# PROVO MUNICIPAL COUNCIL

## Work Meeting

12:00 PM, Tuesday, September 23, 2025
Provo Peaks Conference Room (Room 110)
Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or
https://www.youtube.com/provocitycouncil

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

**To listen to the meeting by phone: September 23 Work Meeting: Dial 346-248-7799. Enter Meeting ID 896 3301 3701 and press #. When asked for a participant ID, press #.**

## Agenda

## Roll Call

## Approval of Minutes

August 19, 2025 Council Meeting

September 9, 2025 Work Meeting

## Business

1 A presentation regarding UDOT University Avenue bridge construction (25-090)

2 An ordinance amending the zone map classification of real property, generally located at 3200 W Bulldog Lane, from the OSPR and R1.20 zones to one-family residential with performance development overlay (R1.6(PD)) zone. Lakeview North. (PLRZ20250397)

3 A discussion regarding the Provo River setback and design standards (25-091)

4 An ordinance amending the zone map classification of real property, generally located at 2858 West Center Street, from the agricultural (A1.1) zone to the one-family residential (R1.7) zone. Fort Utah neighborhood. (PLRZ20250384)

5 An ordinance amending Provo City Code regarding the area where accessory dwelling units are permitted. (PLOTA20250238)

6 An ordinance amending the zone map classification of real property, generally located at 920 S 1020 W from the one-family residential (R1.8) and residential agricultural

(RA) zones to the one-family residential (R1.7) zone. Sunset (PLRZ20250388)

7 An ordinance amending Provo City Code Title 14 to remove data centers as permitted or conditional uses (PLOTA20250458)

8 An ordinance enacting Provo City Code Chapter 14.34A to create a data center overlay zone. (PLOTA20250182)

9 A discussion regarding Provo City Code Chapter 14.30 Accessory Dwelling Units (25-092)

10 A resolution approving the appropriation of \$158,396 to add three full-time firefighters for the airport for the fiscal year ending June 30, 2026. (25-094)

11 A presentation regarding the Fiscal Year 2025 Budget Carryover Report (25-095)

12 A presentation regarding the Dog Park Master Plan and its implementation strategy (25-015)

## 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
Council meetings are broadcast live and available later on demand at youtube.com/ProvoCityCouncil
To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next Work Meeting will be held on Tuesday, October 7, 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.

# PENDING APPROVAL - DRAFT MINUTES

Please Note – These minutes have been prepared with a timestamp linking the agenda items to the video discussion. Electronic version of minutes will allow citizens to view discussion held during council meeting.

# PROVO MUNICIPAL COUNCIL

## Regular Meeting Agenda

5:30 PM, Tuesday, August 19, 2025
Council Chambers (Room 100)
Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or
https://www.youtube.com/provocitycouncil

**Roll Call**

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

| | |
|---|---|
| Councilor Becky Bogdin | Councilor Craig Christensen |
| Councilor Gary Garrett | Councilor George Handley |
| Councilor Travis Hoban | Councilor Katrice MacKay |
| Councilor Rachel Whipple | Mayor Michelle Kaufusi |
| Chief Administrative Officer Scott Henderson | City Attorney Brian Jones |
| Council Executive Director Justin Harrison | City Recorder Heidi Allman |

Conducting: Chair Gary Garrett

**Prayer** – Brooke Barnes

**Pledge of Allegiance** – Councilor Bogdin

**Presentations, Proclamations, and Awards**

**1 Provo City Employee of the Month (25-007) 0:01:43**

Mayor Kaufusi expressed appreciation to the Municipal Council for the opportunity to recognize an exceptional employee whose dedication and professionalism have had a lasting impact on the community. She noted that while Provo is built on collaboration and teamwork, it is also important to acknowledge individuals who consistently exceed expectations. Mayor Kaufusi then invited Development Services Director Bill Peperone to present the August 2025 Employee of the Month Award to a member of the Development Services team.

Mr. Peperone announced that the August 2025 Employee of the Month Award was being presented to Sandy Wilmoth. He noted that Sandy has been with the City for approximately three years, serving as both the Economic Development Policy Analyst and the Planning Division's Senior Administrative Assistant. In her current role, she organizes agendas, meetings, and minutes for five boards and commissions, including the Planning Commission, Board of Adjustment, and Landmarks Commission, often attending evening meetings that extend her workday. Mr. Peperone highlighted Sandy's ability to identify weaknesses and improve systems for greater customer service and productivity. He commended her leadership on the executive committee for the Provo Advantage Charity Golf Summit, where she managed coordination with thoroughness, delegated responsibilities effectively, and contributed significantly to the success of the event. He also noted her willingness to fill multiple roles in Economic Development and the Planning Division while new staff were being hired. Beyond her

professional contributions, Mr. Peperone praised Sandy's kindness, camaraderie, and ability to create an inclusive and supportive work environment. He concluded by emphasizing that Sandy's professional excellence and personal integrity make her an invaluable asset to the team and expressed gratitude for her leadership and uplifting presence.

**Public Comment**

Chair Garrett read the public comment preamble and opened the public comment period. Seeing none, he closed the public comment period.

**Action Agenda**

**2 A resolution consenting to board and commission appointments. (25-031) 0:08:50**

**Motion:** An implied motion to approve Resolution 2025-39, as currently constituted, has been made by council rule.

Mayor Kaufusi recommended Brooke Barnes, Doug Gardner, Bonnie Morrow, Brittany Hyde, and Dan Mitchell for appointments to the Parks and Recreation board.

Chair Garrett opened public comment. With none, he closed public comment and invited a council discussion.

Councilor Bogdin expressed appreciation for the volunteer hours contributed to the City's boards and commissions. She noted that the City could not provide the same level of staffing or public input without the service of these volunteers and thanked them for their willingness to apply and serve.

