, and the Mayor is
38 authorized to execute the Agreement.
39

40 PART II:
41

42 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.

83
84
85 **AGREEMENT:**
86

87 NOW THEREFORE, for valuable consideration received, the parties do hereby agree to
88 modify the Development Agreement as follows.
89

90 1. Recitals and Exhibits. The foregoing Recitals and the Exhibits attached hereto are
91 incorporated into and made part of the parties' agreement.
92

93 2. Defined Terms. Capitalized terms that are not otherwise defined in this Amendment
94 shall have the meanings given to them in the Development Agreement.
95

96 3. Amendment to Development Plan for the Subject Property. As it pertains to the
97 Subject Property only, the preliminary development plan labeled "Preliminary Plat" and the
98 housing plans and elevations attached to the Development Agreement as **Exhibit C** will no longer
99 be binding and Developer will not be limited or bound by the provisions of the development plans
100 attached to the Development Agreement as **Exhibit C**. Development of the Subject Property will
101 be in accordance with the provisions of the Provo City Code and the provisions of the Development
102 Agreement, as amended hereby.
103

104 4. Architectural Standards. General examples of residential styles and elevations
105 which are approved for construction within the Subject Property are attached hereto as **Exhibit 1-**
106 **C**. Without limitation, Developer may construct dwelling units within the Subject Property which
107 substantially comport with the plans identified in **Exhibit 1-C** (collectively, such plans being the
108 "**Approved Plans**") and otherwise comply with the Provo City Code and with the Development
109 Agreement, as amended hereby.
110

111 5. Inclusion of Basements. Notwithstanding anything in the Development Agreement
112 to the contrary, including, without limitation, references to basements on the Approved Plans,
113 Developer may, but is not required to, construct basements in any dwelling units located within
114 the Subject Property.
115

116 6. Amendment to Special Conditions. As to the Subject Property, certain provisions
117 of **Exhibit D** of the Development Agreement ("**Special Conditions**") are hereby amended as
118 follows:
119

- 120 a. Section 2(A) of the Special Conditions is hereby amended to read: "Single-story
121 dwelling unit: one thousand six hundred (1,600) square feet."
122

- 123 b. Section 2(B) of the Special Conditions is hereby amended to read: “Two story
124 dwelling unit : nine hundred (900) square feet on the main floor and eight hundred
125 (800) square feet on the upstairs floor.”
126
- 127 c. Section 6 of the Special Conditions, together with its subsections, is hereby deleted
128 in its entirety and replaced with the following language: “Required landscaping
129 shall be identified in the CCRs for the Subject Property defined herein. The CCRs
130 shall allow for enforcement of the landscaping provisions by an owners association
131 (“HOA”) or by the City.”
132
- 133 d. Notwithstanding anything in Section 7 of the Special Conditions, Developer may
134 establish separate CCRs and a separate HOA for the Subject Property which shall
135 be independent of any CCRs and any property owners association and architectural
136 control committee governing the other portions of the Property. The HOA for the
137 Subject Property need not have an architectural control committee. Instead, the
138 development of the Subject Property will be subject to the Approved Plans and any
139 other applicable provisions of this Development Agreement. The HOA for the
140 Subject Property will be responsible for maintenance of any common areas shown
141 on an approved subdivision plat for the Subject Property.
142
- 143 e. Section 10 is hereby amended so all references to “cedar fence with decorative
144 masonry columns” shall be changed to “vinyl fence.” The words “approved by the
145 Provo City Design Review Committee” are deleted. The words “One-Family
146 Subdivision Lots” is deleted and replaced with “Subject Property.” The sentence
147 “Fence panels shall not be aligned in straight line but shall be staggered to achieve
148 a higher design quality as reasonably determined by the Committee” is deleted.
149

150 7. Notices. Notwithstanding anything in Section 14(K) of the Development
151 Agreement, notices to Developer which relate to the Subject Property arising under this
152 Amendment and/or the Development Agreement shall be sent to the following address:
153

154 White Horse Land, LLC
155 Attn: Tyler Horan
156 42 E 1100 S, Suite 1A
157 American Fork, UT 84003
158 tyler@keyut.com
159

160 8. Scope and Effect of Amendment. This Amendment shall modify the Development
161 Agreement only with respect to the Subject Property and only if Developer closes on the purchase
162 of the Subject Property from Owner. As to all other portions of the Property, this Amendment shall
163 have no effect. Except as expressly modified herein, the Development Agreement shall remain in
164 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]

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

176
177 **CITY:**

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

180
181 By: _____

182 Name: _____

183 Title: _____

184 Date: _____

185
186 Attest:

Approved as to Form:

187
188 _____
189 City Recorder

City Attorney

190
191 **DEVELOPER:**

192 WHITE HORSE LAND LLC, a Utah limited
193 liability Company

194
195 By: _____

196 Name: Tyler Horan

197 Title: Manager

198 Date: _____

199
200 NOTICE IS GIVEN, that Owner has consented to the terms of this Amendment and agrees
201 that the same shall be binding on the Subject Property

202
203 **OWNER:**

204 HAWKMOON HOLDINGS, LLC, a Utah
205 limited liability Company

206
207 By: _____

208 Name: Dallin Horan

209 Title: Manager

210 Date: _____

213 **City Acknowledgement**

214
215 STATE OF UTAH)
216 :ss
217 COUNTY OF _____)
218

219
220 Acknowledged before me this _____ day of _____, 2025, by _____
221 _____ as _____ of PROVO CITY, a municipal
222 corporation.
223

224
225 _____
226 Notary Public for the State of Utah (seal)
227

228 **Developer Acknowledgment**

229
230 STATE OF UTAH)
231 :ss
232 COUNTY OF _____)
233

234
235 Acknowledged before me this _____ day of _____, 2025, by JACOB
236 HORAN as MANAGER of WHITE HORSE LAND, LLC, a Utah limited liability company.
237

238
239 _____
240 Notary Public for the State of Utah (seal)
241

242 **Owner Acknowledgment**

243 STATE OF UTAH)
244 :ss
245 COUNTY OF _____)
246

247
248 Acknowledged before me this _____ day of _____, 2025, by
249 TYLER HORAN as MANAGER of HAWKMOON HOLDINGS, LLC, a Utah limited liability
250 company.
251

252
253 _____
254 Notary Public for the State of Utah (seal)
255

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:

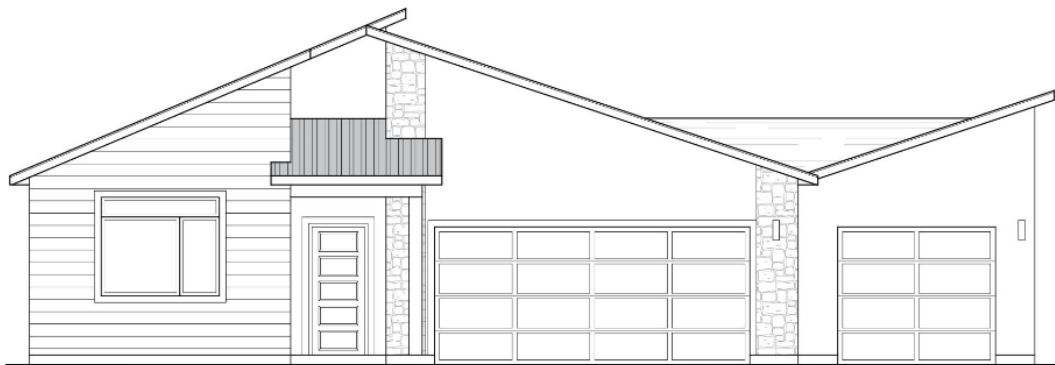
COMMENCING AT A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF
SAID SECTION 34; THENCE NORTH 89°33'59" EAST A DISTANCE OF 398.50 FEET
ALONG THE SECTION LINE; THENCE SOUTH 27.58 FEET TO THE POINT OF
BEGINNING; THENCE NORTH 89°24'28" EAST A DISTANCE OF 823.09 FEET; THENCE
SOUTH 38°12'05" EAST A DISTANCE 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

276
277
278
279

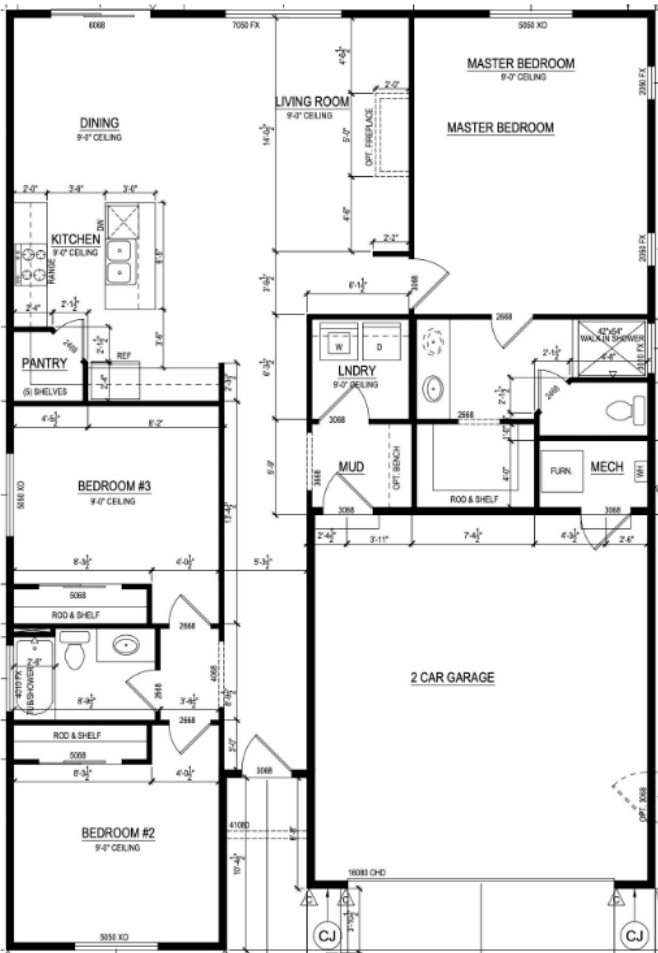
Exhibit 1-C
Approved Plans for the Subject Property

ASHBURY



ASHBURY FLOOR PLAN

MAIN FLOOR	1616
SECOND FLOOR	0
TOTAL FINISHED	1616

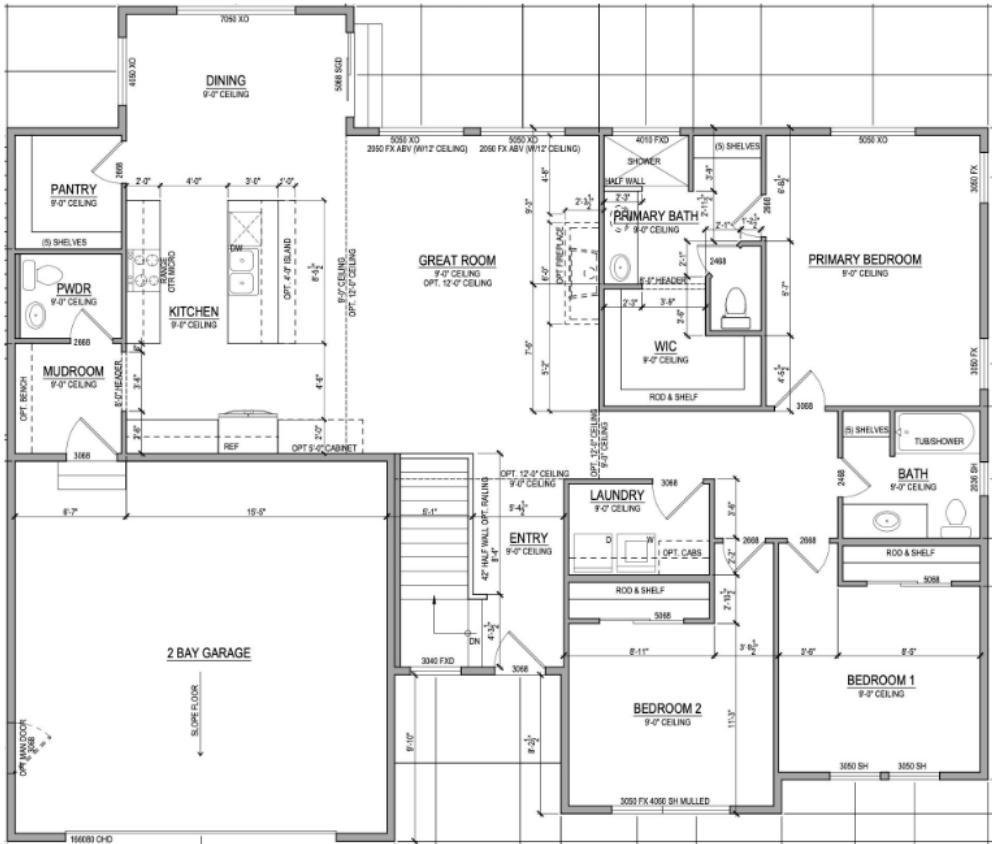


BECKTON



BECKTON FLOOR PLAN

MAIN FLOOR	1874
SECOND FLOOR	0
TOTAL FINISHED	1874

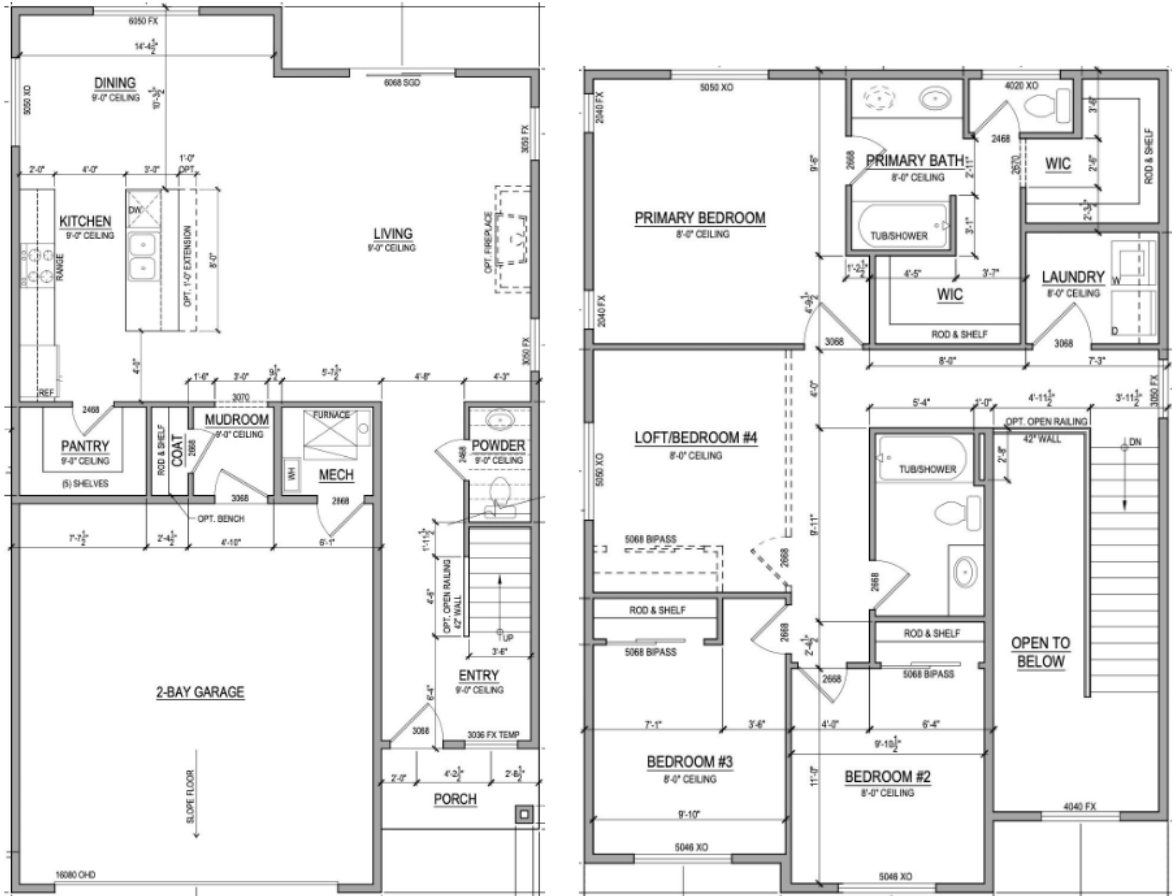


CYPRESS

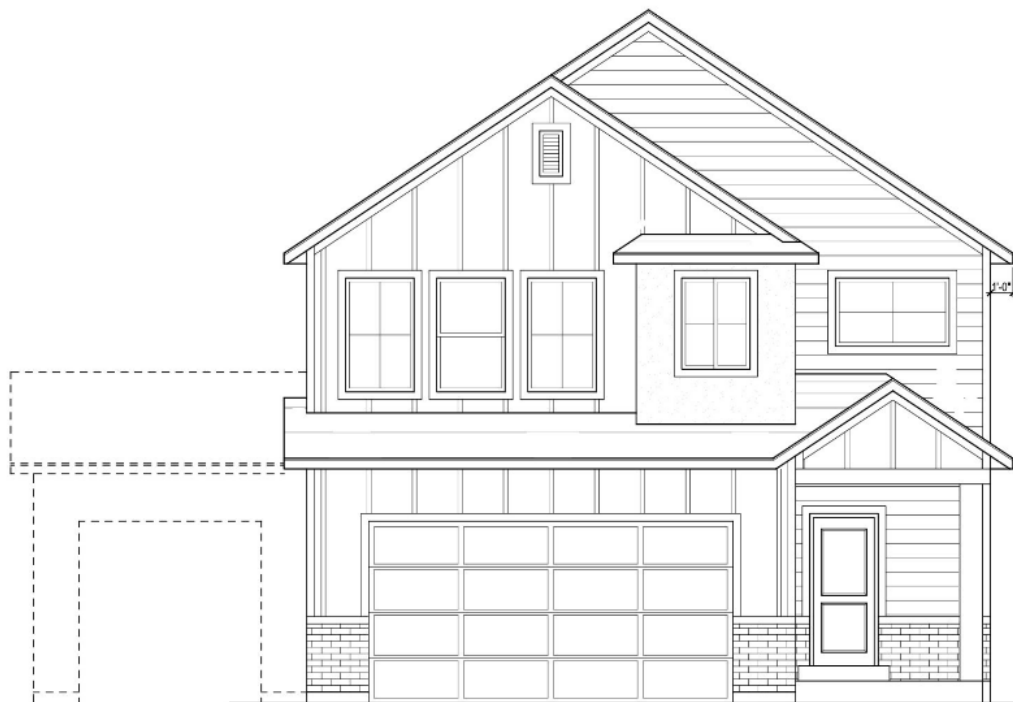
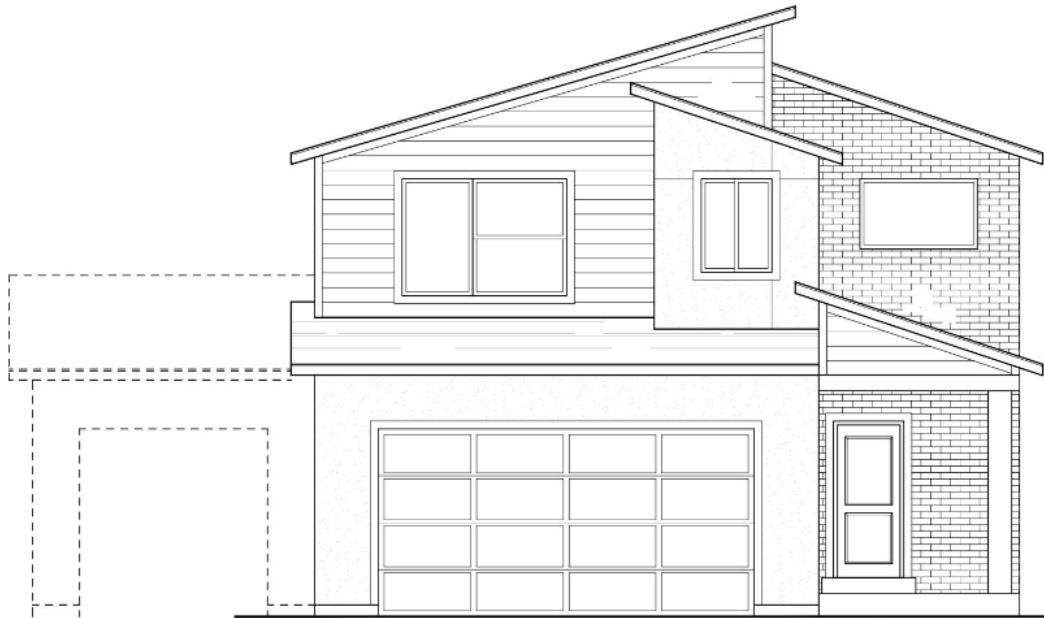