Chair Garrett noted that Council Members often serve as liaisons to City commissions, allowing them to see firsthand the significant hours volunteers contribute. He referenced his liaison roles with the Parks and Recreation Board and the Provo Foundation as examples. He then called for a vote.

**Vote:** The motions passed 7:0 with Councilors Bogdin, Christensen, Garrett, Handley, Hoban, MacKay, and Whipple in favor.

**3 A resolution rescinding Resolution 2025-32 and approving the execution of an interlocal cooperation agreement to authorize Provo City's participation in the Utah Valley Home Consortium under HUD's HOME Program for FY 2026–2028 (25-069) 0:12:21v**

**Motion:** An implied motion to approve Resolution 2025-40, as currently constituted, has been made by council rule.

Melissa McNalley, Community Grant Administrator, presented. She explained that the previous resolution adopted in June needed to be rescinded at the request of HUD to include additional language. She stated that the Council was being asked to rescind the earlier resolution and approve a new resolution to participate in the Utah Valley Home Consortium.

Chair Garret opened public comment. With none, he closed public comment and invited a council discussion.

Councilor Christensen expressed appreciation for the effort, noting it is a worthy and much-needed cause. He thanked Melissa and her staff for their leadership and recognized Provo's active role in the initiative.

Chair Garrett called for a vote.

**Vote:** The motions passed 7:0 with Councilors Bogdin, Christensen, Garrett, Handley, Hoban, MacKay, and Whipple in favor.

**4 A resolution accepting an annexation petition for further consideration for approximately 16.67 acres of property generally located at 4505 N Canyon Road (25-083) 0:14:35**

**Motion:** An implied motion to approve Resolution 2025-41, as currently constituted, has been made by council rule.

Jessica Dahneke, City Planner, presented. She explained that the resolution was to accept a petition for further consideration. She noted that following acceptance, the petition would be returned to the Council as an ordinance before being sent to the state for certification and recording.

Councilor Bogdin asked whether the City has the necessary infrastructure, including sewer and water capacity, to support the proposed development of the property.

Ms. Dahneke stated that while the petition will undergo further review after acceptance, however, the initial review indicates the City has sufficient capacity to support the development.

Chair Garrett asked what the next steps in the annexation process would be, including how the petition moves forward after acceptance, when the Council would see it again, and what role the state plays in certifying the annexation.

Ms. Dahneke explained that if the resolution is accepted, there will be a mandatory protest period before the matter returns to the Council as an ordinance for state certification. Once certified, the annexed property will enter the City zoned as Open Space, Parks, and Recreation. Any future development would then require a rezone by the Council and a project plan review by the Planning Commission.

Chair Garrett opened public comment.

Sharron Memmott, of Provo, stated that the annexation had not been discussed in her neighborhood meeting, which led to some confusion with another annexation but has since been clarified. She asked where in the resolution it specifies that annexed property would automatically be zoned Open Space, Parks, and Recreation, and requested that this be added. She also asked whether the City is required to

provide utilities within a certain period, whether recently installed sidewalks must meet different code requirements, and how the 14-day protest period functions in relation to state certification. Ms. Memmott further inquired if there are any development plans for the property, noted the importance of public noticing for future steps, and asked for clarification regarding the boundaries shown on the published map.

Chair Garrett closed public comment and invited a council discussion.

Brian Jones, City Attorney, provided clarification on the annexation process, explaining that the 14-day period after a petition is submitted is primarily an opportunity for the Council to reject petitions that fall outside the City's annexation policy. If no action is taken within that timeframe, the petition is automatically accepted, but this only initiates the review process and does not imply final approval. He noted that questions regarding infrastructure and obligations are typically addressed during negotiations of an annexation agreement, which clarifies responsibilities between the City and the petitioner. Regarding zoning, Mr. Jones stated that annexed property generally comes in as Open Space, Parks, and Recreation under City policy in the General Plan, though this can be adjusted through the annexation agreement process.

Councilor Handley clarified that the policy requiring annexed property to initially come in as Open Space, Parks, and Recreation was created to discourage annexations driven solely by development pressure. He noted that while this does not mean the City would oppose all annexations for development, the policy helps prevent signals that might encourage developers to push for converting agricultural land into developments.

Mr. Jones explained that annexations generally follow a two-step process: property is annexed under the default zoning of Open Space, Parks, and Recreation, after which the petitioner may apply for a rezone with details outlined in a development agreement. He noted that in some cases, this can be condensed into a single step if the City and petitioner agree in the annexation agreement on both development and infrastructure requirements as well as the zoning designation.

Councilor MacKay requested clarification on the annexation boundaries, noting that the maps presented in both the packet and Jessica's presentation appeared to show property on both the north and south sides of Foothill Drive. She recalled a recent instance where an incorrect map required correction and asked whether the current map was accurate.

Ms. Dahneke clarified that the correct map was included with the plat materials and acknowledged she had previously misspoken. She confirmed that the annexation includes all property within the red outlined area, covering land south of Foothill Drive and a small portion to the north.

Councilor Bogdin observed that one parcel on the north end was not included in the annexation while the remaining area involved multiple property owners. She asked why the owners were seeking annexation at this time and whether the landowner was present.

Applicant George Bills, of Gardner and Associates, explained that the south side of Foothill consists of six to eight parcels under single ownership, originally divided for purchase but intended to be combined. He

stated the annexation reduces the size of an existing county island, and while one parcel owner on the north side chose not to participate, they may initiate annexation in the future. Mr. Bills noted the property is currently agricultural with sheep on the land and several families residing there. He added that while no formal development plans exist, there has been discussion of possibly building two homes while keeping most of the property in agricultural use.

Chair Garrett called for a vote.

**Vote:** The motions passed 7:0 with Councilors Bogdin, Christensen, Garrett, Handley, Hoban, MacKay, and Whipple in favor.

**5 A resolution adopting the 2026 council regular meeting schedule. (25-084) 0:29:18**

**Motion:** An implied motion to approve Resolution 2025-42, as currently constituted, has been made by council rule.

Justin Harrison, Council Executive Director, explained that state law requires the Council to formally adopt its meeting schedule each year. The proposed resolution sets the dates for the upcoming year, with most months including two meetings and flexibility to add additional meetings as needed.

Councilor Bogdin expressed appreciation for the meeting schedule, noting the value of having only one meeting in July due to vacations.

**Motion:** Councilor Bogdin made a motion to remove the November 17 meeting citing reduced activity around the holidays. Seconded by Councilor MacKay.

Chair Garrett asked whether the Council could approve the full meeting calendar and then cancel meetings as needed during the year, or if all published meetings must be held once adopted.

Mr. Harrison confirmed that the Council may cancel meetings after the schedule is adopted by posting a notice of cancellation. He noted there is also flexibility to add meetings if needed.

Councilor Bogdin noted that although the Council voted to adjust the July schedule last year, important items still filled the calendar once meetings were published. She expressed concern that keeping extra meetings on the schedule signals staff to plan around them, resulting in short meetings that could have been combined. She recommended removing the July and November meetings upfront to give staff a break, with the option of adding a meeting later if needed.

Councilor Whipple stated she was not in favor of removing meetings from the schedule. She expressed concern that extended breaks disrupt the normal flow of work and emphasized the value of maintaining set dates to ensure accountability and consistent progress.

**Vote:** The amended motion passed 5:2 with Councilors Bogdin, Christensen, Handley, Hoban, and MacKay in favor. Councilors Garrett and Whipple opposed.

**Adjournment**

The meeting was adjourned by unanimous consent at approximately 6:07 PM.

DRAFT

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

# PROVO MUNICIPAL COUNCIL

## Work Meeting Minutes

1:30 PM | September 9, 2025
Provo Peak Room
Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or
https://www.youtube.com/provocitycouncil

PENDING MINUTES – AWAITING APPROVAL

## Agenda

## Roll Call

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

## Approval of Minutes

August 19, 2025 Work Meeting
August 26, 2025 Board of Canvassers Meeting

Approved by unanimous consent.

## Business

**Item 1: An ordinance amending the zone map classification of real property, generally located at 1050 West 100 North from the one-family residential (R1.6) zone to the very low density residential (VLDR) zone. Dixon neighborhood. (PLRZ20250332) 00:01:06**

Jessica Dahneke, City Planner, presented this item to the Council. She explained that the property at 1050 West 100 North is currently zoned R1.6, which allows for accessory dwelling units. The property owner wishes to subdivide the property to add an additional dwelling unit. If rezoned to VLDR, the property would still be surrounded by R1.6 zoning.

Ms. Dahneke noted that the applicant would need to upload an updated plat as a condominium plat, meaning each home would be its own parcel with the remainder of the area designated as common area shared between the two homes. She explained that the Planning Commission recommended denial of the request due to concerns about maintenance of common areas, owner occupancy, and the creation of a spot zone surrounded by R1.6 zoning.

Staff's original recommendation was also to deny the request, primarily because the existing R1.6 zoning already permits accessory apartments, which would result in a similar increase in density.

Councilor Garrett asked for clarification regarding the absence of a neighborhood plan for the area, which Ms. Dahneke confirmed. He also inquired whether the VLDR zone exists elsewhere in the city. Ms. Dahneke responded affirmatively but was unable to provide specific examples.

**Item 2: An ordinance amending the zone map classification of real property, generally located at 2525 West 620 North, from the R1.8 (one family residential) zone to the A1.1 (agricultural) zone. Lakeview South neighborhood. (PLRZ20250348) 00:03:42**

Nancy Robison, Planner, presented this item. She noted that after the staff report was written, it was discovered that the property lines had changed by seven feet, as the property is part of a trust where land is being split. The acreage sizes in the Council's memo and Exhibit A reflect the correct legal definition and zone size.

Ms. Robison explained that the entire parcel is currently 9.61 acres and will be divided into two parcels: one of 3.66 acres and another of 5.95 acres. She displayed a map showing how the property would be split, with a portion currently zoned R1.8 and another portion zoned agricultural. The applicant wishes to ensure that one parcel is entirely within the same zone.

It was clarified that the property owner plans to move his property into the agricultural zone, where there is already a house. The remainder of the property will go to siblings. Councilor MacKay noted that this was a rare instance of land being rezoned to agricultural for residential purposes.

Ms. Robison addressed a question about the lower parcel's development potential, explaining that while it cannot be developed as it currently stands without another subdivision proposal, there are plans for future development. She pointed out that there are three stub roads in preparation for future development.

The Council discussed the unusual nature of rezoning to agricultural and the family circumstances driving this request. No further questions were raised, and it was noted that this item would be revisited in the evening session.

**Item 3: A discussion regarding the "Owner occupant" definition in Provo City Code Chapter 14.06.020 (25-087) 00:07:54**

Melia Dayley, Policy Analyst, presented this item. She explained that the discussion arose from a current accessory dwelling unit (ADU) application for a property on Bannock Drive. The Planning Commission recommended approval based on a clause in the definition of owner occupancy, which staff had interpreted differently.

Ms. Dayley outlined that the current definition includes a clause that could be interpreted as a loophole or exemption to the owner-occupancy requirement. To address this, the Council Office

PENDING MINUTES - AWAITING APPROVAL

is proposing a text amendment to remove this exemption, clarifying that an owner must actually reside on the property to be considered an owner-occupant.