CYPRESS FLOOR PLAN

MAIN FLOOR	901
SECOND FLOOR	1030
TOTAL FINISHED	1931

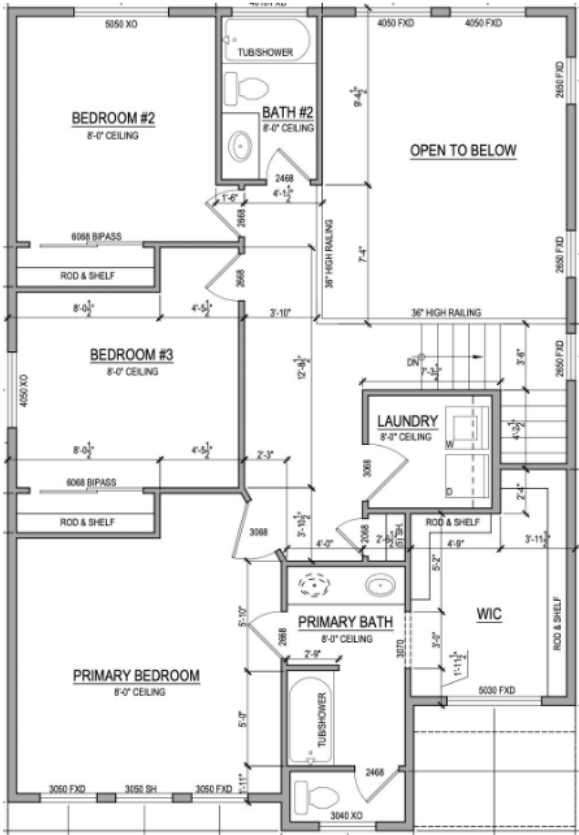
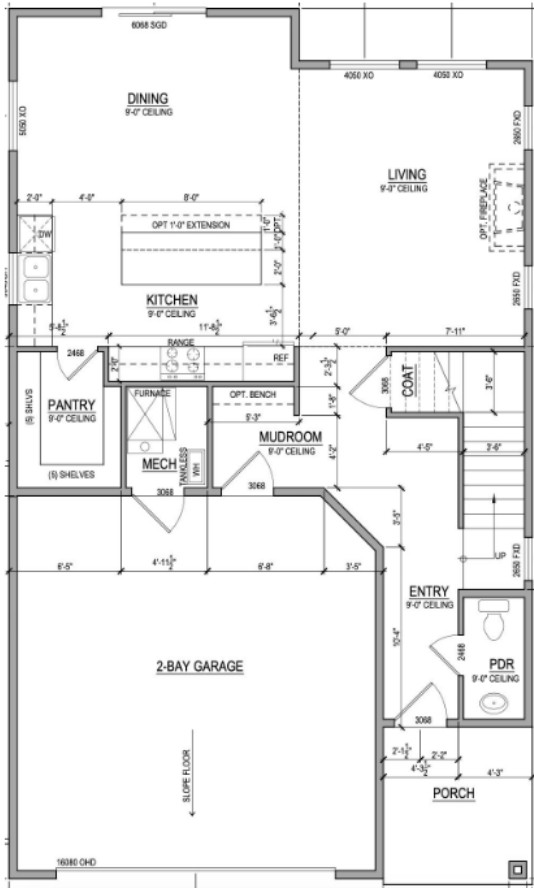


JUNIPER



JUNIPER FLOOR PLAN

MAIN FLOOR	945
SECOND FLOOR	1007
TOTAL FINISHED	1952

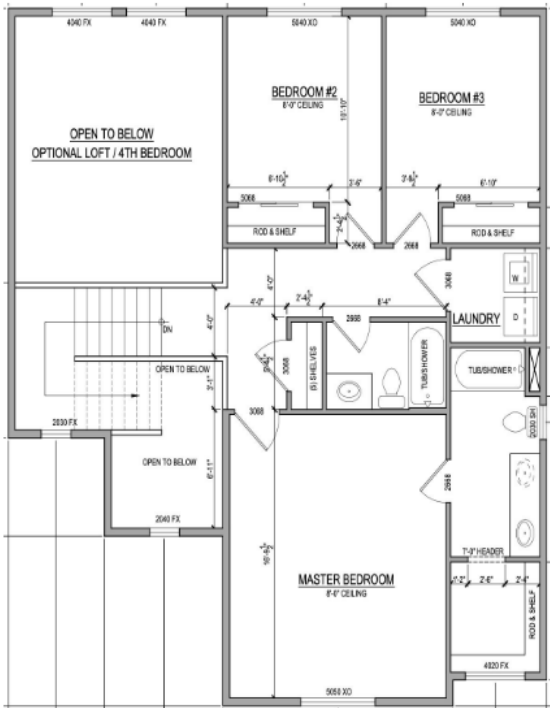
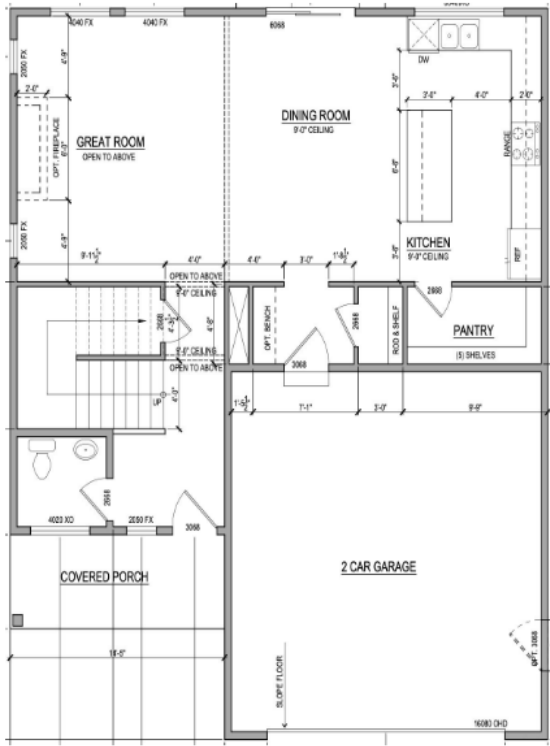


CHARLESTON



CHARLESTON FLOOR PLAN

MAIN FLOOR	903
SECOND FLOOR	873
TOTAL FINISHED	1776

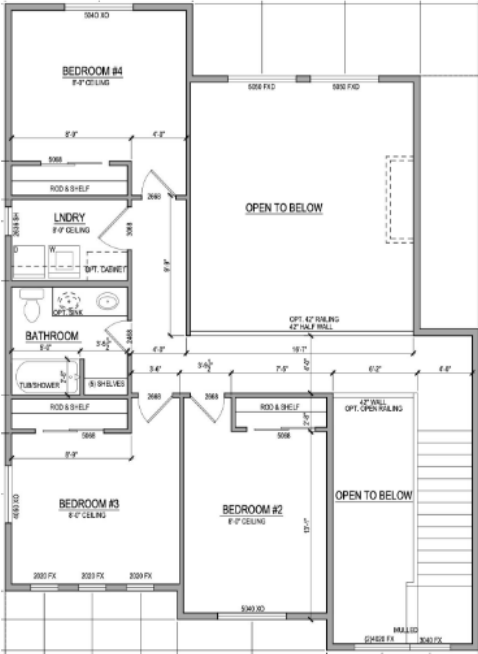
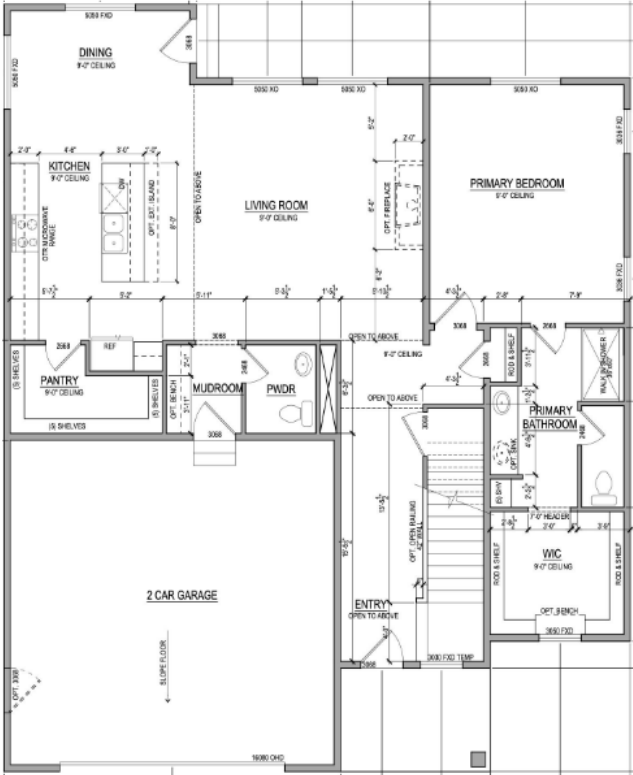


HAMPTON



HAMPTON FLOOR PLAN

MAIN FLOOR	1481
SECOND FLOOR	829
TOTAL FINISHED	2310

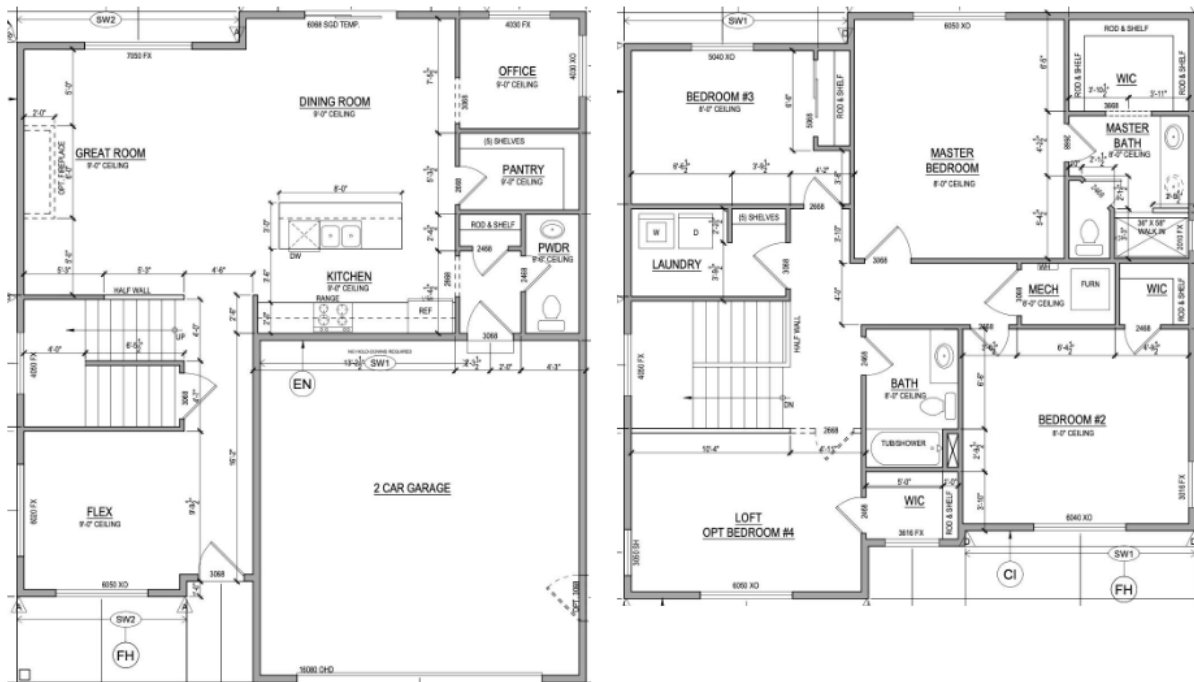


MESA



MESA FLOOR PLAN

MAIN FLOOR	1027
SECOND FLOOR	1300
TOTAL FINISHED	2327

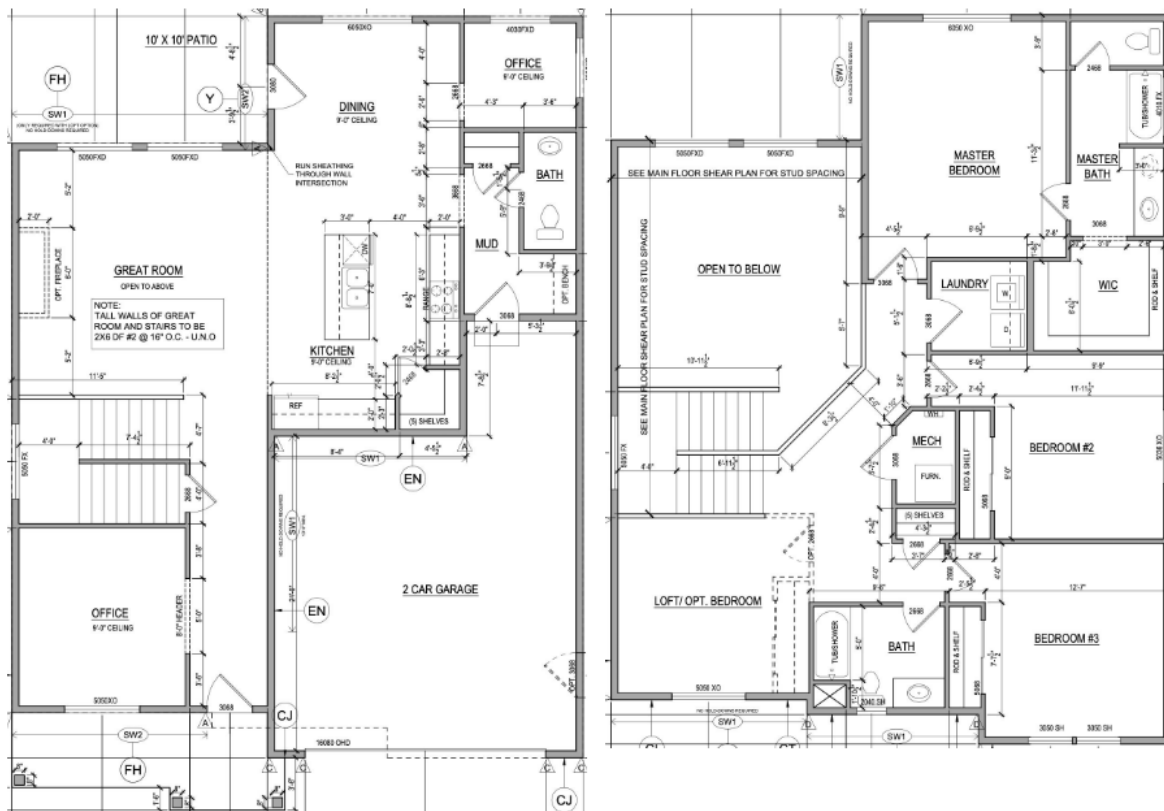


NEWPORT



NEWPORT FLOOR PLAN

MAIN FLOOR	1189
SECOND FLOOR	1376
TOTAL FINISHED	2565

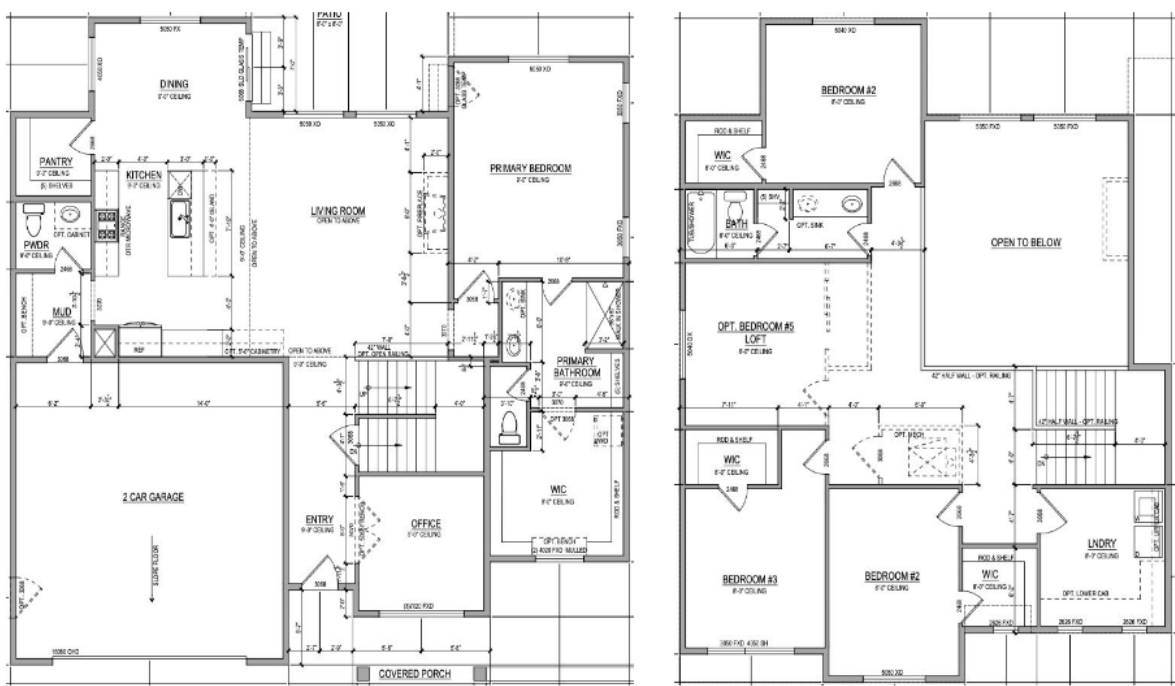


KENSINGTON



KENSINGTON FLOOR PLAN

MAIN FLOOR	1590
SECOND FLOOR	1181
TOTAL FINISHED	2771

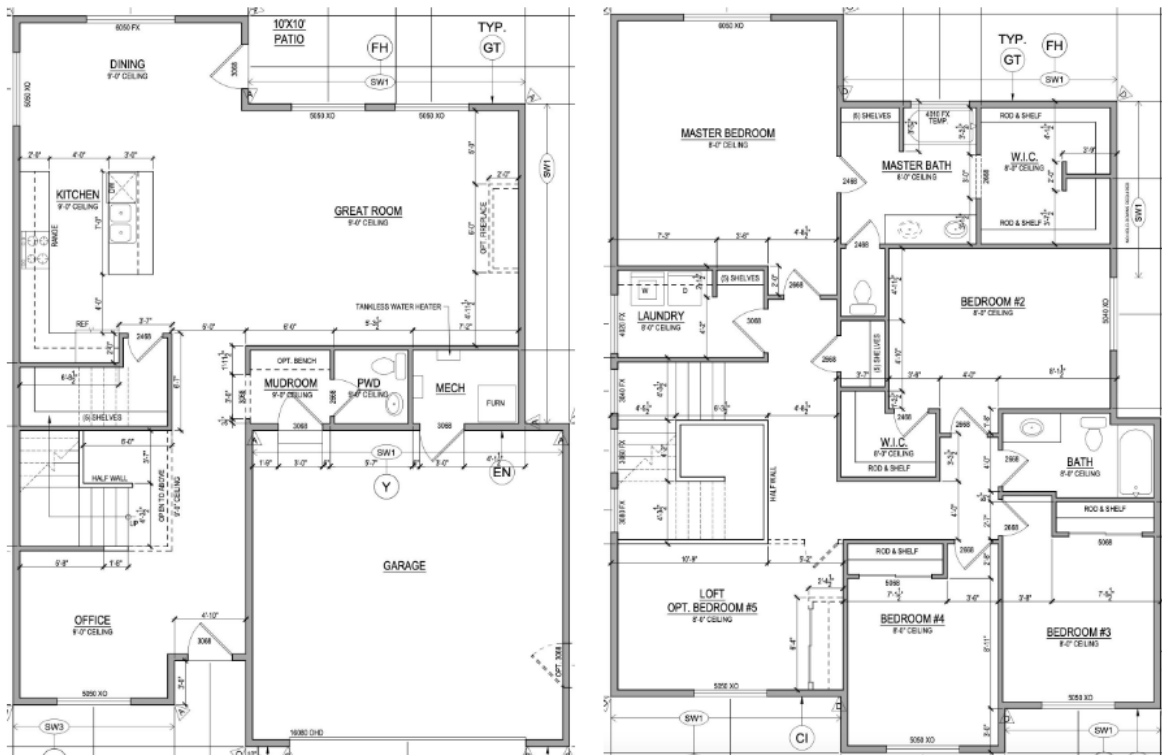


SEASIDE



SEASIDE FLOOR PLAN

MAIN FLOOR	1150
SECOND FLOOR	1619
TOTAL FINISHED	2769



DEVELOPMENT AGREEMENT FOR CITY CORPORATION

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on ~~January~~ ^{February} 12, 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".

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.

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 [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 terms 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 modify Developer's rights as 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 Developer's rights shall be of general 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 Project or Development Plan Approval. In the event City 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

(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 commitments made to City that the Project will be a high quality development that will be designed in a manner to minimize adverse

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

7. Commencement of Site 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.

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

8. Project 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.

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

9. Changes to Project. No material modifications to the Plans shall be made after approval by City without City's written approval of such modification. Developer may request approval of material modifications to the Plans from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the total perimeter size (footprint) of building area to be constructed on the Property by more than ten (10) 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 City's 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.

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

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.

11. Tenn. The term of this Agreement shall commence on, and the effective date of this 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 thereof shall 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

rights and obligations of Developer under this Agreement, has been approved by City, or (ii) Developer obtains from the transferee a letter acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the 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 Lot 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 Developer's 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 (1) 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 furnished 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 (1) or more of the material terms 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 13(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, governmental regulations, governmental confols, 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 performance or effort to cure a Default.

c. Breach of Agreement. 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 pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

14. General Terms and Conditions.

A. Recording of Agreement. 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 of Performance. 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 perform 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 court of competent jurisdiction this Agreement shall be null and void.

6

F. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations or ordinances of City, or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty (30) days written 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 any right 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 City's 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 City's Municipal Council taken with the same formality as the vote approving this Agreement.

J. Attorneys Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement, or any judgment 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 attorneys' 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~~

ENT

To the City:

~~724 North 1890 West~~
~~Provo, Utah 84601~~

Community Development Director
 P.O. Box 1849
 Provo, 84603

With copy to:

Municipal Council Attorney
 P.O. Box 1849
 Provo, Utah 84603

L. Applicable Law. 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 of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed 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) attorneys 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 as 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-party 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

concerning 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. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 13 herein. City's 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 District 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 of this 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. All 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

Patricia Greenbeck
City Recorder



By: *[Signature]*
Mayor

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

By: *[Signature]*
Developer as of the date first written 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 this 12 day of February 2008 by David K. Gardner, Manager of

Tami Kate Hodges
Notary Public
Greyfields, LLC.



ENT

PG of 29

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 N89°31'44"W A DISTANCE OF 255.46 FEET ALONG THE SECTION LINE*,
THENCE SOUTH 36.48 FEET TO THE POINT OF~~**BEGINNING:**

~~THENCE N89°24'28"E A DISTANCE OF 1477.23 FEET; THENCE S38°12'05"E A DISTANCE
OF 471.40 FEET; THENCE S51°47'55"W A DISTANCE OF 120.00 FEET; THENCE S~~**9°24'23"W**
~~A DISTANCE OF 1604.18 FEET; THENCE N11°1'1" A DISTANCE OF 137.42 FEET; THENCE N13
°37'55"W A DISTANCE OF 179.15 FEET; THENCE N00°35'37"W A DISTANCE OF 137.10 FEET
TO THE REAL POINT OF BEGINNING.~~

~~CONTAINS~~**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

ENT 26355:eoee

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

Provo City Planning Commission

Report of Action

December 12, 2007

REQUEST FOR COUNCIL ACTION	
Type of Action Requested:	
X	
Resolution	<u> X </u>
Ordinance	<u> X </u>
Formal Action/Motion	<u> 1 </u>
Review at Study	<u> 1 </u>
Session	<u> 1 </u>
Administrative; No Action	

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 1-20 (One-family Residential). Lakeview North Neighborhood The following actions are requested:

- (a) Preliminary subdivision approval of the Lakeview Fields Subdivision, a 5140± 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 R1-20 (One-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 of December 12, 2007.

(a) ~~CONDITIONALLY APPROVED~~ PRELIMINARY SUBDIVISION

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

1. That any remaining technical requirements of the Public Works Department are 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 AMENDMENT WITH CONDITIONS

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the applicant's proposed ordinance amendment, with an additional recommendation noted below in the FINDINGS / BASIS OF PLANNING COMMISSION 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.

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ENT

(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.

PLANNING 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 Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's 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. The first meeting was held July 7, 2007, and a report of this meeting was an attachment to the staff report. A second meeting was held December 1, 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.

NEIGHBORHOOD 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, signaling 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 were in favor of the proposed development.

PLANNING COMMISSION 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 apartment complex parking to Geneva Road, and having it connect through the RI portion of the subdivision to the proposed east-west street.

There 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.

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APPLICANT RESPONSE

Key points addressed in the applicant's 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(JT) 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 of an average of 2200 square feet per one family home should be included in the proposed ordinance text;
- The proposed text should include more specific language concerning the HOA responsibilities for fence maintenance, including landscaping around the fence, graffiti removal, and so forth.


 Planning Commission Chair


 Director of Community Development

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 Community Development Department, 330 West 100 South, 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.).

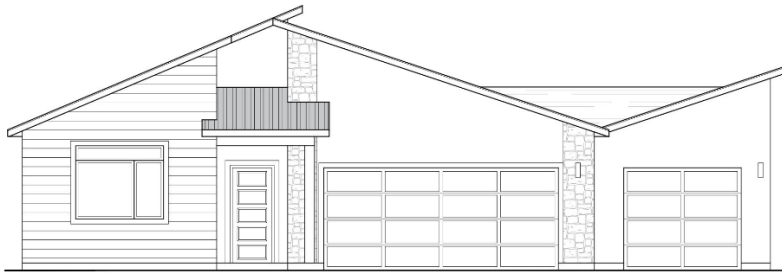
BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS**Exhibit "C"**

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

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

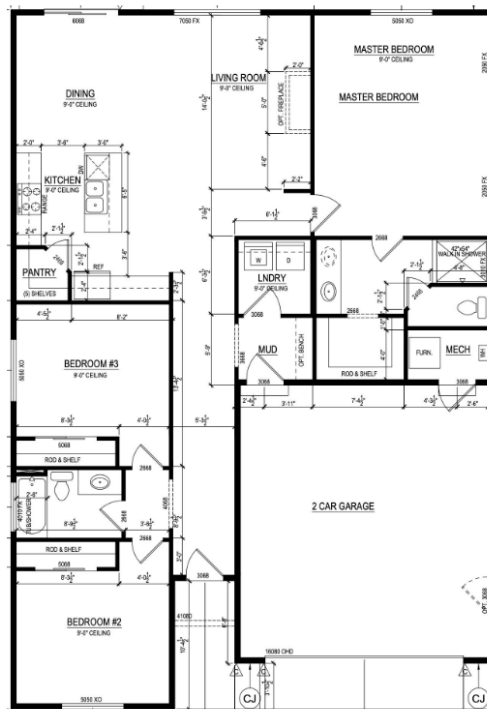
EXHIBIT 1-CAPPROVED PLANS FOR THE SUBJECT AREA

ASHBURY



ASHBURY FLOOR PLAN

MAIN FLOOR	1616
SECOND FLOOR	0
TOTAL FINISHED	1616

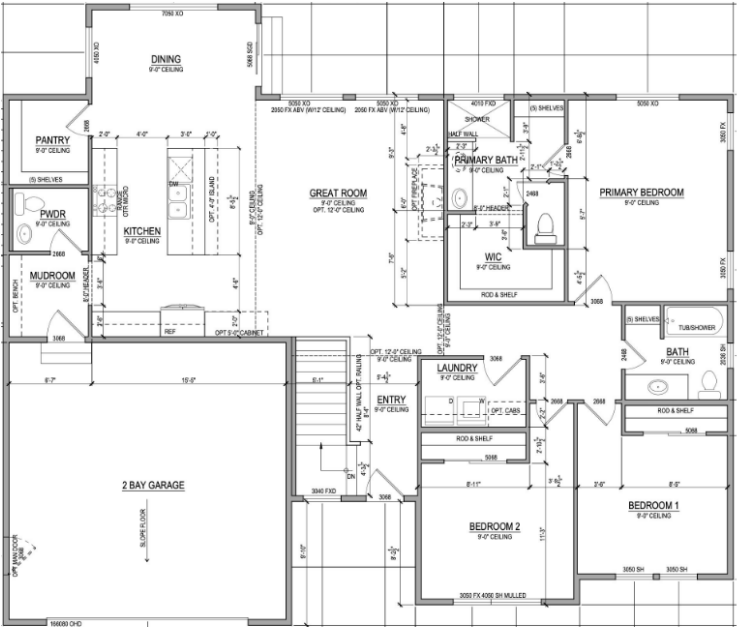


BECKTON



BECKTON FLOOR PLAN

MAIN FLOOR	1874
SECOND FLOOR	0
TOTAL FINISHED	1874

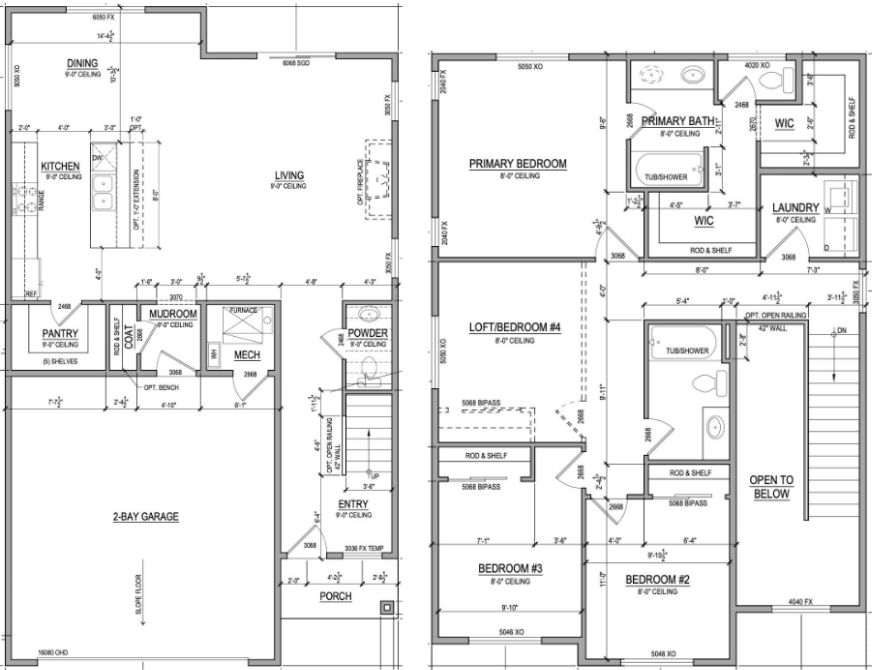


CYPRESS

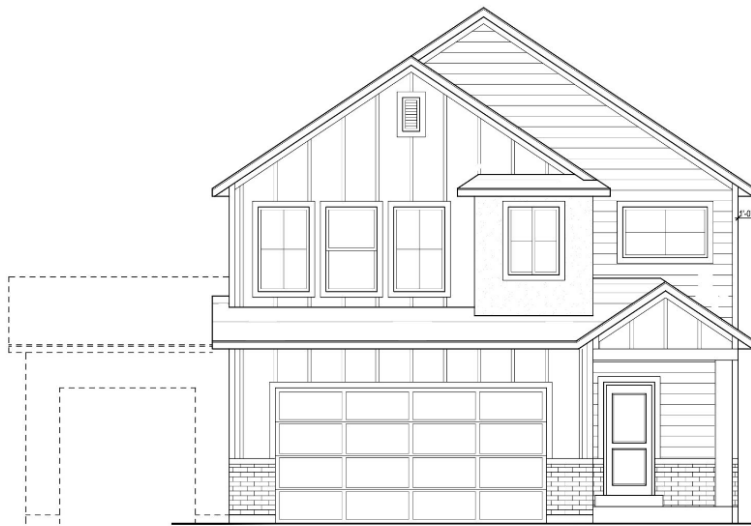
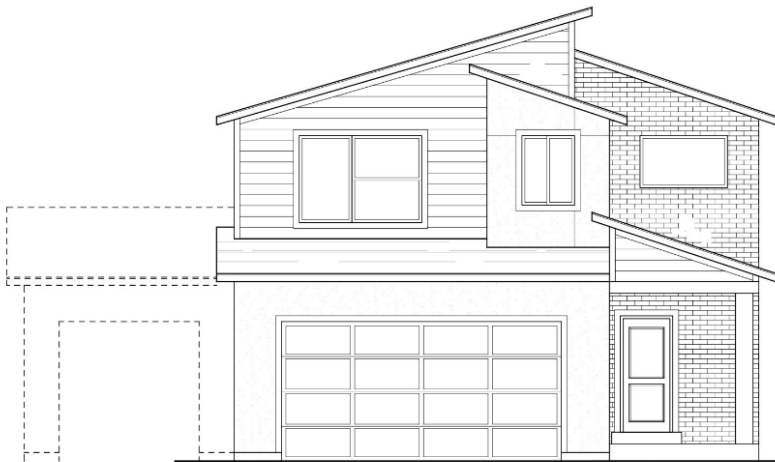