Brian Jones, City Attorney, provided additional legal context. He emphasized that the current language does not explicitly create an exemption, but rather states a requirement for document submission that does not logically connect to qualifying as an owner-occupant.

The Council discussed the implications of this change and the broader issues surrounding ADU regulations. Councilor MacKay expressed frustration with the current process for obtaining neighbor signatures for ADUs, noting it has caused confusion and conflict in neighborhoods.

After discussion, two motions were made and passed:

- Councilor Handley moved to accept the proposed removal of the confusing text from the owner-occupant definition. Councilor MacKay seconded the motion. The motion passed with a 7-0 vote.
- Councilor Handley moved to request staff to bring back to a future work session a proposal for addressing the special use permit section in Chapter 14.30. Councilor MacKay seconded the motion. The motion passed with a 7-0 vote.

**Item 4: A presentation regarding the FrontRunner 2X Project (25-088) 00:35:43**

Brian Allen, Transit Project Director from the Utah Department of Transportation (UDOT), presented information about the FrontRunner 2X project. He explained that the project aims to double-track strategic sections of the FrontRunner line to increase capacity and frequency of service.

Mr. Allen outlined the benefits of the project, including increased ridership, reduced congestion, and improved travel times compared to Interstate 15. He presented a video explaining the concept of double-tracking and why it is necessary to increase train frequency.

The presentation focused on the section south of Provo, which involves complex right-of-way acquisitions and potential impacts to existing properties. Two main alternatives were discussed: relocating Union Pacific tracks or adding a Utah Transit Authority (UTA) track to the west. The western option was presented as the preferred alternative due to lower costs and fewer impacts.

Mr. Allen addressed concerns about noise and vibration impacts, explaining that mitigation studies are ongoing. Michael Richardson, Right of Way (ROW) Agent, also discussed the right-of-way acquisition process, emphasizing that affected property owners would be compensated fairly and provided relocation assistance if necessary.

The Council asked numerous questions about the project's impacts, timelines, and communication with affected residents. Concerns were raised about the initial lack of communication with the City and residents regarding potential property acquisitions.

PENDING MINUTES - AWAITING APPROVAL

Mr. Allen acknowledged the communication oversight and committed to improving transparency and engagement moving forward. He announced an upcoming neighborhood meeting for impacted residents on September 18 and outlined the project timeline, with construction anticipated to begin in 2027 and completion targeted for 2030.

**Item 5: A presentation regarding conservation easements (25-086) 01:42:01**

Wendy Fisher, Executive Director of Utah Open Lands, presented information about conservation easements. She explained that Utah Open Lands is the oldest local land trust in Utah, holding over 64,000 acres in conservation easements.

Ms. Fisher discussed the benefits of open spaces, noting that outdoor recreation opportunities contributed to economic growth during the pandemic. She emphasized that conservation easements can help balance development with preserving quality of life and protecting natural resources.

The presentation covered the legal definition of conservation easements, their components, and how they are tailored to each specific property. Ms. Fisher explained that conservation easements can codify community intentions for land use, protect against private benefit on public lands, and provide long-term protection for important natural and recreational areas.

Council members asked questions about the permanence of conservation easements, funding sources for Utah Open Lands, and the organization's role in enforcing easement terms. Ms. Fisher addressed concerns about the perpetual nature of easements and explained how the organization plans for long-term stewardship and potential transfers of easements if necessary.

The presentation provided context for the Council's upcoming discussion about a potential conservation easement in Bunnels Fork.

**Item 6: A presentation regarding a conservation easement in Bunnels Fork (25-086) 02:15:52**

Melia Dayley, Policy Analyst, presented information about a potential conservation easement for city-owned parcels in Bunnels Fork. She explained that this initiative stemmed from a request by Councilors Handley and Christensen to explore protecting some or all of the city-owned parcels in the area through a conservation easement.

Ms. Dayley outlined the legal framework for the City to enter into a conservation easement with Utah Open Lands at no cost to the City. She referenced the recently passed amendment to the Hillsides and Canyons Plan, which calls for protecting city-owned lands outside city boundaries.

Mayor Kaufusi expressed strong support for the conservation easement, emphasizing the area's natural beauty, critical water resources, and recreational value. Scott Henderson, Chief Administrative Officer, discussed the logistics of moving forward with the process.

PENDING MINUTES – AWAITING APPROVAL

The Council engaged in a discussion about the benefits and potential drawbacks of a conservation easement. Councilor Bogdin expressed reservations about partnering with an outside organization for city-owned land.

After discussion, a motion was made:

- Councilor Whipple moved that the Council show support for continuing the process of exploring a conservation easement in Bunnels Fork. Councilor Christensen seconded the motion. The motion passed with a 6-1 vote, with Councilor Bogdin voting against.

The next steps will include drafting a Memorandum of Understanding with Utah Open Lands, creating a public interest valuation study, and holding a public hearing before final authorization.

**Item 7: A presentation regarding certified tax rates for Provo City (25-089) 02:40:55**

Rod Mann, Utah County Auditor, presented information about an error in the certified tax rates for Provo City. He explained that due to a mistake in the County's process, over $500 million of nonexistent taxable value was erroneously added to Provo's property values, resulting in a tax rate approximately 5% lower than it should have been.

Mr. Mann outlined the options for correcting the error: fixing it now or deferring the correction until next year. He recommended fixing it now, which would result in an increase of about $20 per year for the average residential property and about $82–$83 for a business property valued at $1 million.

The Council discussed the implications of both options, considering the impact on residents and the City's budget. It was noted that the Provo School District had already voted to fix their rates now.

After discussion, the Council reached a consensus to fix the rates immediately. Brian Jones, City Attorney, informed the Council that a resolution with the updated rates would be presented for a vote in the evening meeting.