CYPRESS FLOOR PLAN

MAIN FLOOR	901
SECOND FLOOR	1030
TOTAL FINISHED	1931

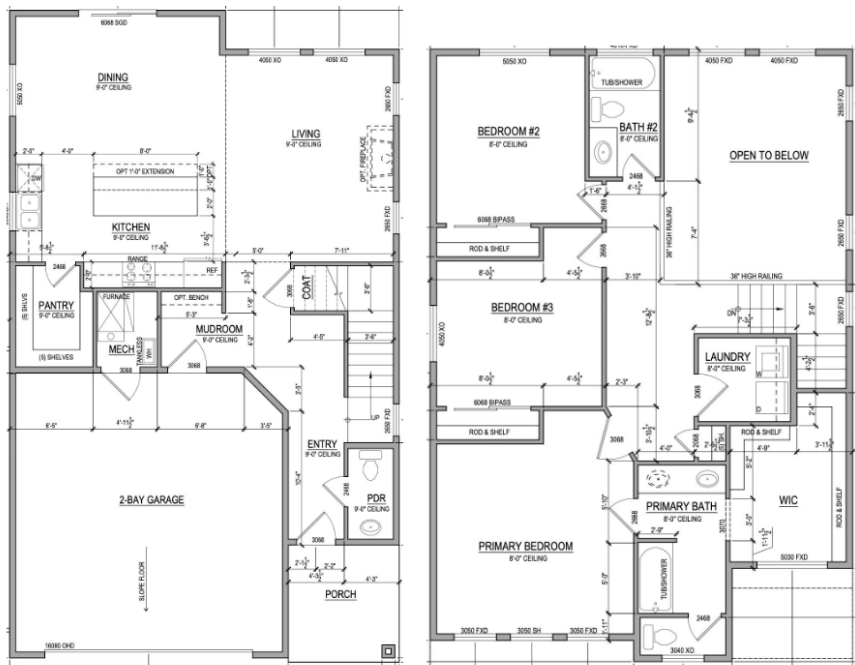


JUNIPER



JUNIPER FLOOR PLAN

MAIN FLOOR	945
SECOND FLOOR	1007
TOTAL FINISHED	1952

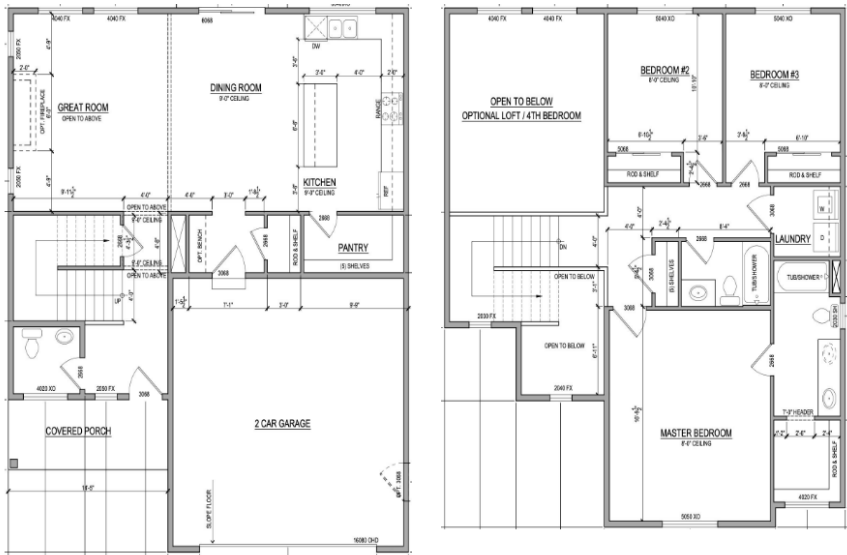


CHARLESTON



CHARLESTON FLOOR PLAN

MAIN FLOOR	903
SECOND FLOOR	873
TOTAL FINISHED	1776

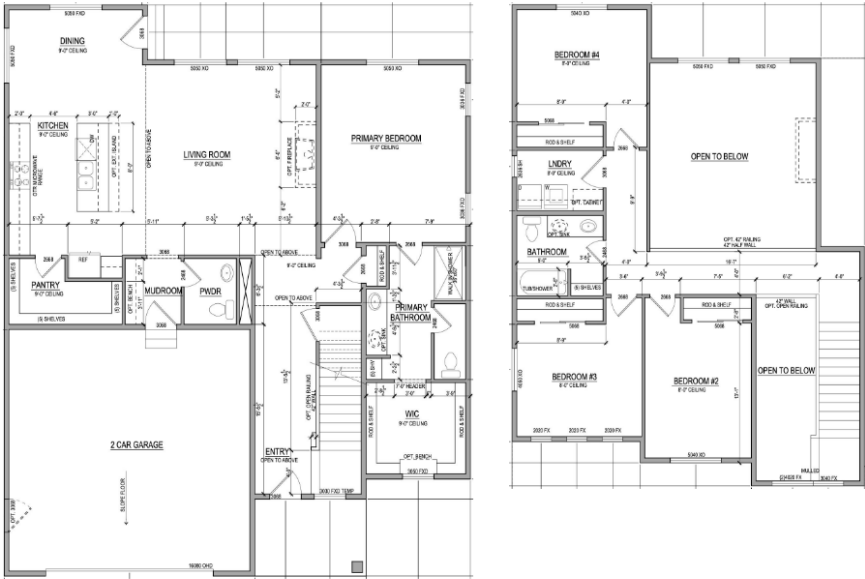


HAMPTON



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

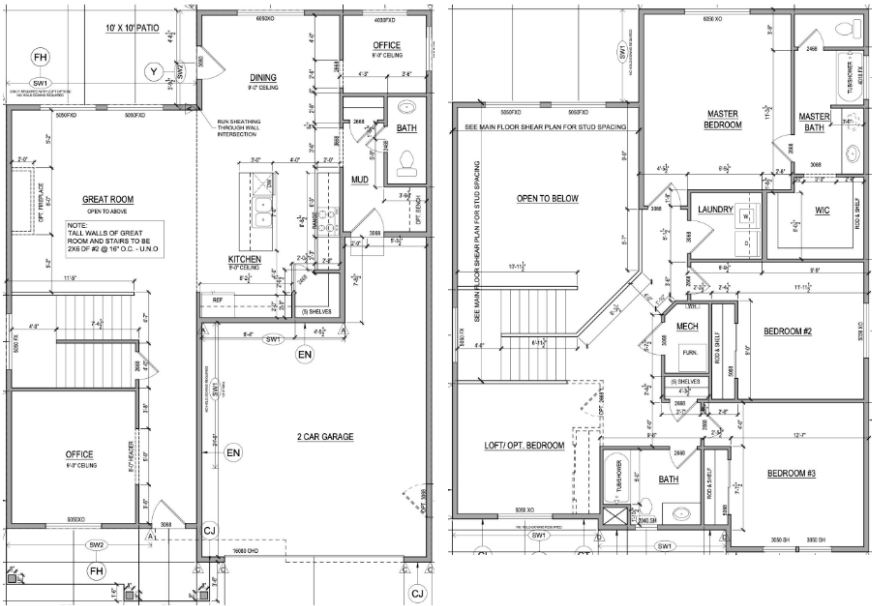


NEWPORT



NEWPORT FLOOR PLAN

MAIN FLOOR	1189
SECOND FLOOR	1376
TOTAL FINISHED	2565

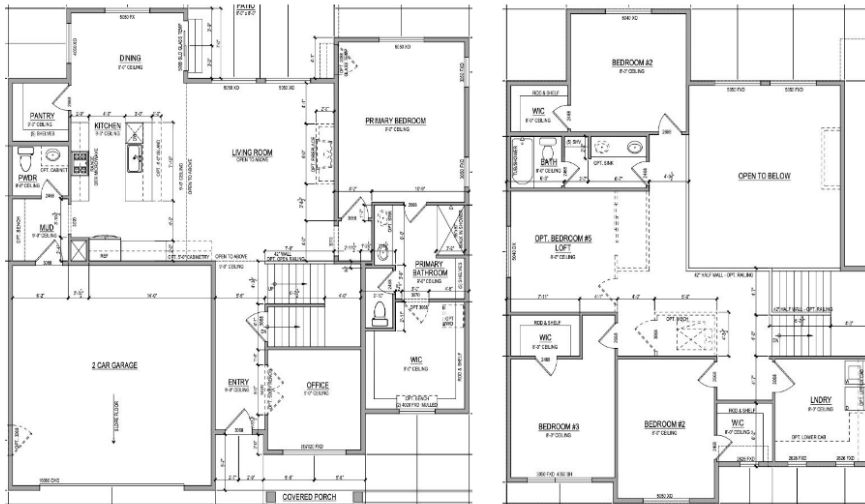


KENSINGTON



KENSINGTON FLOOR PLAN

MAIN FLOOR	1590
SECOND FLOOR	1181
TOTAL FINISHED	2771

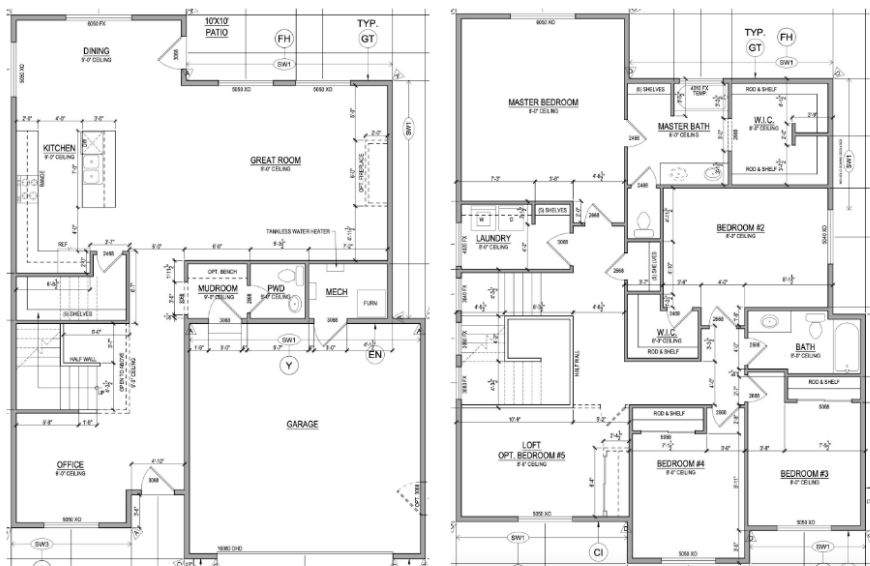


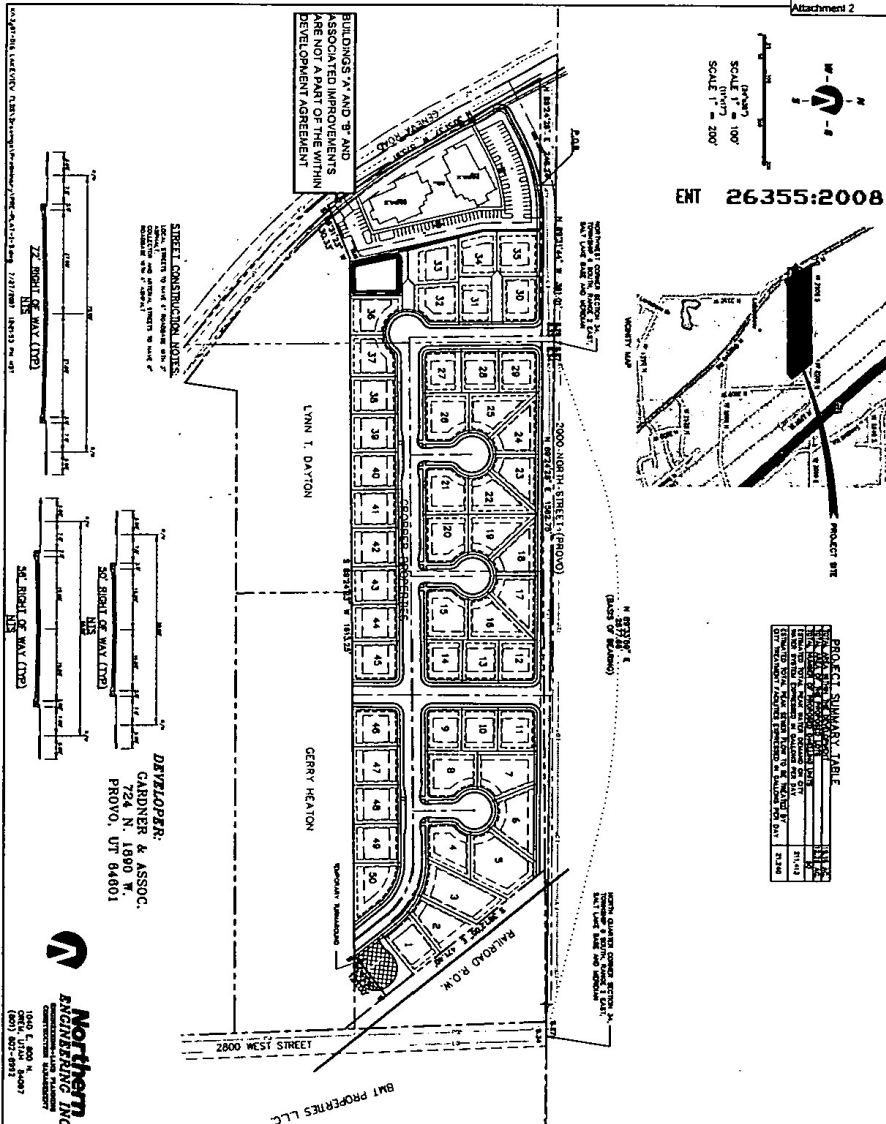
SEASIDE



SEASIDE FLOOR PLAN

MAIN FLOOR	1150
SECOND FLOOR	1619
TOTAL FINISHED	2769



[illegible]

SUN WEI TUN & CHERIPHEAL

[illegible]

FROM DA. AND THE NORTHEAST

[illegible]

OWNER'S DEDICATION

OWNER OF ALL THE PROPERTY DESCRIBED IN THE SANITATION COLLECTIVE ACTION AND SHOWS ON HIS WAY HAVE CAUSED THE SAME TO BE DAMAGED AND LOST, SEVERELY AND LASTINGLY, AND SO REFUSE TO RESTORE THE SANITARY AND OTHER PUBLIC AREAS AS SPECIALLY INTENDED FOR THE PERMANENT USE OF THE PUBLIC.

WE HEREBY REQUEST YOU HAVE REQUESTED SET OUR HANDS THIS

SAY TO _____ A.D. 20____

ACKNOWLEDGMENTS

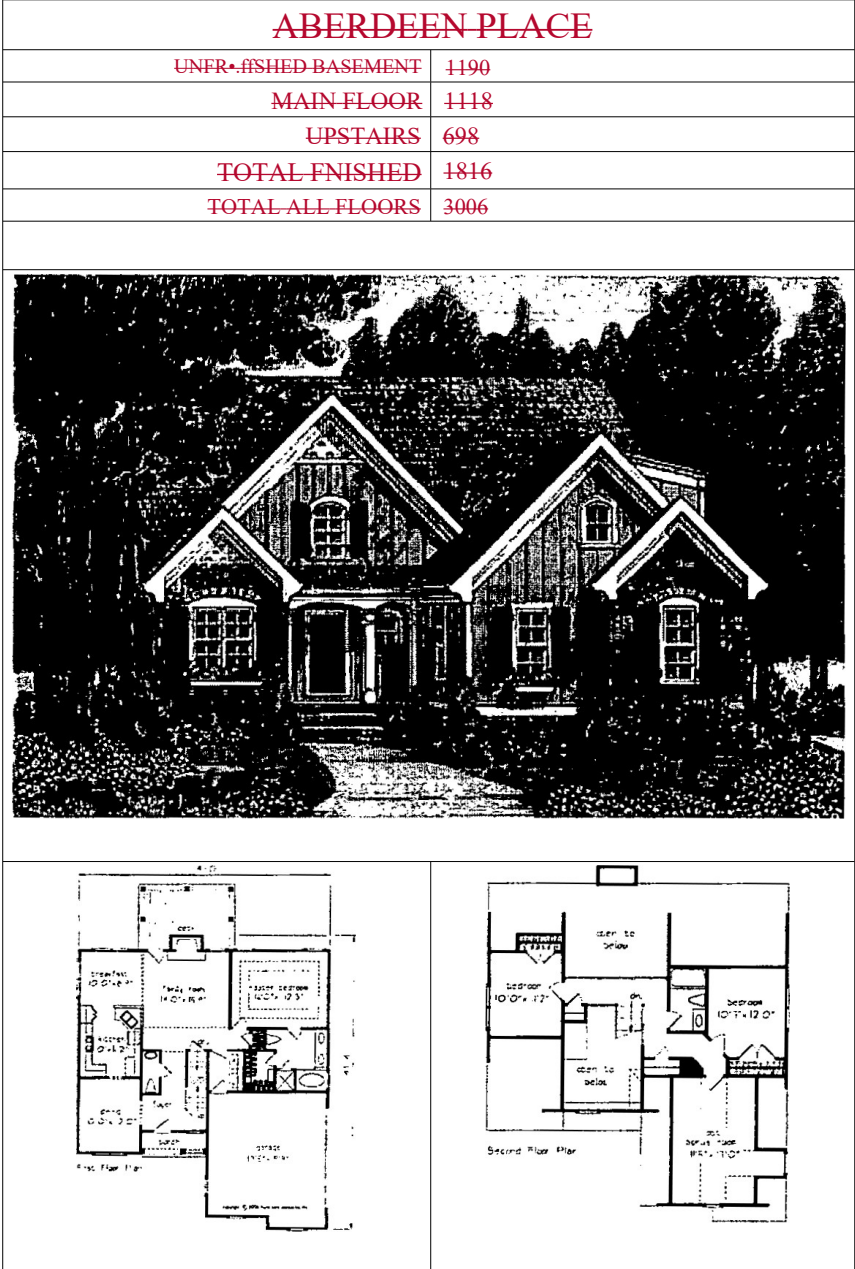
ACCEPTANCE BY LEGISLATIVE BODY

Discussion

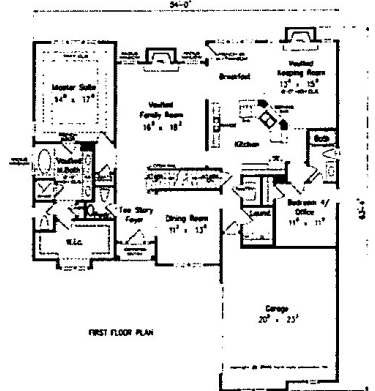
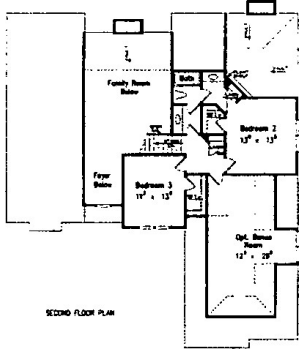
OCCUPANCY RESTRICTION NOTICE
THE APPLICANT IS AN INDIVIDUAL WHOSE EXISTING OCCUPANCY OF BALDWIN ESTATES, INCORPORATED, IS IN VIOLATION OF THE APPLICANT'S OCCUPANCY RESTRICTION. THE APPLICANT IS REQUESTING THAT THE APPLICANT BE GRANTED AN OCCUPANCY RESTRICTION NOTICE.

"PRELIMINARY PLAT"

LAKEVIEW FIELDS SUBDIVISION

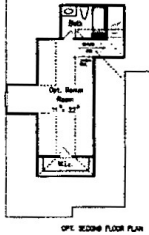
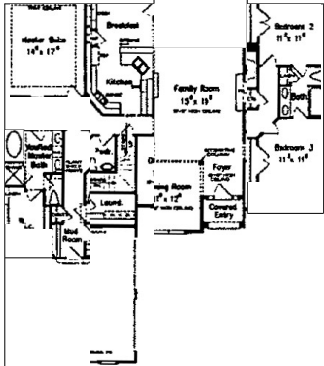


EXT

ASHWORTH PLACE	
UNFINISHED BASEMENT	2036
MAIN FLOOR	1946
UPSTAIRS	928
TOTAL FINISHED	2874
TOTAL ALL FLOORS	4910
	
 FIRST FLOOR PLAN  SECOND FLOOR PLAN	

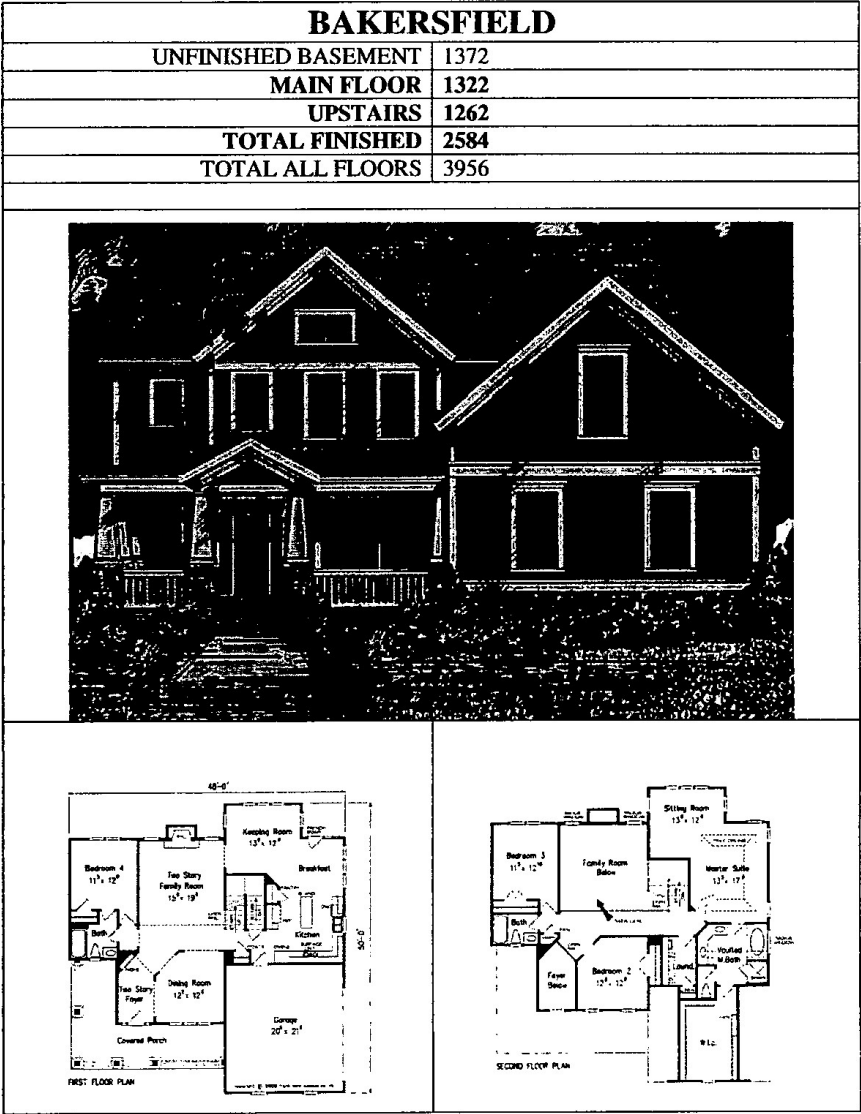
BAGWELL PLACE	
UNFINISHED BASEMENT	2001

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



UNFINISHED

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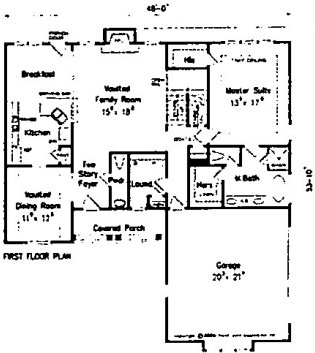
UNFINISHED

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

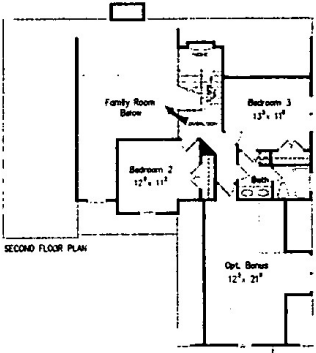


copyright © 2002 Frank

FIRST FLOOR PLAN



SECOND FLOOR PLAN



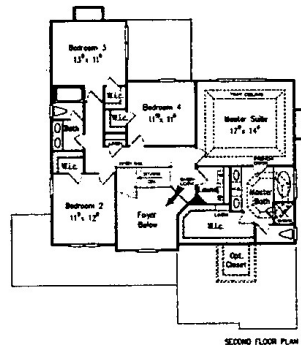
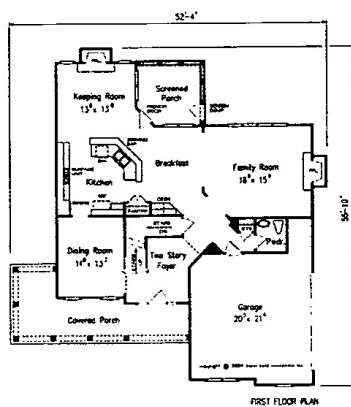
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UNFNISHED

ENT

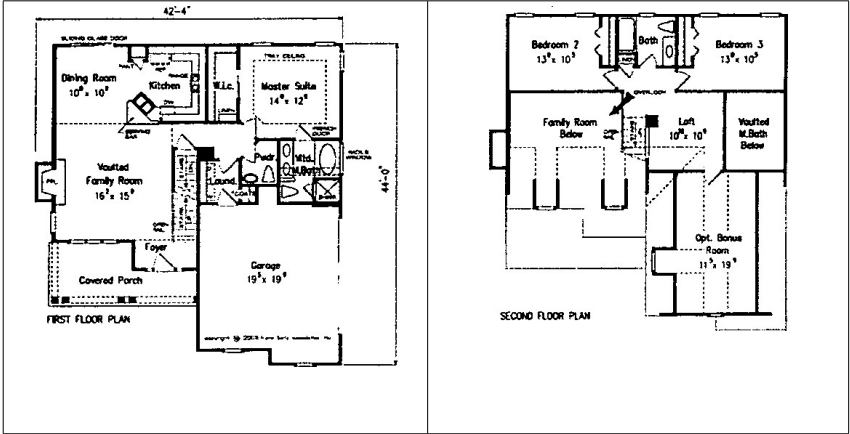
UNFINISHED

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



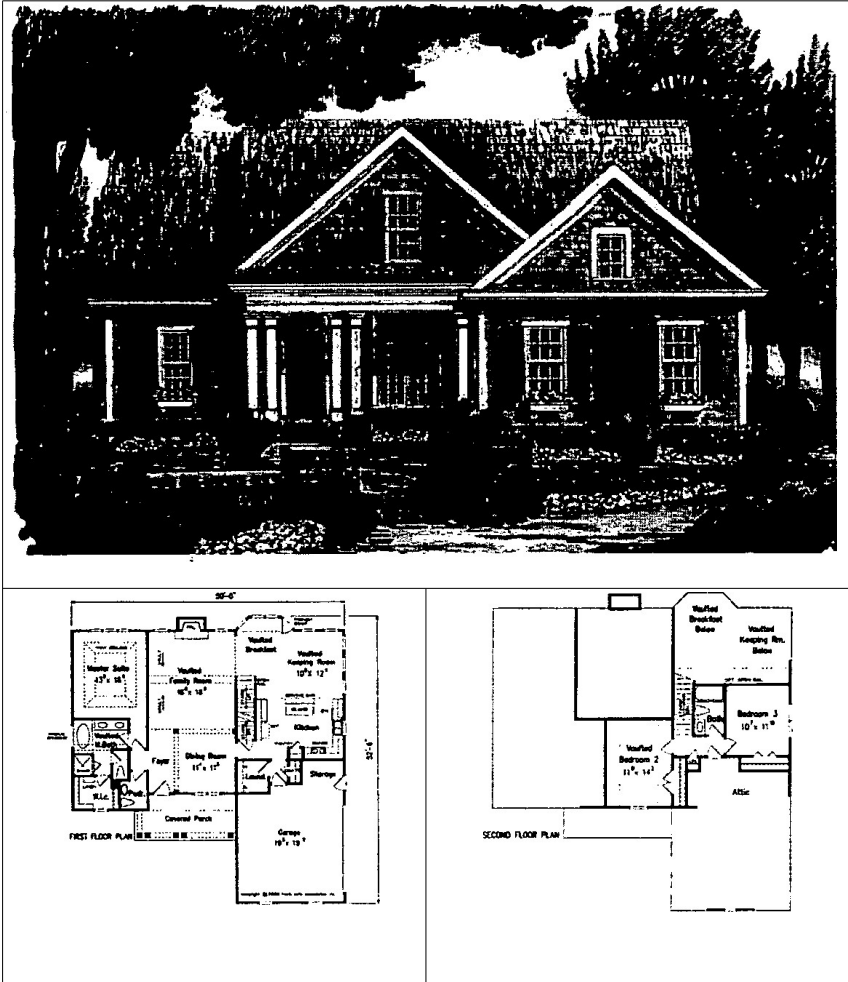
ENT 26355:2008

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



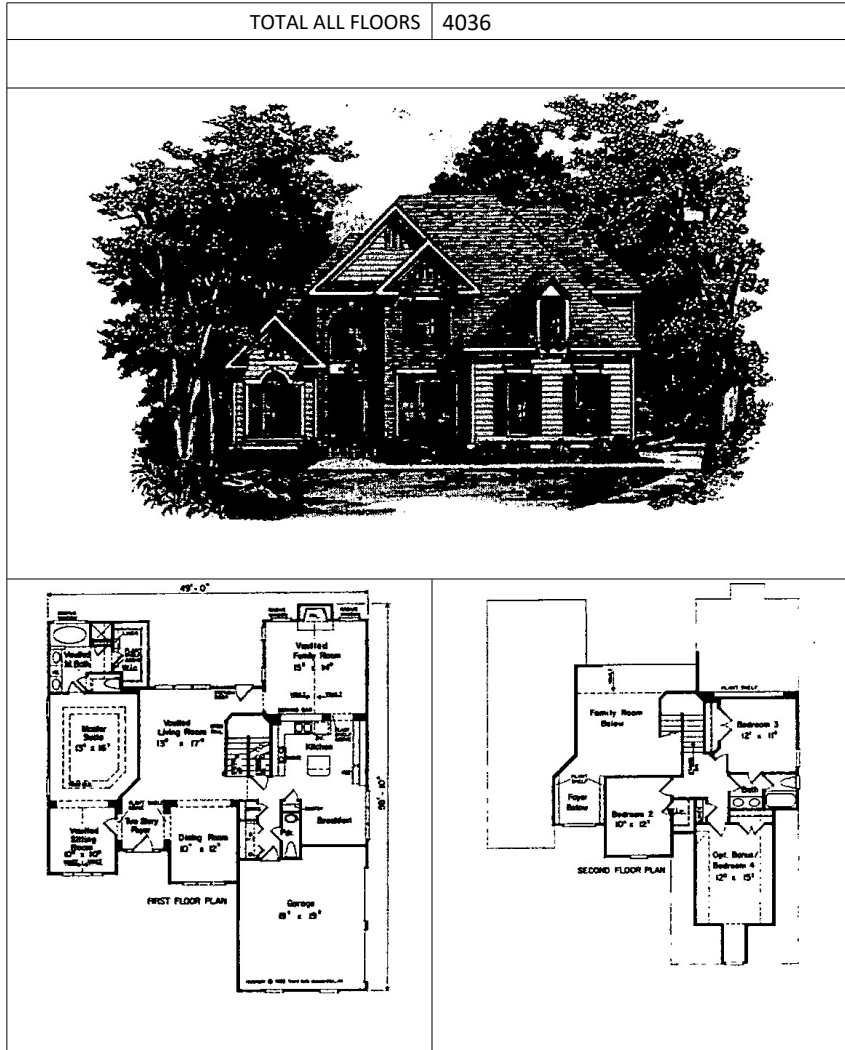
ENT 26355:eo0e

HEDGEWICK	
UNFINISHED 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



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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 terms 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 (1) dwelling unit shall be constructed on each of Lots 1 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 (1,700) 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 feet 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 exterior of each one-family dwelling unit shall consist of masonry material such as stone, brick, rock, stucco, Hardi board (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 of the 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 of 2000 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 Paragraphs 7 shall run with the land and shall survive the within Agreement as provided in Paragraph 11 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

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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.

11. 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 of any 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 COUNCIL MEETING 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: 7 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.

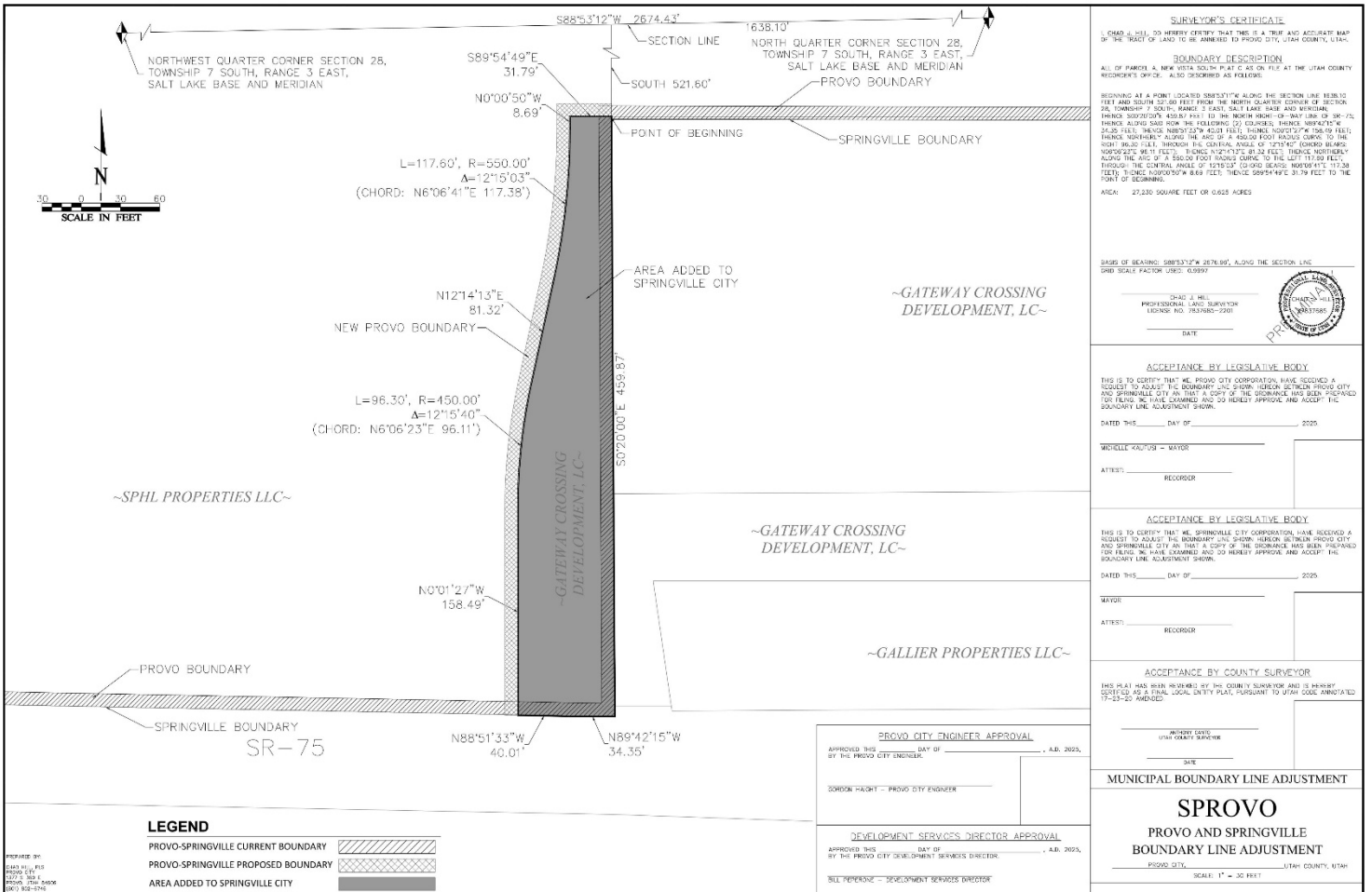
PART II:

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

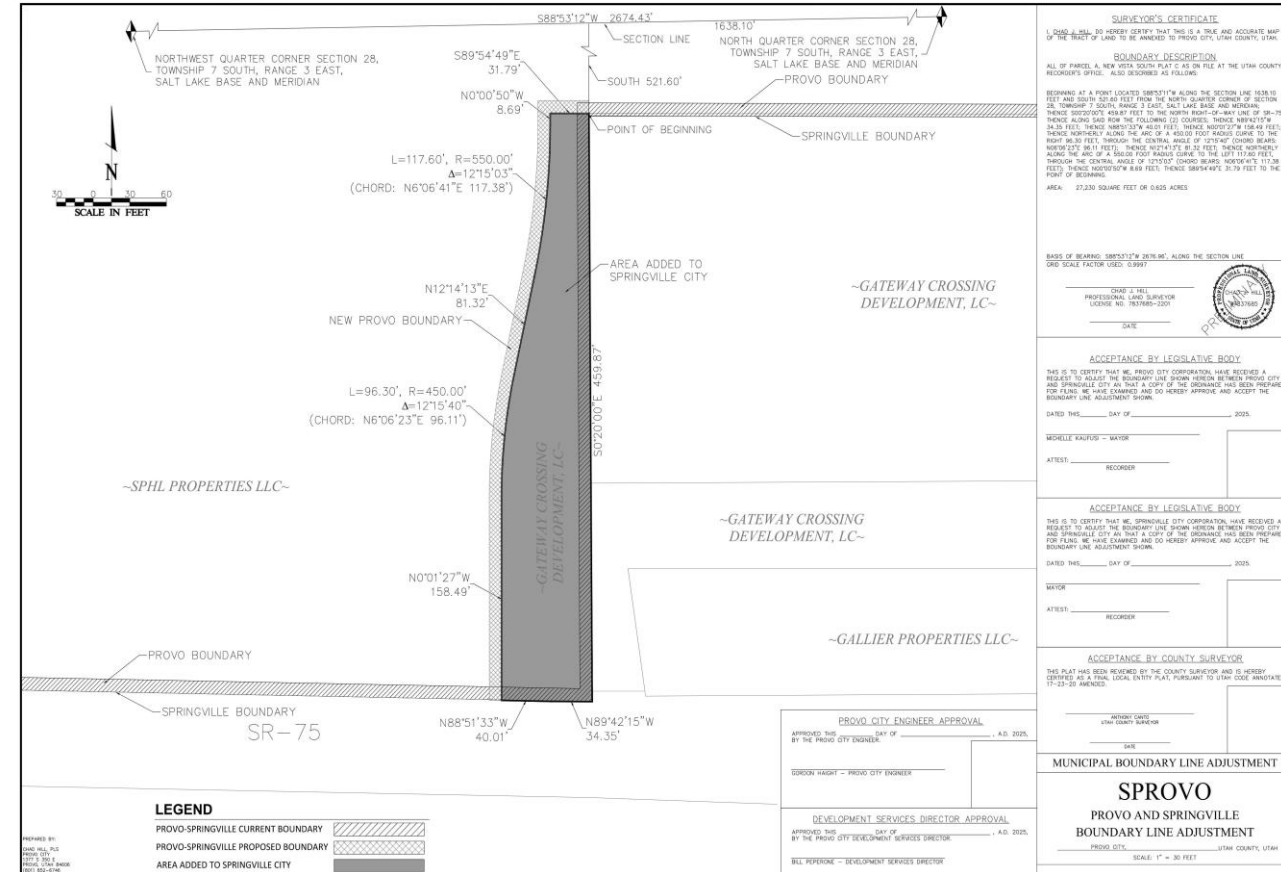
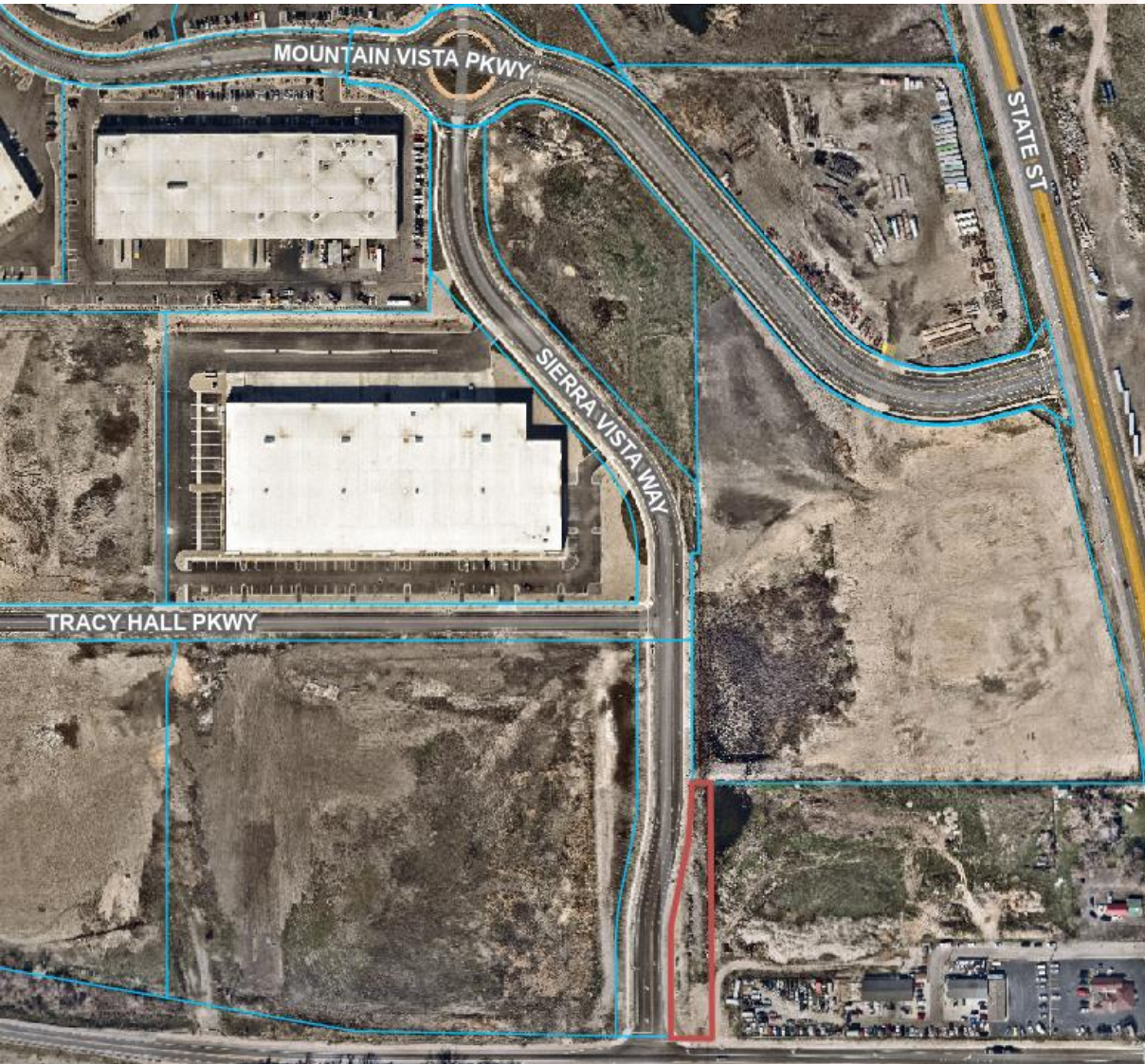
42 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
43 sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the
44 remainder of the ordinance is not affected by that determination.
45

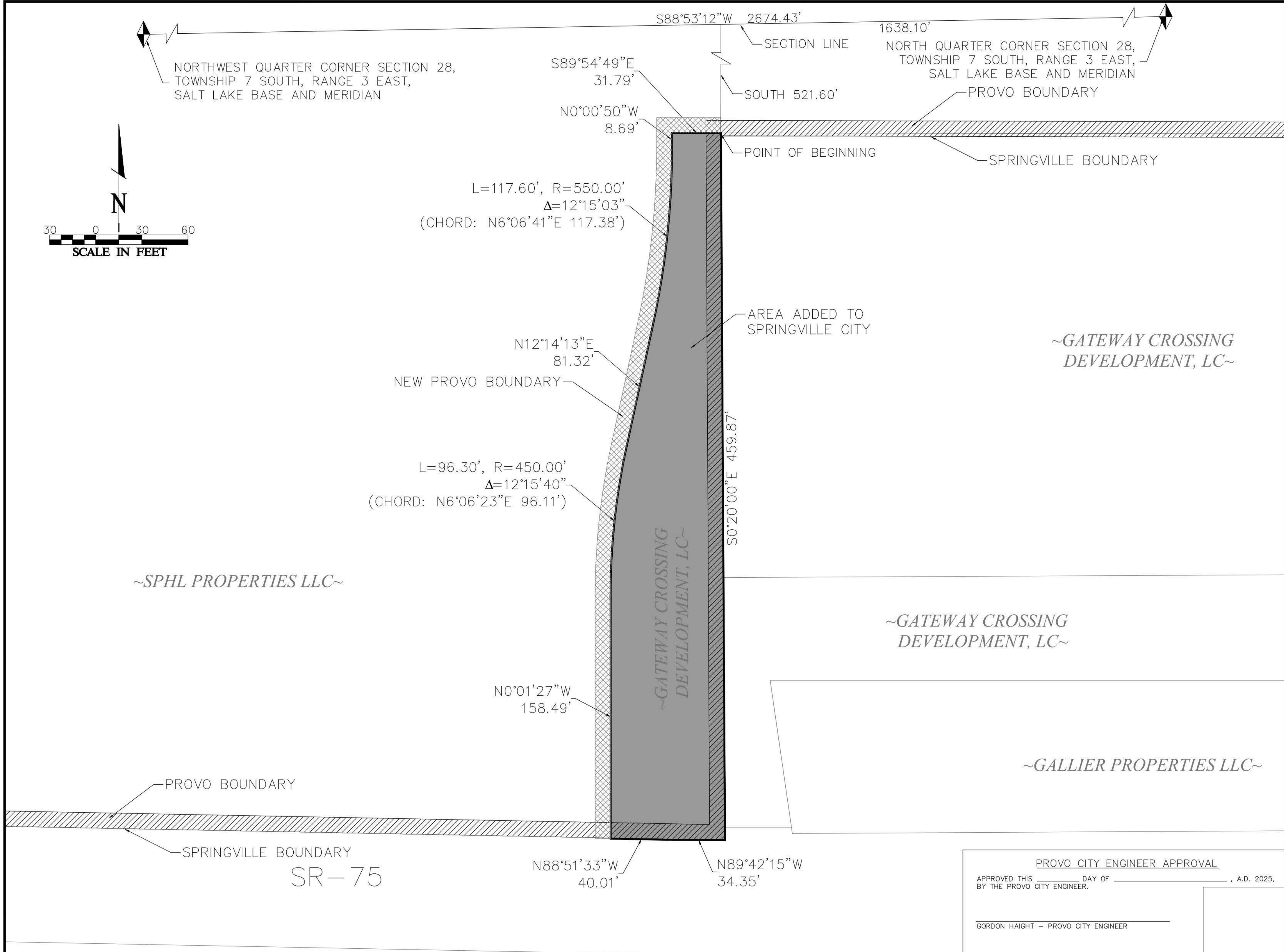
46 C. This ordinance shall be uncodedified.
47

48 D. This ordinance shall take effect immediately after it has been posted or published in
49 accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with
50 Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-
51 713. Notwithstanding the foregoing, if the Springville Municipal Council does not pass an
52 ordinance approving the boundary line adjustment described herein by January 31, 2026,
53 this ordinance shall expire and shall be null and void.
54

Exhibit A

Provo Springville Boundary Line Adjustment





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

LEGEND

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

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

DATE

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 PEPPERONE — 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 COUNCIL MEETING 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: 8 An ordinance amending Provo City Code regarding permitted uses and floor area ratio in the Specialty Support Commercial (SSC) Zone. City wide application. (PLOT20250083)

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-throughs and 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.

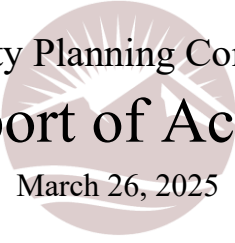
Staff provided the Planning Commission with a condition of approval to add a 30% lot coverage requirement to 14.47.

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.

- *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.~~

~~(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.

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.

40 PART III:
41

- 42 A. If a provision of this ordinance conflicts with a provision of a previously adopted
43 ordinance, this ordinance controls.
44
- 45 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
46 sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the
47 remainder of the ordinance is not affected by that determination.
48
- 49 C. This ordinance takes effect immediately after it has been posted or published in accordance
50 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
51 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
52
- 53 D. The Municipal Council directs that the official copy of Provo City Code be updated to
54 reflect the provisions enacted by this ordinance.
55

56

Exhibit A

57 **14.47.020 Permitted Uses.**

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

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

65 (3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are
66 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
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.)
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)
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
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

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

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

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

77 (5) *Conditional Uses*. The following uses and structures are permitted in the SSC zone only after a
78 Conditional Use Permit has been issued, and subject to the terms and conditions thereof and the
79 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 COUNCIL MEETING 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: 9 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 following 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

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

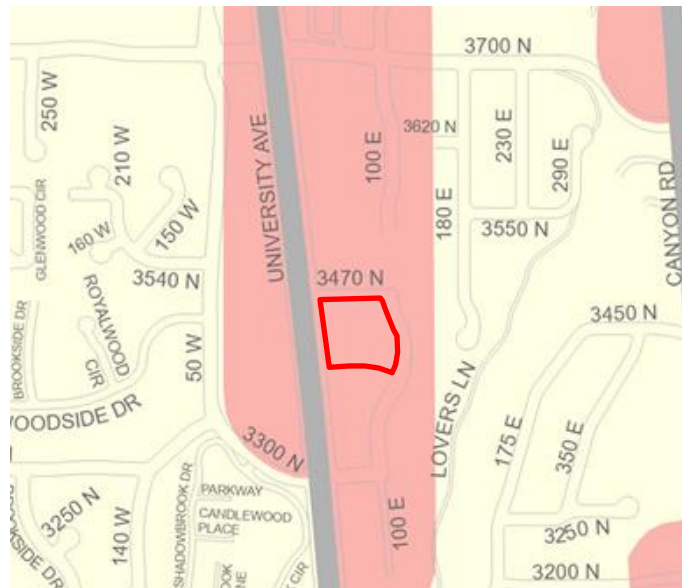


Figure 1: General Plan Future Land Use Map



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.