## Closed Meeting 03:00:30

Councilor Whipple moved to close the meeting to discuss the character, professional competence, or physical or mental health of an individual. Councilor Bogdin seconded the motion. The motion passed with a 6-0 vote, with Councilor Christensen excused.

The Council then recessed as the Municipal Council and reconvened as the Redevelopment Agency (RDA) Governing Board.

Board Member Garrett moved to close the RDA Governing Board meeting to discuss pending or reasonably imminent litigation. The motion was seconded by Councilor Handley and passed with a 6-0 vote, with Board Member Christensen excused.

PENDING MINUTES – AWAITING APPROVAL

# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

| | |
|---|---|
| **Submitter:** | JUHARRISON |
| **Presenter:** | Andy Spencer, UDOT Project Manager |
| **Department:** | Council |
| **Requested Meeting Date:** | |
| **Requested Presentation Duration:** | 35 minutes |
| **CityView or Issue File Number:** | 25-090 |

**SUBJECT:** 1 A presentation regarding UDOT University Avenue bridge construction (25-090)

**RECOMMENDATION:** Presentation Only

**BACKGROUND:** The University Avenue (U.S. 189) viaduct, originally constructed in 1965, is the primary corridor connecting the Orem-Provo area to the Heber Valley. Despite multiple rehabilitation efforts, including significant repairs as recently as 2020, the bridge has reached the end of its anticipated service life according to inspection findings.

----- Project Overview -----

The Utah Department of Transportation (UDOT) is undertaking a full reconstruction of the University Avenue Bridge. Construction will follow a phased schedule, determined to be the most effective alternative after evaluating options. This approach ensures that at least one lane in each direction remains open, preserving access for emergency services, UTA operations, and local businesses

----- Key Features of the New Bridge -----

- Enhanced Mobility: Dedicated 6’ bike lanes and 8’ sidewalks on both sides.
- Improved Safety: 10’ protective fencing over the railroad track.
- Expanded Connectivity: A 12’ multi-use trail on the west side linking 500 South to 600 South.
- Modernized Design: Updated cross-sections and profiles to replace the aging structure.

----- Traffic Impacts -----

During construction, 400 South and 500 South traffic patterns will change, with alternate access routes established:

- South Provo: Lakeview Parkway at University Ave (Exit 263).

- North Provo: Center Street (Exit 265).
- Access to businesses adjacent to the bridge will be maintained throughout

----- Community Engagement -----

UDOT has established a project website, dedicated email, and hotline for public inquiries. Residents and businesses can also sign up for updates at udotinput.utah.gov/universityavebridge

**FISCAL IMPACT:** NA

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
Presentation Only.

# Project Area




University Avenue (U.S. 189) is the primary corridor connecting the Orem-Provo area to the Heber Valley. The viaduct was originally built in 1965 and has been rehabilitated several times during the past 60 years, including repairs that were completed in late 2020. Based on previous rehabilitation efforts, and the findings of recent routine inspections, the structure has reached the end of its anticipated service life.

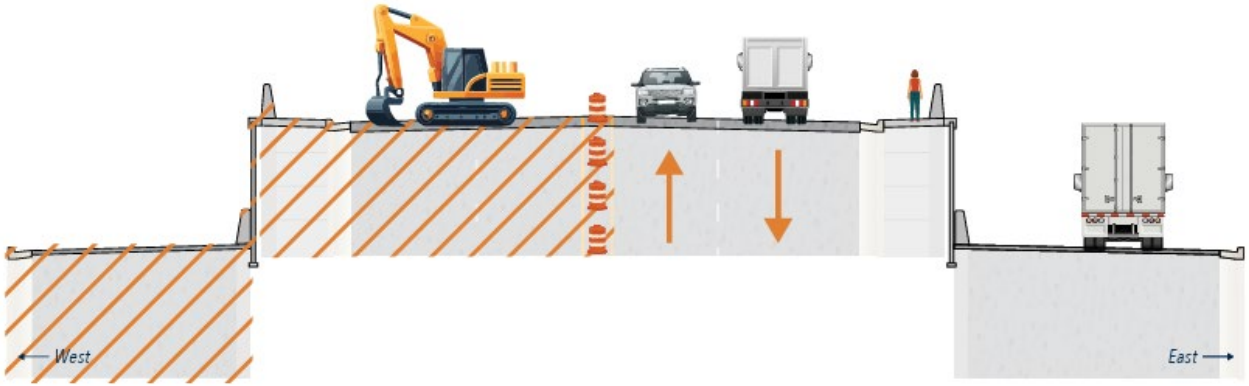
# Project Timeline




**Phase two is anticipated to begin Fall of 2026, however, phase two is dependent on the completion of phase one and is subject to change.*

# Why a phased construction schedule?

- Alternatives were evaluated, phased construction was the best option
- Allows for one lane in each direction to be open during construction
- Is necessary for emergency services, UTA and businesses in the area