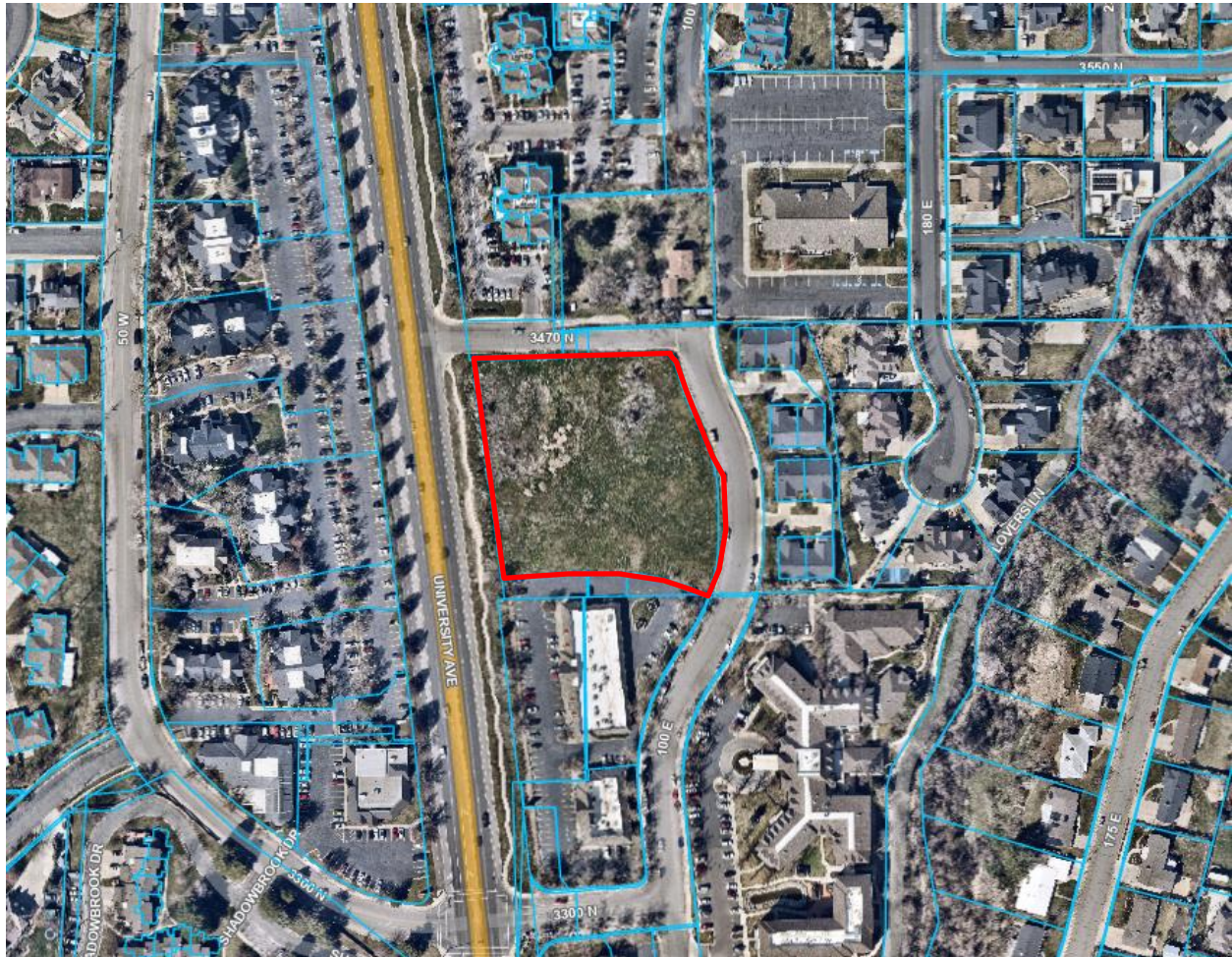
CONCLUSIONS

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



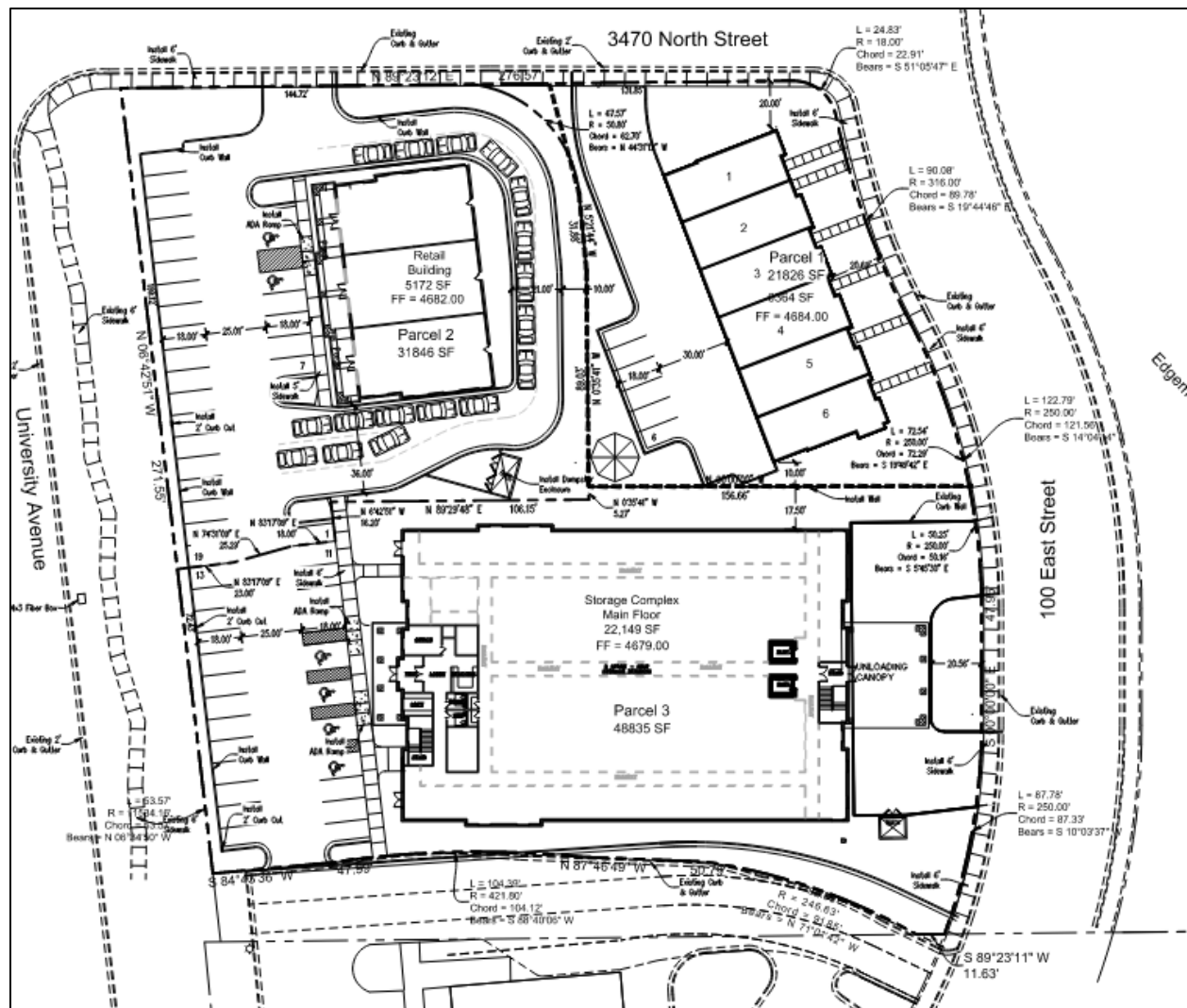
ATTACHMENT 2 – CURRENT ZONE MAP



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:

- 41
- 42 A. If a provision of this ordinance conflicts with a provision of a previously adopted
- 43 ordinance, this ordinance controls.
- 44
- 45 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
- 46 sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the
- 47 remainder of the ordinance is not affected by that determination.
- 48
- 49 C. This ordinance takes effect immediately after it has been posted or published in accordance
- 50 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
- 51 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
- 52
- 53 D. The Municipal Council directs that the Provo Zoning Map be updated and codified to
- 54 reflect the provisions enacted by this ordinance.
- 55

56
57

Exhibit A



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 following 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

PROVO MUNICIPAL COUNCIL COUNCIL MEETING 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: 10 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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



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 $0^{\circ}46'55''$ 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 $0^{\circ}42'30''$ West along section line from said West Quarter Corner to the Northwest Corner of said Section 17); thence South $87^{\circ}40'12''$ East 189.90 feet; thence South $33^{\circ}22'12''$ East 18.48 feet; thence South $87^{\circ}40'12''$ East 132.51 feet; thence South $33^{\circ}02'49''$ East along the westerly right-of-way of State Street a distance of 285.74 feet; thence South $89^{\circ}30'00''$ West 205.28 feet; thence South $8^{\circ}15'00''$ East 0.58 feet; thence South $89^{\circ}30'00''$ West 294.07 feet; thence North $2^{\circ}19'59''$ East 273.21 feet to the point of beginning. Area = 2.437 Acres

- *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.

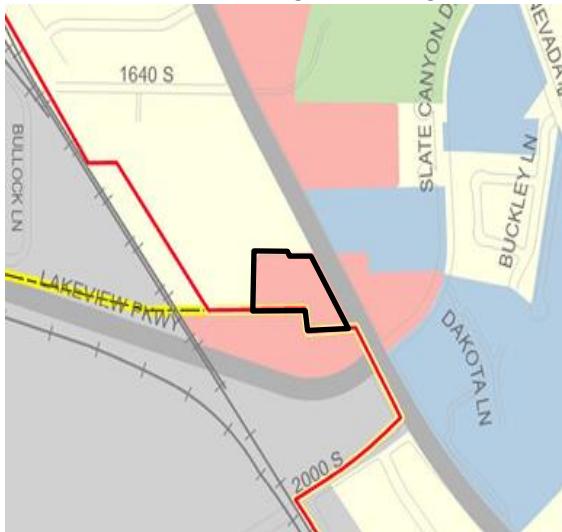


Figure 1: General Plan Future Land Use Map

Residential Open Space Facilities Commercial



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



[illegible]

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:

- 39 A. If a provision of this ordinance conflicts with a provision of a previously adopted
40 ordinance, this ordinance controls.
41
- 42 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
43 sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the
44 remainder of the ordinance is not affected by that determination.
45
- 46 C. This ordinance takes effect immediately after it has been posted or published in accordance
47 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
48 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
49
- 50 D. The Municipal Council directs that the Provo Zoning Map be updated and codified to
51 reflect the provisions enacted by this ordinance.
52

53
54

Exhibit A



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 COUNCIL MEETING 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: 11 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



Director of Development Services

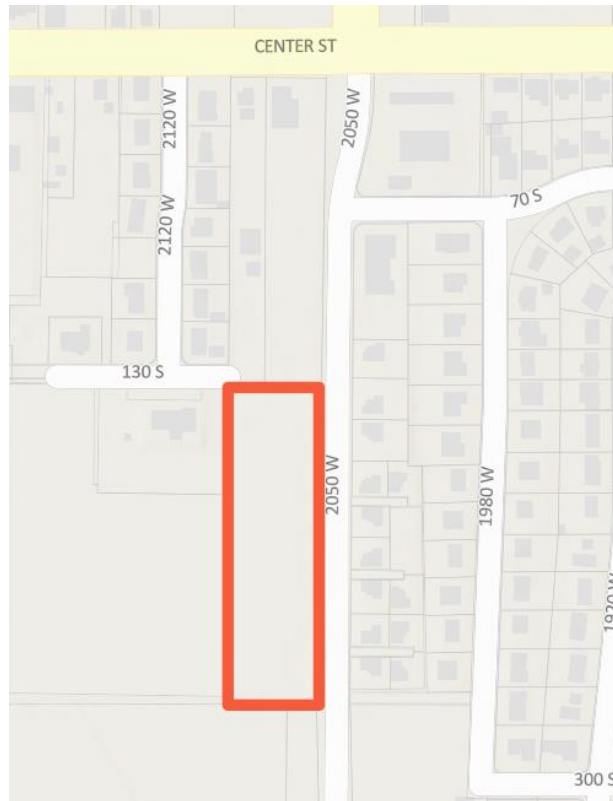
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ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

- *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.

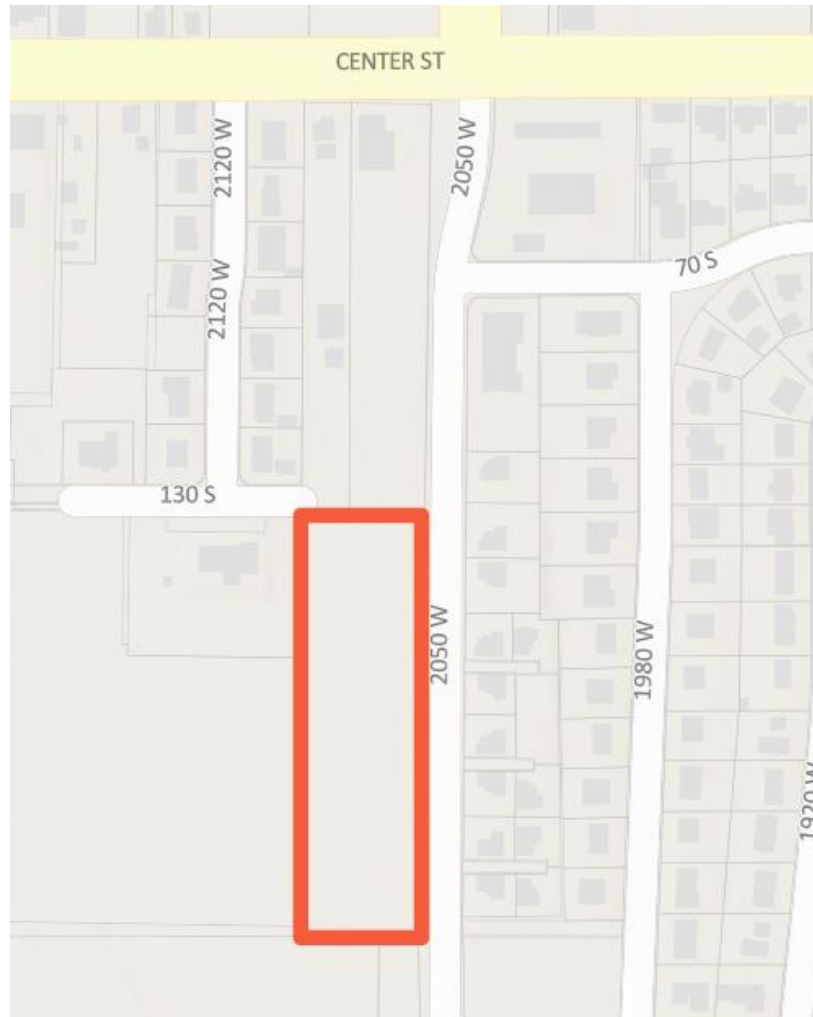
CONCLUSION

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

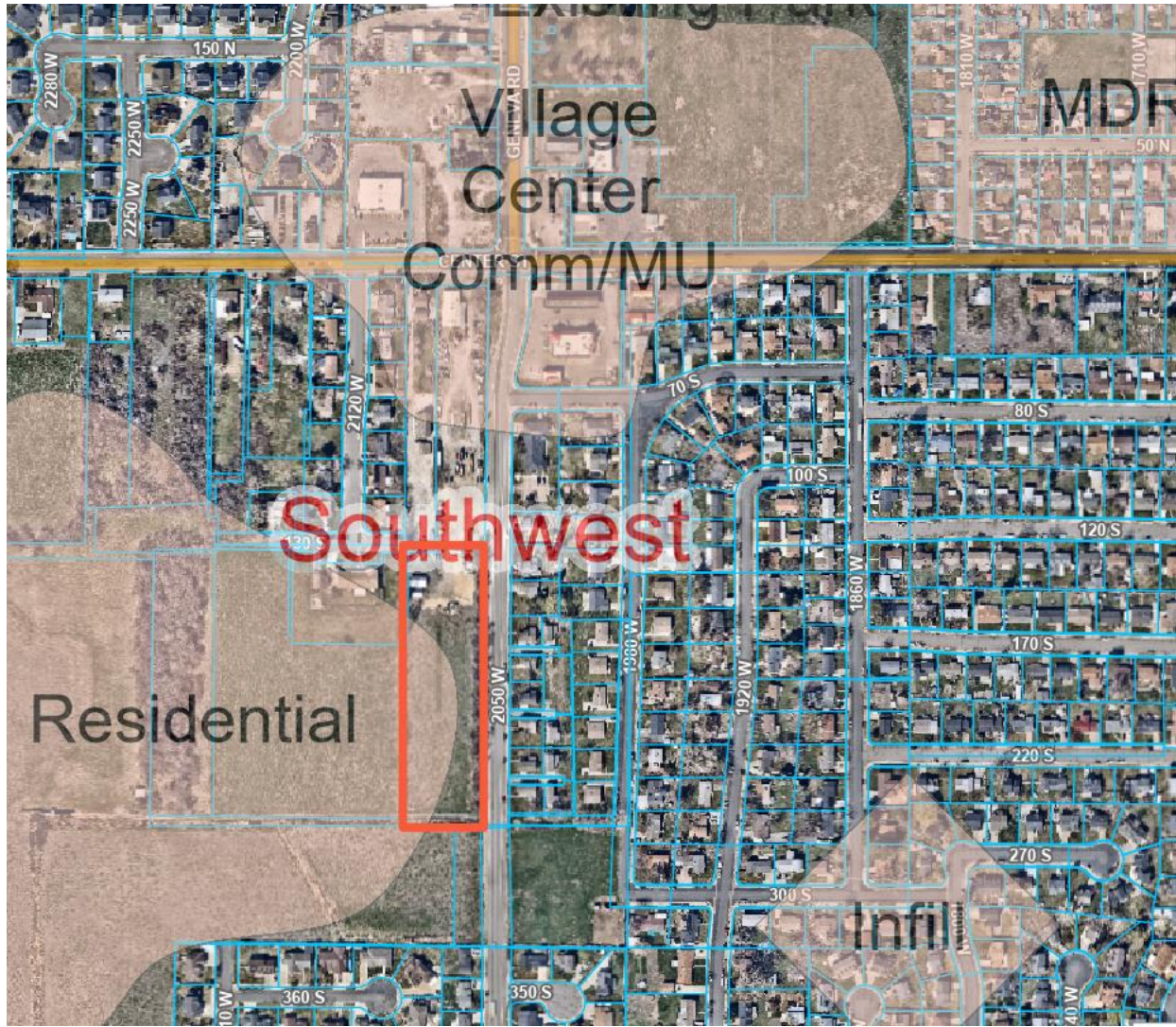
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S.00°28'47"E. A DISTANCE OF 505.03 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 200.86 FEET TO THE REAL POINT OF BEGINNING.

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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:

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- 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