# Current Bridge Conditions

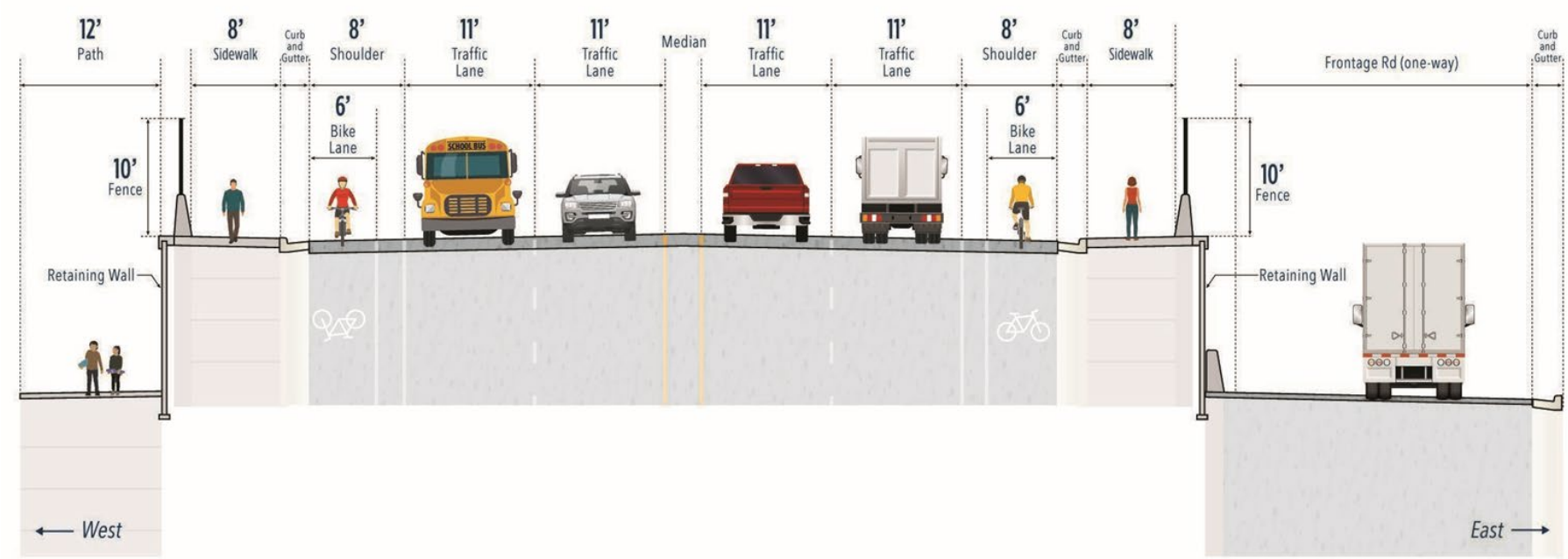


Looking South



Looking North

# Future Cross-section



# Current Bridge Profile

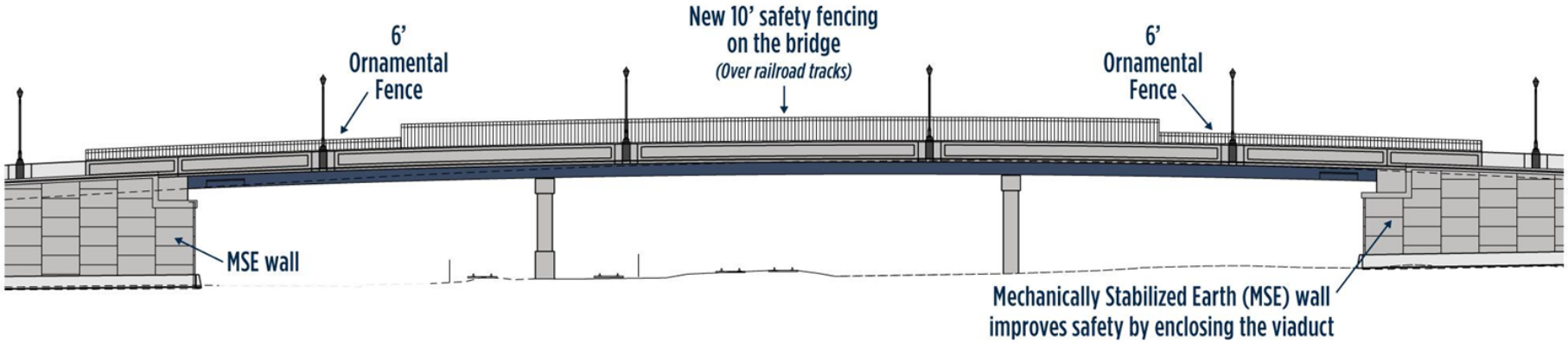


East side of bridge



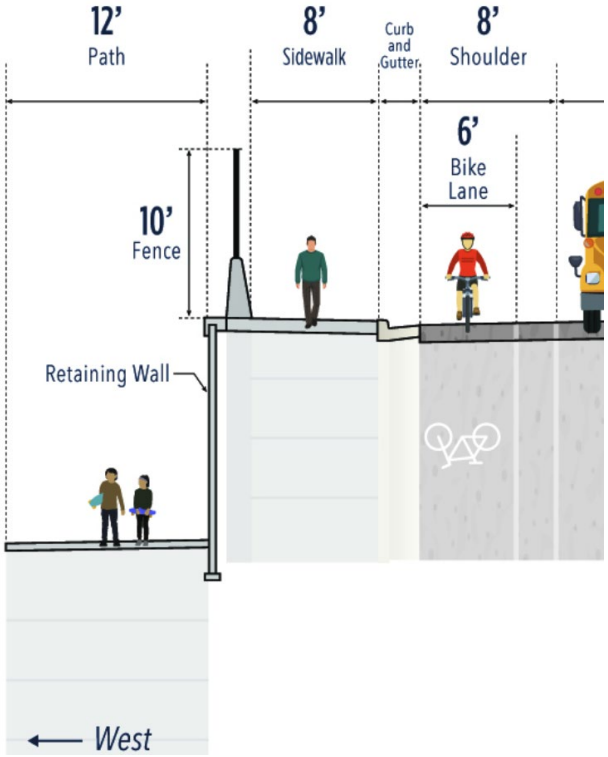
West side of bridge

# Future Bridge Profile

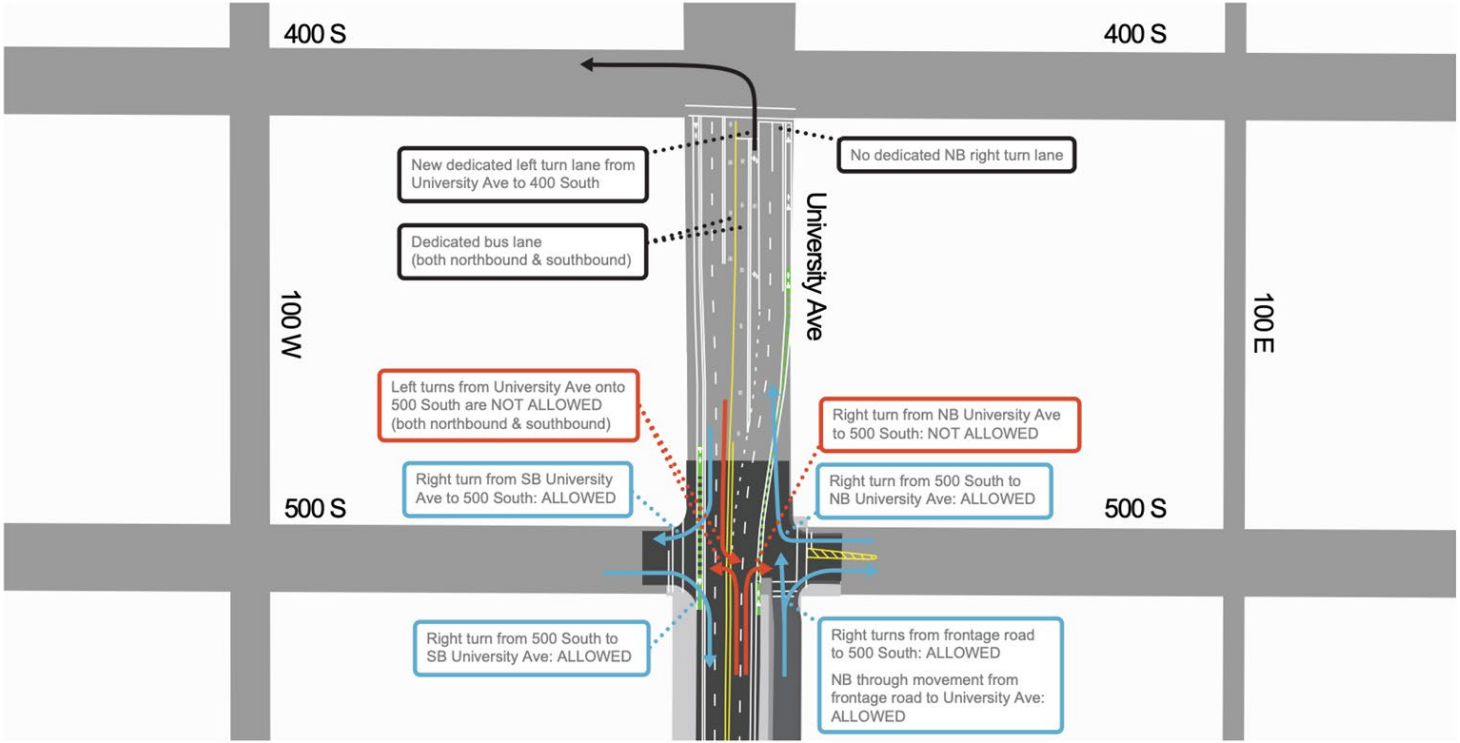


# Pedestrian and Bicycle Features

- 6’ dedicated bike lane
- 8’ sidewalks on both sides of the bridge
- 10’ fencing over railroad track
- 12' trail on the west side to connect 500 South and 600 South



# Changes to 400 South and 500 South Traffic Patterns



# Alternate Routes

University Ave
920 S to 400 S, Provo
BRIDGE WORK by UDOT




Access the south end of Provo City, use Lakeview Parkway at University Ave (exit 263)

Access to North end destinations use Center Street (exit 265)

*Access to businesses adjacent to the bridge will be maintained during construction

UDOT Keeping Utah Moving

# Project Contact Information

https://udotinput.utah.gov/universityavebridge

universityavebridge@UTAH.GOV

801-332-9611

Sign up for project updates:

# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

| | |
|---|---|
| **Submitter:** | AARDMORE |
| **Presenter:** | Bill Peperone, Director of Development Services & Matt Meyer with Nilson Homes |
| **Department:** | Development Services |
| **Requested Meeting Date:** | 09-23-2025 |
| **Requested Presentation Duration:** | 15 minutes |
| **CityView or Issue File Number:** | PLRZ20250397 |

**SUBJECT:** 2 An ordinance amending the zone map classification of real property, generally located at 3200 W Bulldog Lane, from the OSPR and R1.20 zones to one-family residential with performance development overlay (R1.6(PD)) zone. Lakeview North. (PLRZ20250397)

**RECOMMENDATION:** Recommend approval of the rezone.

**BACKGROUND:** Development Services is requesting a zone change to the R1.6(PD) Zone to provide opportunities south of Provo High School for a new housing development that would include workforce housing that would first be made available to first responders and other city employees. Half of the housing would be workforce units and half would be market-rate.
The property has been owned by Provo City for several years and was recently annexed into city boundaries in anticipation of this proposed development. An RFP was posted seeking developer/builder partners. Three companies responded and Nilson Homes was selected. The development would provide a variety of housing styles, all single-family detached homes. There would be a large, 2.4-acre open space with trails on the south side of the development along with good access to local parks.
The property is bordered by a R1.8 neighborhood to the east with single-family homes on lots ranging from 6,000-8,000 square feet; vacant unincorporated land to the south; the Provo Delta to the west, and Provo High School to the north.