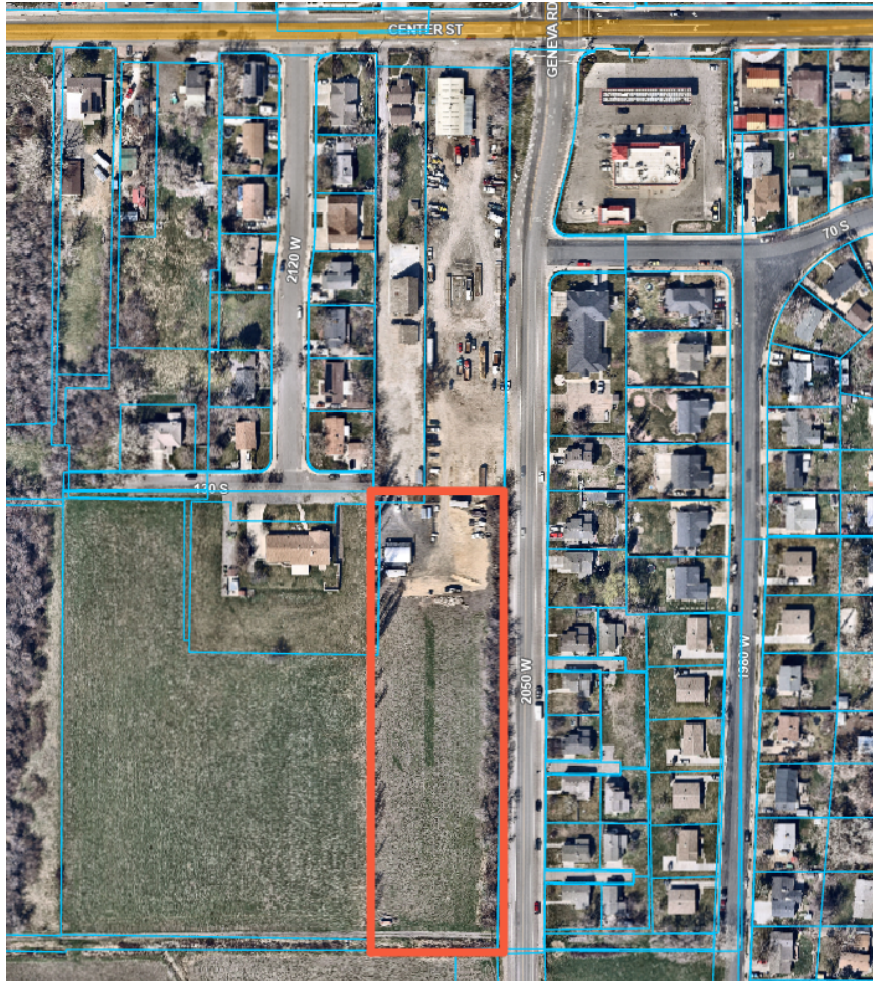


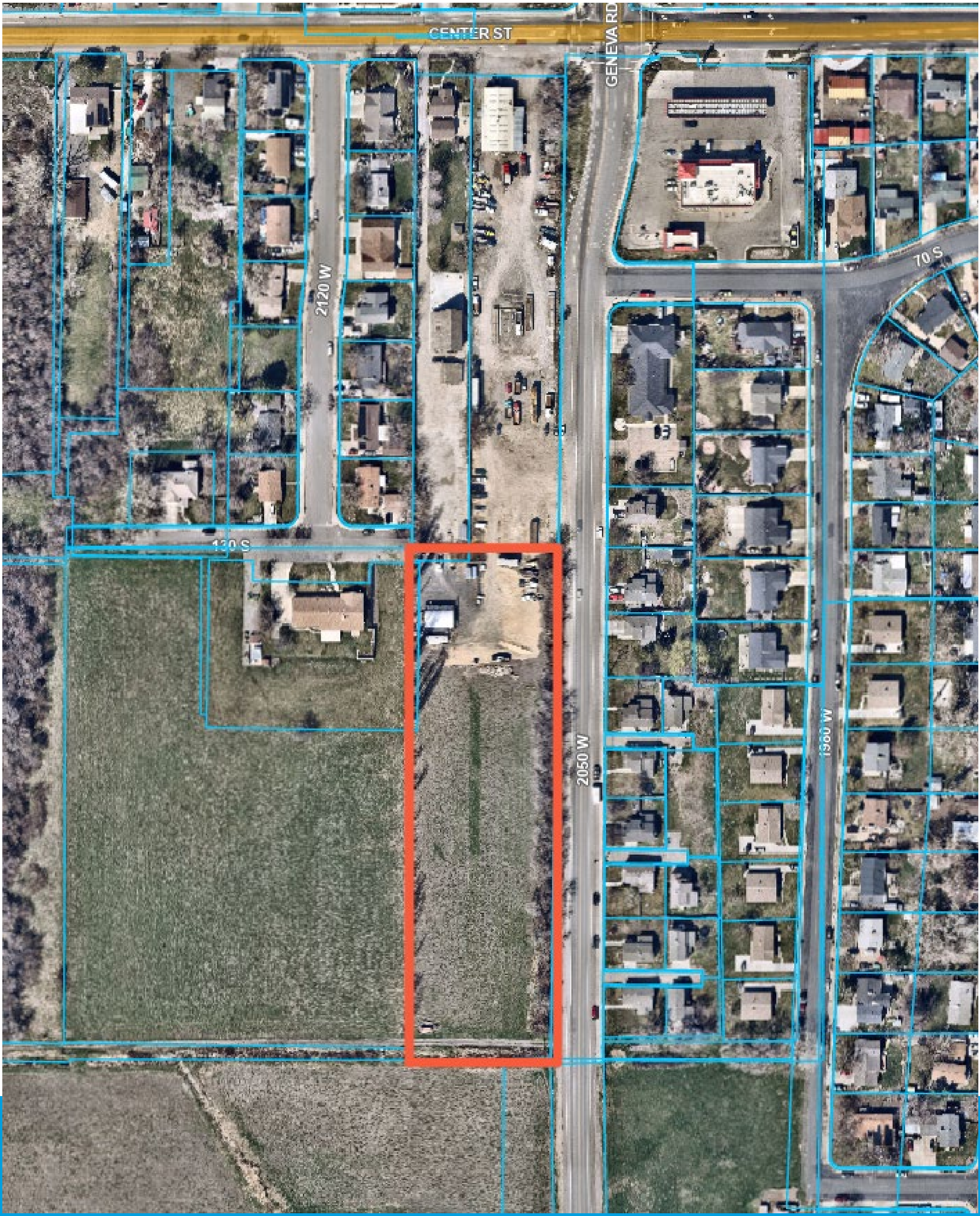
EXHIBIT B

A PARCEL OF LAND LOCATED IN THE SOUTH QUARTER OF THE
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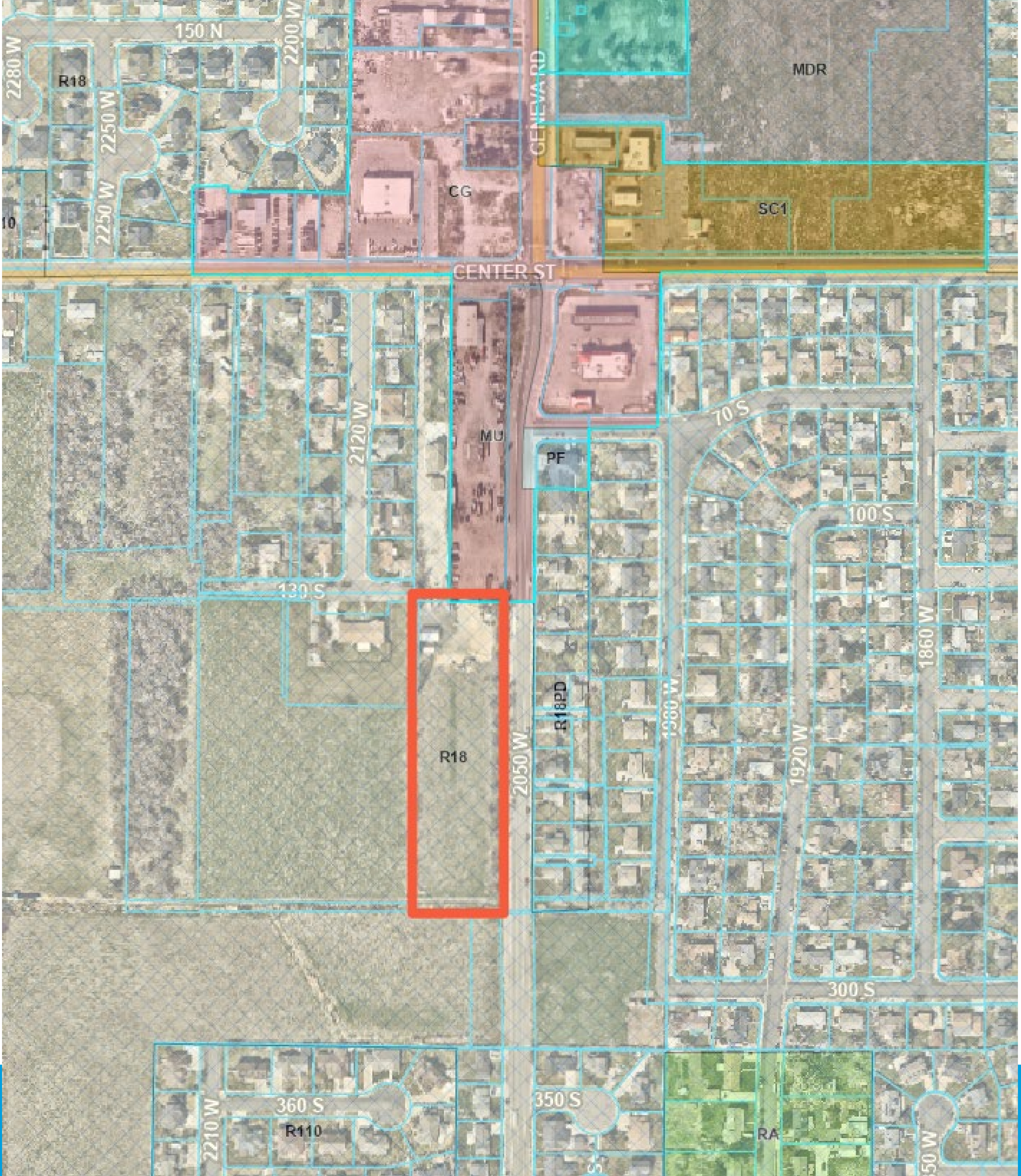
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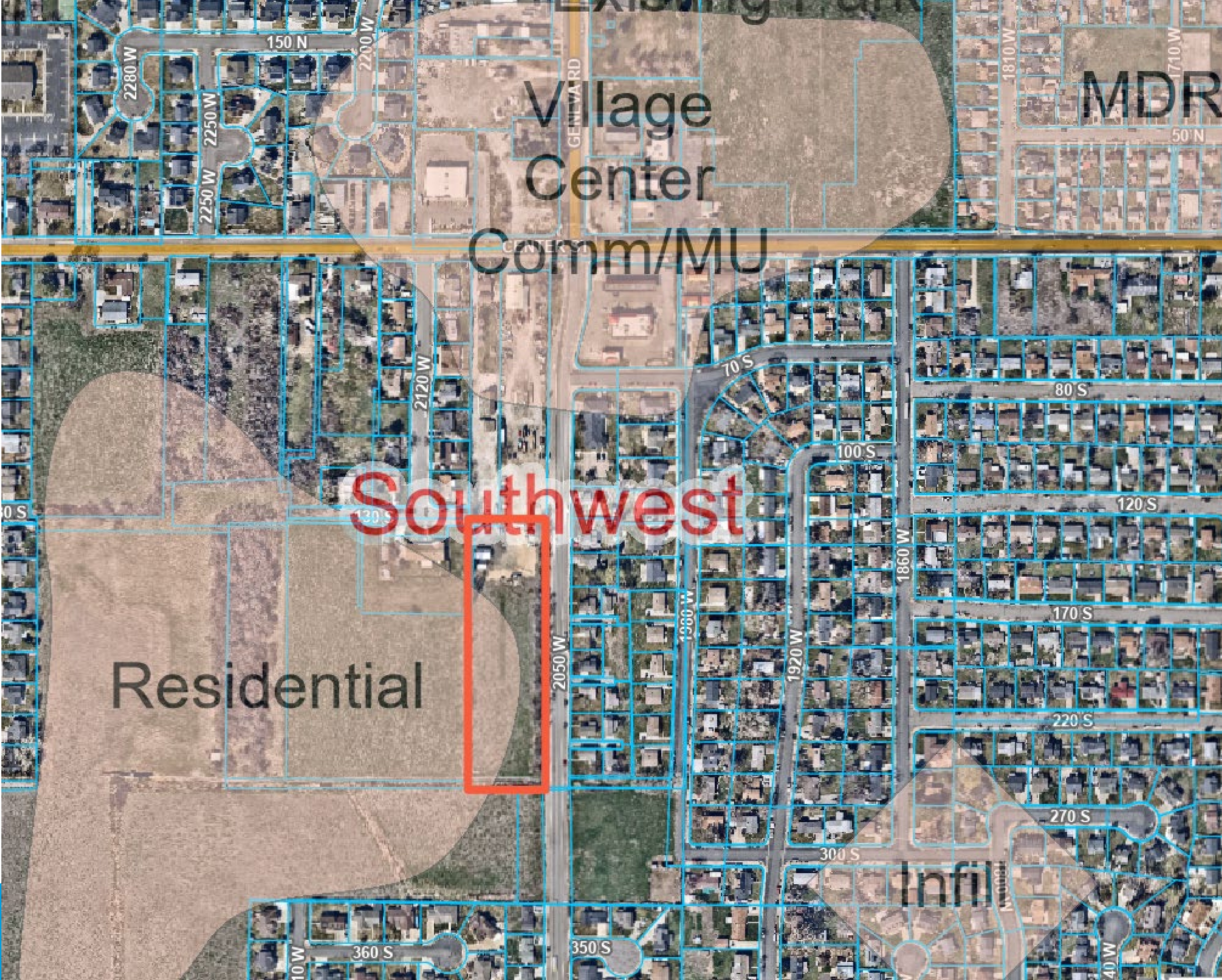
130 S 2050 W



Zoning Map



General
Plan
Map



PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JMCKNIGHT
Presenter: Gordon Haight, Public Works Director; Vern Keeslar, Traffic Manager
Department: Public Works
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 15 minutes
CityView or Issue File Number: 25-028

SUBJECT: 12 An ordinance amending Provo City Code regarding use of Transportation Utility Fee funds and amending the Consolidated Fee Schedule. (25-028)

RECOMMENDATION: Public Works recommends Council approve an ordinance expanding the potential uses of Transportation Utility Fee revenue and increase the fee over the next three years.

BACKGROUND: The Transportation Utility Fee was adopted in 2013. The fee has undergone legal challenges and attempts at State legislative changes in the years since. The Utah Supreme Court ruled in favor of the fees in 2023, in 2024 the City Council removed exemptions for non-profits, and in 2025 two bills at the Utah State Legislature were considered but not passed. Public Works is now proposing to alter the code to expand the potential uses of the fee to include fee and pavement service life studies and reasonable administrative costs. Staff will also present on the latest proposal to increase the fee based on a review of the impact of recent maintenance expenditures.

FISCAL IMPACT: The ordinance would increase the fee for all users over the next three years resulting in an overall revenue increase of \$1.3 million annually.

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Goal 11.4 of Vision 2030 prioritizes ensuring a safe travel environment for all modes of transportation and carry out strategies and programs that will maintain this environment. The Transportation Utility Fund was established to provide maintenance, upkeep, improvement, and repair of the City's streets and related facilities.

Transportation Utility Fees (TUFs)

By Vern Keeslar, AICP, Traffic Manager

April 22, 2025

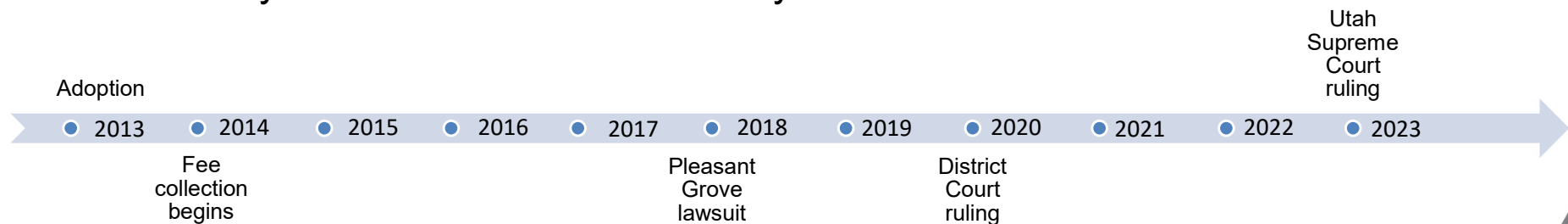


Outline

1. Transportation Utility Fee (TUF) History
2. Original and Current Monthly TUF Rates
3. Examples of Trip Generation Rates
4. Roadway Maintenance Needs Approach
5. Roadway Maintenance Condition
6. Potential Rates
7. New Ordinance Language

History

- 2013 – Study and Adoption
- 2014 – Fee collection begins
- 2018 – Pleasant Grove lawsuit
- 2020 – District Court rules against TUF
- 2023 – Utah Supreme Court rules in favor of TUF upon appeal
- 2024 – HB367 introduced but does not pass
- 2025 – HB454 & SB310 introduced but do not pass
- Future – Likely to be in Utah Code someday



Original and Current Monthly Fee

TUF Category		Original (2014) Monthly Rate	Current (2025) Monthly Rate
Residential A	Single-family Residential	\$3.50	\$3.68
Residential B	Multi-family Residential	\$2.10	\$2.21
Commercial A	< 100 ADT	\$9.50	\$9.98
Commercial B	100-200 ADT	\$25.10	\$26.36
Commercial C	200-600 ADT	\$75.50	\$79.28
Commercial D	> 600 ADT	\$225.50	\$236.78
Public Use A	< 300 ADT	\$20.50	\$21.53
Public Use B	> 300 ADT	\$91.50	\$96.08
Total Annual Revenue		\$2,200,000	\$2,700,000

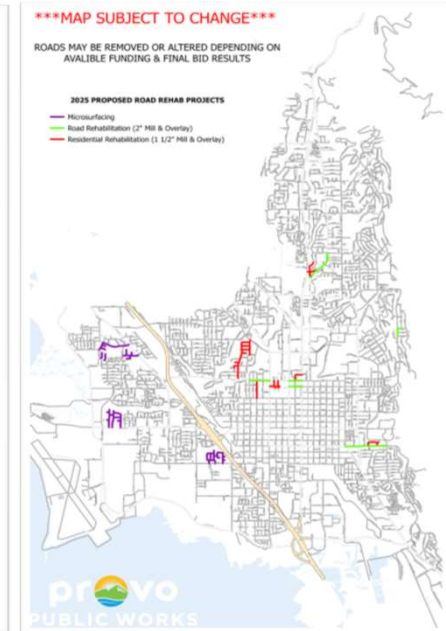
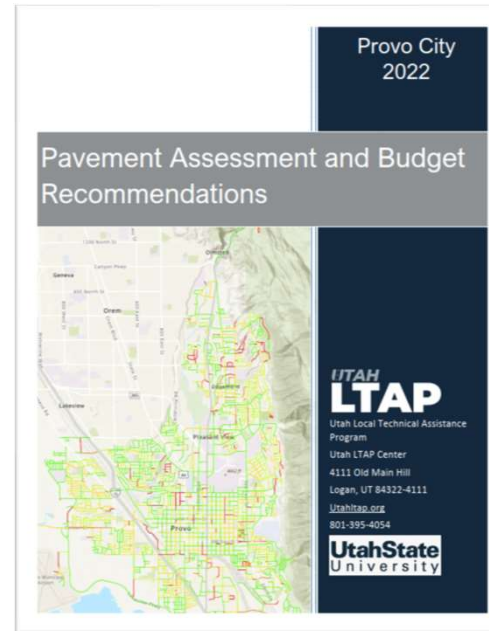
ADT - Average Daily Trips based upon the Institute of Traffic Engineers Trip Generation Rates, 11th Edition, September 2021.

Examples of Trip Generation Rates

TUF Category		Example Land Use
Residential A	Single-family Residential	Detached or attached side by side house structure
Residential B	Multi-family Residential	Attached side by side and/or over and under structure
Commercial A	< 100 ADT	Small office, insurance agency, dental office, small retail, hair salon, etc.
Commercial B	100-200 ADT	General office, specialty retail, bank, gymnastics, dance, self serve car wash, tire store, etc.
Commercial C	200-600 ADT	Corporate headquarters, medical clinic, fitness center, drive through car wash, bank with drive through, small restaurant, hotel, assisted living, etc.
Commercial D	> 600 ADT	Manufacturing, big box retail, grocery store, gas station, fast food with drive through, large restaurant, etc.
Public Use A	< 300 ADT	Government office or church building, adult education, etc.
Public Use B	> 300 ADT	University, hospital, post office, state park, convention center, elementary, middle, and high school, etc.

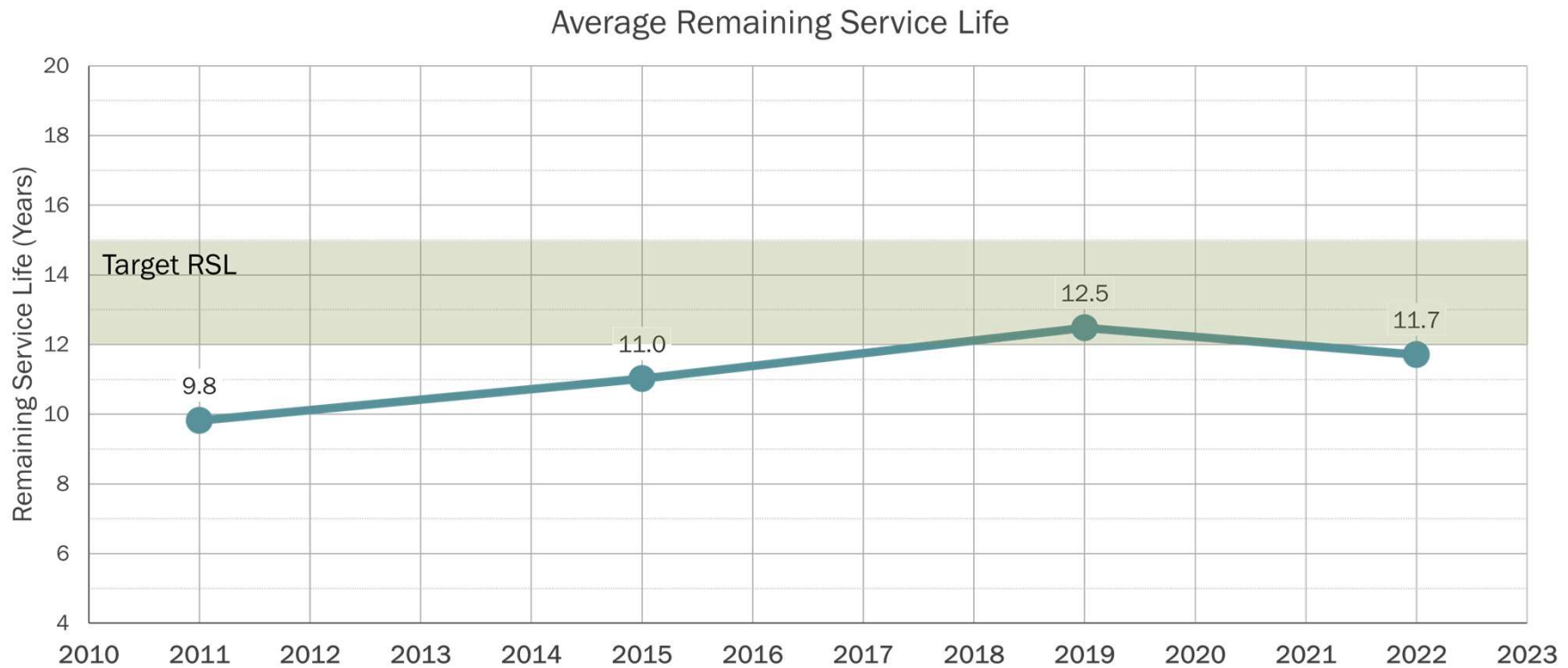
Roadway Maintenance Needs Approach

- “Good Roads Cost Less”
- Consistent funding allows for a regular maintenance program
- Applying pavement preservation treatments on time increases lifespan of pavements
- Delayed maintenance pushes roadways closer to costly full reconstruction
- Inflation weakens ability to adequately maintain roads



	Annual Amount
Provo City Recommended TUF Maintenance Funding	\$4,000,000

Roadway Maintenance Condition



Potential Rates

TUF Category	Current Monthly Rate	FY2026	FY2027	FY2028
Residential A	\$3.68	\$4.20	\$4.78	\$5.45
Residential B	\$2.21	\$2.52	\$2.87	\$3.27
Commercial A	\$9.98	\$11.38	\$12.97	\$14.79
Commercial B	\$26.36	\$30.05	\$34.26	\$39.05
Commercial C	\$79.28	\$90.38	\$103.03	\$117.45
Commercial D	\$236.78	\$269.93	\$307.71	\$350.79
Public Use A	\$21.53	\$24.54	\$27.98	\$31.90
Public Use B	\$96.08	\$109.53	\$124.86	\$142.34
Total Annual Revenue	\$2,700,000	\$3,077,957	\$3,508,821	\$4,000,000
Increase from Current		\$377,957	\$808,821	\$1,300,000

Potential Ordinance Amendment

Provo City Code Section 5.08.060 is hereby repealed and reenacted as follows:

5.08.060 Dedication of Funds

All funds collected by the City from this fee shall annually be paid into the transportation utility fund, which is hereby created as an established enterprise fund in the City budget. Such revenues shall be used for the following purposes:

- i. the operation, improvement, and maintenance of existing Provo City streets;
- ii. expenses incurred for studies done to examine the effectiveness of the fee, including remaining service life, infrastructure condition, and potential changes to the amount or application of the fee; or
- iii. reasonable administrative costs.

It shall not be required that the operations, improvement, and maintenance expenditures from the fund specifically relate to any particular property from which the fees were collected.



THANK YOU!

Vern Keeslar, AICP, Traffic Manager

- Phone: 801-852-6783
- Email: vkeeslar@provo.gov
- Address: 1377 South 350 East,
Provo, UT 84606

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING USE OF
TRANSPORTATION UTILITY FEE FUNDS AND AMENDING THE
CONSOLIDATED FEE SCHEDULE. (25-028)

RECITALS:

It is proposed that Provo City amend its code to expand the possible uses of
Transportation Utility Fee fund and amend those fees on the Provo City Consolidated Fee
Schedule;

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:

Provo City Code Section 5.08.060 is repealed and reenacted as follows:

5.08.060 Dedication of Funds

All funds collected by the City from this fee will annually be paid into the transportation utility
fund, which is hereby created as an established enterprise fund in the City budget. Such revenues
may be used for the following purposes:

- (i) the operation, improvement, and maintenance of existing Provo City streets;
- (ii) expenses incurred for studies done to examine the effectiveness of the fee, including
remaining service life, infrastructure condition, and potential changes to the amount
or application of the fee; and
- (iii) reasonable administrative costs.

It is not required that the operations, improvement, and maintenance expenditures from the fund
specifically relate to any particular property from which the fees were collected.

PART II:

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42 The Provo City Consolidated Fee Schedule is amended as shown in Exhibit A.
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44 PART III:
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- 46 A. If a provision of this ordinance conflicts with a provision of a previously adopted
47 ordinance, this ordinance prevails.
48
- 49 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
50 sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of
51 the ordinance is not affected by that determination.
52
- 53 C. This ordinance takes effect immediately after it has been posted or published in accordance
54 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
55 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
56
- 57 D. The Municipal Council directs that the official copy of Provo City Code be updated to
58 reflect the provisions enacted by this ordinance.

Exhibit A

~~UTILITY~~ TRANSPORTATION ~~UTILITY~~ FUND FEE

Rates through August 31, 2025.

Category	Fee per Month
Residential A – Single-Family	\$3.68
Residential B – Multifamily	\$2.21
Commercial A (< 100 Trip-Ends)	\$9.98
Commercial B (100 – 199 Trip-Ends)	\$26.36
Commercial C (200 – 599 Trip-Ends)	\$79.28
Commercial D (600+ Trip-Ends)	\$236.78
Public Use A (< 300 Trip-Ends)	\$21.53
Public Use B (≥ 300 Trip-Ends)	\$96.08

Rates to become effective September 1, 2025.

Category	Fee per Month
Residential A – Single-Family	\$4.20
Residential B – Multifamily	\$2.52
Commercial A (< 100 Trip-Ends)	\$11.38
Commercial B (100 – 199 Trip-Ends)	\$30.05
Commercial C (200 – 599 Trip-Ends)	\$90.38
Commercial D (600+ Trip-Ends)	\$269.93
Public Use A (< 300 Trip-Ends)	\$24.54
Public Use B (≥ 300 Trip-Ends)	\$109.53

Rates to become effective September 1, 2026.

Category	Fee per Month
Residential A – Single-Family	\$4.78
Residential B – Multifamily	\$2.87
Commercial A (< 100 Trip-Ends)	\$12.97
Commercial B (100 – 199 Trip-Ends)	\$34.26

Commercial C (200 – 599 Trip-Ends)	\$103.03
Commercial D (600+ Trip-Ends)	\$307.71
Public Use A (< 300 Trip-Ends)	\$27.98
Public Use B (≥ 300 Trip-Ends)	\$124.86

Rates to become effective September 1, 2027.

Category	Fee per Month
Residential A – Single-Family	\$5.45
Residential B – Multifamily	\$3.27
Commercial A (< 100 Trip-Ends)	\$14.79
Commercial B (100 – 199 Trip-Ends)	\$39.05
Commercial C (200 – 599 Trip-Ends)	\$117.45
Commercial D (600+ Trip-Ends)	\$350.79
Public Use A (< 300 Trip-Ends)	\$31.90
Public Use B (≥ 300 Trip-Ends)	\$142.34

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JMCKNIGHT
Presenter: Keith Larsen, Bowen Collins and Associates
Department: Public Works
Requested Meeting Date: 04-22-2025
Requested Presentation Duration: 15 minutes
CityView or Issue File Number: 25-013

SUBJECT: 13 An ordinance amending water fees on the Provo City Consolidated Fee Schedule. (25-013)

RECOMMENDATION: Public Works recommends Council consider an ordinance implementing a new tiered water rate to be effective September 1, 2025.

BACKGROUND: Since mid-2023, the Council has been discussing the City's water rate structure, guided by the need to balance affordability for residents, conservation, and financial sustainability. Specifics of potential increase percentages and tiered structured were discussed during work sessions in April, May, and October 2024. The Water Master Plan was adopted in September 2024 and a recommended Water Impact Fee increase was adopted in January 2025. The discussion for this item will address an increase to the water rate and implementation of a new tiered rate.

FISCAL IMPACT: The recommended rate increase would generate about \$840,000 in additional revenue. Impact on individual rate payers will vary by meter size and usage.

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
The 2024 Water Master Plan recommends increasing funding to address the capital needs of the City's water infrastructure. The 2023 Conservation and Resiliency Plan recommends regularly evaluating water tier rates.

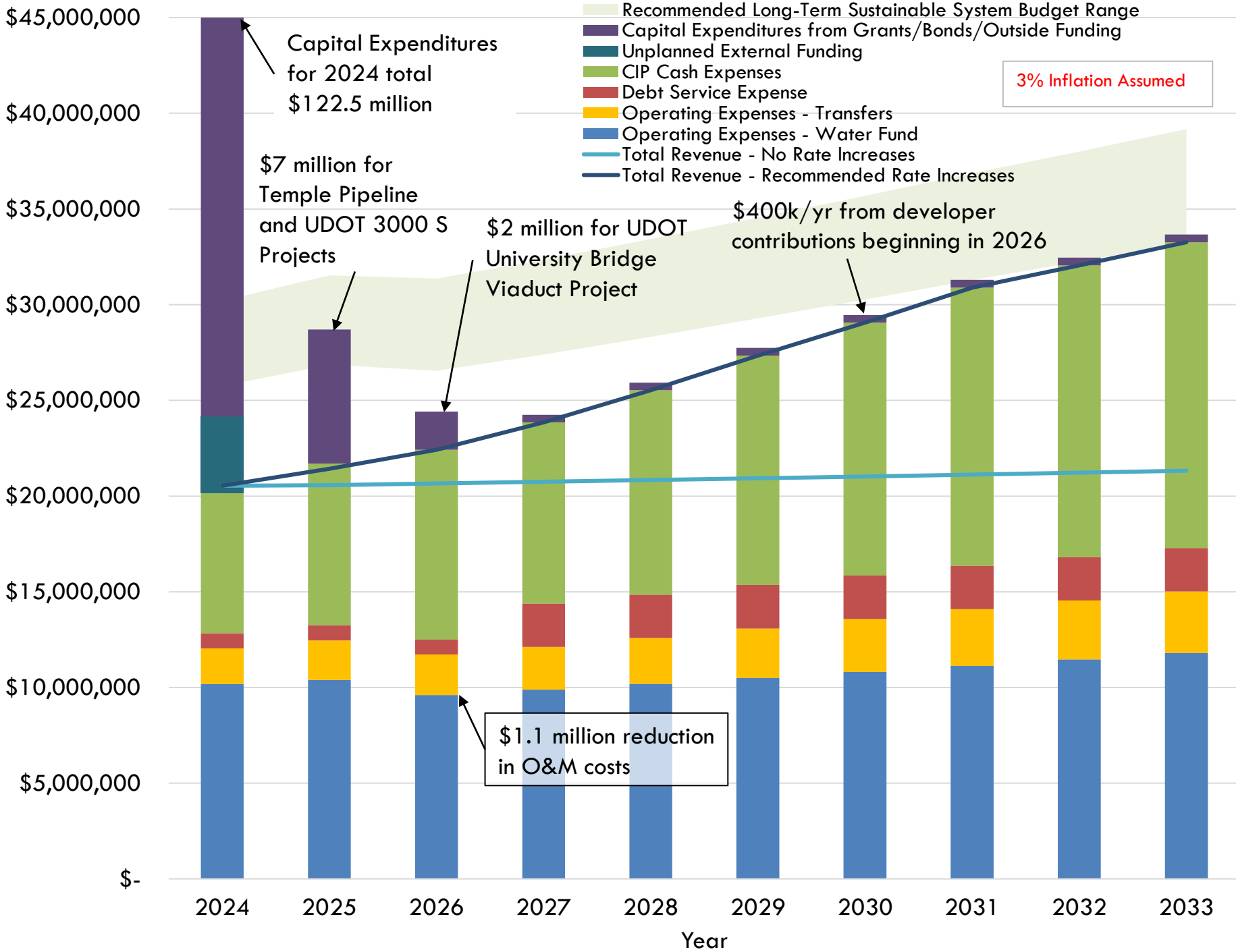


Tiered Water Rates – Summary Rate Recommendations

Keith Larson, P.E.

Bowen Collins & Associates

April 22, 2025



Year	Previous Recommendation	Updated Recommended Rate Increase
2025	12%	5%
2026	8%	5%
2027	7%	5%
2028	6%	8%
2029	6%	8%
2030	6%	7%
2031	6%	7%
2032	6%	4%
2033	6%	4%



Background

- **2025 Utah State House Bill 274 (HB274)**
 - Requires water supplier rates to “incorporate increasing block units of water used” (i.e. tiered structure)
 - Requires water suppliers to “consider water conservation” when setting water rates
 - Stipulates that water rates must be “based on a generally accepted rate setting method, including a standard or method established by the American Water Works Association”

Proposed Increasing Block Rates | Residential

Base Rates

	Previous Recommendation (12%)	2025 Updated Recommendation (5%)
3/4" OR SMALLER	\$22.96	\$21.53
1"	\$28.96	\$27.15
1.5"	\$62.27	\$58.38
2"	\$93.15	\$87.33
3"	\$180.61	\$169.32
4"	\$300.97	\$282.16
6"	\$357.39	\$335.06
8"	\$538.80	\$505.12

Tier Volume Costs (\$/thousand gallons)

	Previous Recommendation (12%)	2025 Updated Recommendation (5%)
TIER 1	\$1.46	\$1.37
TIER 2	\$2.27	\$2.09
TIER 3	\$3.97	\$3.64

Residential Tier Volume Breaks (in thousand gallons)

	3/4"	1"	1.5"	2"	3"	4"	6"	8"
TIER 1	0 - 10	0 - 15	0 - 50	0 - 120	0 - 175	0 - 250	0 - 700	0 - 1,000
TIER 2	10 - 55	15 - 100	50 - 250	120 - 525	175 - 1,200	250 - 2,000	700 - 4,000	1,000 - 6,400
TIER 3	>55	>100	>250	>525	>1,200	>2,000	>4,000	>6,400

Proposed Tier Rates | Non-Residential

Base Rates

	Previous Recommendation (12%)	2025 Updated Recommendation (5%)
1"	\$28.96	\$27.15
1.5"	\$62.27	\$58.38
2"	\$93.15	\$87.33
3"	\$180.61	\$169.32
4"	\$300.97	\$282.16
6"	\$357.39	\$335.06
8"	\$538.80	\$505.12
10"	\$716.67	\$671.87
12"	\$1,163.67	\$1,090.94

Tier Volume Costs (\$/thousand gallons)

	Previous Recommendation (12%)	2025 Updated Recommendation (5%)
TIER 1	\$1.46	\$1.37
TIER 2	\$2.27	\$2.09
TIER 3	\$3.97	\$3.64

Non-Residential Tier Volume Breaks (in thousand gallons)

	1"	1.5"	2"	3"	4"	6"	8"	10"	12"
TIER 1	0 - 25	0 - 75	0 - 150	0 - 175	0 - 250	0 - 700	0 - 1,000	0 - 1,150	0 - 2,150
TIER 2	25 - 250	75 - 500	150 - 2,000	175 - 2,500	250 - 3,000	700 - 4,000	1,000 - 7,500	1,150 - 11,500	2,150 - 21,500
TIER 3	>250	>500	>2,000	>2,500	>3,000	>4,000	>7,500	>11,500	>21,500

Summary of Impacts

Residential Customers

User Type	Existing Avg Monthly Bill	Avg Monthly Bill: Current Structure + 5% Increase	Avg Monthly Bill: Tiered Structure + 5% Increase	\$ Change in Avg Monthly Bill*	% Change in Avg Monthly Bill*
Low User	\$24.69	\$25.93	\$24.94	\$0.25	1.0%
Average User	\$48.39	\$50.81	\$49.68	\$1.29	2.7%
High User	\$75.07	\$78.82	\$80.48	\$5.41	7.2%
Very High User	\$92.99	\$97.63	\$110.21	\$17.23	18.5%

* Change from existing average bills to proposed tiered structure with 5% increase.

Questions?

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING WATER FEES ON THE PROVO CITY
CONSOLIDATED FEE SCHEDULE. (25-013)

RECITALS:

It is proposed that Culinary Water fees on the Provo City Consolidated Fee Schedule be amended as set forth in the attached Exhibit A;

On August 1, 2023; September 5, 2023; April 16, 2024; April 30, 2024; October 15, 2024; November 5, 2024; January 28, 2025; February 11, 2025; and 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:

A. The Provo City Consolidated Fee Schedule is amended as set forth in the attached Exhibit

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 adjudged to be unconstitutional or invalid, the remainder of the ordinance is not affected by that determination.
- C. This ordinance takes effect September 1, 2025.
- 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

Water User Fees

Note: Water services provided to non-Provo residents will be double the rates listed here.

	Unit
3/4"	\$20.50 per month
1"	\$ 25.86 per month
1 1/2"	\$ 55.60 per month
2"	\$ 83.17 per month
3"	\$ 161.26 per month
4"	\$ 268.72 per month
6"	\$ 319.10 per month
8"	\$ 481.07 per month
10"	\$ 639.88 per month
12"	\$ 1,038.99 per month
Commodity Charge	
Residential— Winter (November to April)	\$1.17 per 1,000 gallons
Tier 1 <100K gallons	
Residential— Winter (November to April)	\$1.28 per 1,000 gallons
Tier 2 >100K gallons	
Residential— Summer (May to October)	\$1.93 per 1,000 gallons
Tier 1 <100K gallons	
Residential— Summer (May to October) Tier 2 >100K gallons	\$2.14 per 1,000 gallons
Commercial— Winter (November to April)	\$1.17 per 1,000 gallons
Tier 1 <500K gallons	
Commercial— Winter (November to April)	\$1.28 per 1,000 gallons
Tier 2 >500K gallons	

~~Commercial—Summer (May to October)~~

~~\$1.93 per 1,000 gallons~~

~~Tier 1 <500K gallons~~

~~Commercial—Summer (May to October)~~

~~\$2.14 per 1,000 gallons~~

~~Tier 2 >500K gallons~~

Rates to become effective September 1, 2025.

Water Resources Director can make exemptions for customers who participate in urban farming.

RESIDENTIAL

Monthly Base Rates

METER SIZE	AMOUNT
3/4" OR SMALLER	\$21.53
1"	\$27.15
1.5"	\$58.38
2"	\$87.33
3"	\$169.32
4"	\$282.16
6"	\$335.06
8"	\$505.12

Residential Tier Volume Breaks (in thousand gallons)

	3/4"	1"	1.5"	2"	3"	4"	6"	8"
TIER 1	0 - 10	0 - 15	0 - 50	0 - 120	0 - 175	0 - 250	0 - 700	0 - 1,000
TIER 2	10 - 55	15 - 100	50 - 250	120 - 525	175 - 1,200	250 - 2,000	700 - 4,000	1,000 - 6,400
TIER 3	>55	>100	>250	>525	>1,200	>2,000	>4,000	>6,400

NON-RESIDENTIAL

Monthly Base Rates

METER SIZE	AMOUNT
1" OR SMALLER	\$27.15
1.5"	\$58.38
2"	\$87.33
3"	\$169.32
4"	\$282.16
6"	\$335.06
8"	\$505.12
10"	\$671.87
12"	\$1,090.94

**Non-Residential Tier Volume Breaks
(in thousand gallons)**

	1"	1.5"	2"	3"	4"	6"	8"	10"	12"
TIER 1	0 - 25	0 - 75	0 - 150	0 - 175	0 - 250	0 - 700	0 – 1,000	0 – 1,150	0 – 2,150
TIER 2	25 - 250	75 - 500	150 – 2,000	175 – 2,500	250 – 3,000	700 – 4,000	1,000 – 7,500	1,150 – 11,500	2,150 – 21,500
TIER 3	>250	>500	>2,000	>2,500	>3,000	>4,000	>7,500	>11,500	>21,500

ALL CUSTOMERS

**Tier Volume Costs
(\$/thousand gallons)**

TIER 1	\$1.37
TIER 2	\$2.09
TIER 3	\$3.64

Urban Farming Water Rate Discount Policy

Objective:

The purpose of this policy is to establish criteria for determining eligibility for a water rate designation for properties engaging in urban farming, including the cultivation of gardens and orchards. This policy aims to meet the requirements of Section 43-10-32.5 of Utah State Code which requires public water systems consider urban farming in setting water rates.

1. Eligibility Criteria:

To qualify for the urban farming water rate designation under this policy, the property must meet the following conditions:

a. Minimum Percentage of Property Used for Urban Farming:

- The property must designate at least **25% of its total land area** for urban farming purposes. This area must be actively used for the cultivation of edible plants, such as fruits, vegetables, herbs, or trees for fruit production.
- If the property is used for both personal and community urban farming, the entire area designated for farming must meet the **minimum 25% threshold**.
- The use of the land for urban farming must be continuous throughout the irrigation season (minimum 6 months per year).

b. Approved Use:

- The land designated for farming must be used primarily for the cultivation of edible crops, including:
 - Garden beds
 - Raised planters
 - Orchard or fruit trees
- Decorative or ornamental plants, turf grass, and non-edible crops (such as purely decorative landscaping) do not count towards the qualifying area for the discount.
- If the property is zoned agricultural, the area does not qualify for the urban farming designation.

b. Water Usage:

- The user must show that they have water usage that exceeded their current tier 3 allotment during irrigation season.

2. Urban Farming Water Rate:

Only residential accounts can qualify for the urban farming water rate designation. Water utility accounts that meet the eligibility requirements will have their tier ranges move to the next larger meter size. The base rate will remain the same.

Commented [BP1]: For example tier 3 for a ¾-inch is 55k gallons. They would move up to a 1-inch tier system and the tier 3 is 100k gallons.

3. Application Process:

a. Application Submission:

- Property owners must submit an application for the discount to the Director of Water Resources, providing details of the property layout, utility account number, and the portion of the land dedicated to urban farming.
- Applications must include a diagram of the property showing the urban farming area and the specific crops being grown.

b. Inspection and Verification:

- The local authority may conduct inspections or request photographic evidence to verify that the urban farming area meets the criteria outlined in this policy.
- If necessary, a follow-up inspection will be scheduled to confirm that the urban farming area continues to meet the eligibility requirements throughout the growing season.

c. Annual Renewal:

- The discount is granted on an annual basis. Property owners must renew their application each year by submitting updated information about their urban farming activities, otherwise the urban farming designation will expire.
- Any changes to the size or scope of the urban farming area must be reported to the local authority.

4. Restrictions and Conditions:

- **Provo City Backflow Prevention standards shall be required.**

a. Non-transferability:

- The water discount applies only to the account owner who submits the application and is not transferable to new owners.

b. Land Use Change:

- If the urban farming area is reduced below the required minimum percentage or if the land use changes to non-agricultural purposes (such as residential or commercial development), the urban farming designation will be eliminated.

c. Illegal or Unlicensed Activity:

- Properties using land for urban farming without the necessary permits or that are in violation of local zoning laws will be ineligible for the water discount.

6. Effective Date:

This policy will take effect on **September 1, 2025** and will apply to all applications received on or after this date.

DRAFT