**FISCAL IMPACT:** None.

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
(a) Public purpose for the amendment in question.
Staff Response: The public purpose for the amendment is to provide additional housing with a variety of price points; while providing some owner-occupied, workforce housing.
(b) Confirmation that the public purpose is best served by the amendment in question.
Staff Response: This amendment would enable the city to move forward with a quality development that meets the above stated purpose.
(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff Response: Chapter Three of the General Plan lists goals to “encourage healthy and balanced neighborhoods” and “encourage the development of various types of housing inventory” within the city. Staff believe the proposed amendment and concept will help the city to meet these goals. Additionally, this plan is an example of how to “identify key locations where attainable housing is needed and consider utilizing best practices such as deed restrictions and HUD programs to provide below market-rate housing” as stated in goal 2d of Chapter Four.
(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 is not a timing and sequencing provision related to this request.
(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.
Staff Response: Staff have not found any part of the General Plan policies that this zone request would hinder or obstruct from being obtained.
(f) Adverse impacts on adjacent landowners.
Staff Response: The addition of new homes in an established neighborhood with great access to Bulldog Lane with connection to Lakeview Parkway should not create an adverse impact on any adjacent landowner. Driveway access will be limited for most of the homes along Bulldog Lane, easing any potential traffic conflicts with High School traffic.
(g) Verification of correctness in the original zoning or General Plan for the area in question.
Staff Response: Staff have verified the zoning and General Plan are correct.
(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: No such conflict exists.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 3200 W BULLDOG LANE, FROM THE OPEN SPACE, PRESERVATION AND RECREATION (OSPR) AND ONE-FAMILY RESIDENTIAL (R1.20) ZONES TO THE ONE-FAMILY RESIDENTIAL WITH PERFORMANCE DEVELOPMENT OVERLAY (R1.6(PD)) ZONE. LAKEVIEW NORTH NEIGHBORHOOD. (PLRZ20250397)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 11.13 acres of real property, generally located at 3200 W Bulldog Lane (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 Open Space, Preservation and Recreation (OSPR) and One-Family Residential (R1.20) Zones to the One-Family Residential with Performance Development Overlay (R1.6(PD)) Zone;

On August 27, 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 7:0 vote;

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

On September 23, 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 Open Space, Preservation and Recreation (OSPR) and One-Family Residential (R1.20) Zones to the One-Family Residential

with Performance Development Overlay (R1.6(PD)) Zone for the real property described in this ordinance.

PART II:

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

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

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

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

# EXHIBIT A


3450
3400
3350
3300
3250
3200
1280 N
300 N
3100 W
3020 W
2960 W
1130 N
LAKESHORE DR
3080 W
LAKEVIEW PKWY
1060 N
BULLDOG LN
1010 N
1010 N
ACCESS RD
950 N
880 N
LAKESHORE DR
820 N
LAKEVIEW PKWY

**EXHIBIT B**

**Serial Number:** 19:044:0054
COM N 674.59 FT & W 223.68 FT FR SE COR. SEC. 33, T6S, R2E, SLB&M.; S 0 DEG 50' 3" E 584.39 FT; N 89 DEG 55' 24" W 612.93 FT; N 3 DEG 2' 37" W 281.09 FT; N 3 DEG 28' 50" W 211.46 FT; ALONG A CURVE TO R (CHORD BEARS: N 76 DEG 48' 5" E 153.31 FT, RADIUS = 333 FT); S 89 DEG 53' 26" E 356.59 FT; ALONG A CURVE TO L (CHORD BEARS: N 65 DEG 33' 33" E 138.77 FT, RADIUS = 167 FT) TO BEG. AREA 7.549 AC.

**Serial Number:** 19:044:0055
COM AT SE COR. SEC. 33, T6S, R2E, SLB&M.; N 0 DEG 50' 3" W 819.91 FT; S 88 DEG 38' 11" W 171.26 FT; S 0 DEG 50' 39" E 29.12 FT; ALONG A CURVE TO R (CHORD BEARS: S 20 DEG 4' 57" W 119.3 FT, RADIUS = 167 FT); S 0 DEG 50' 3" E 584.39 FT; N 89 DEG 55' 24" W 612.93 FT; S 3 DEG 2' 37" E 90.12 FT; S 89 DEG 55' 24" E 823.32 FT TO BEG. AREA 5.168 AC.

**Serial Number:** 19:044:0051
COM N 0 DEG 50' 28" W 820.14 FT & W .05 FT FR SE COR. SEC. 33, T6S, R2E, SLB&M.; S 88 DEG 38' 11" W 171.11 FT; N 0 DEG 50' 42" W 223.67 FT; ALONG A CURVE TO R (CHORD BEARS: N 30 DEG 59' 20" E 245.8 FT, RADIUS = 233 FT); N 62 DEG 49' 23" E 27.91 FT; N 0 DEG 43' 33" W 8.16 FT; ALONG A CURVE TO L (CHORD BEARS: S 35 DEG 20' 32" E 74.37 FT, RADIUS = 400.77 FT); S 69 DEG 32' 26" W 27.27 FT; S 0 DEG 50' 40" E 381.03 FT TO BEG. AREA 1.537 AC.

Provo City Planning Commission

# Report of Action

August 27, 2025

***ITEM 3** Development Services requests a Zone Map Amendment from the OSPR (Open Space, Preservation and Recreation) and R1.20 (One Family Residential) Zones to the R1.6(PD) Zone in order to create a residential subdivision, located approximately at 3200 W Bulldog Lane. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250397

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2025:

## RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.
Motion By: Melissa Kendall
Second By: Joel Temple
Votes in Favor of Motion: Daniel Gonzales, Anne Allen, Melissa Kendall, Jonathon Hill, Lisa Jensen, Barbara DeSoto, Joel Temple
*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 R1.6(PD) Zone is described in the attached Exhibit A.

**APPROVED/RECOMMENDED OCCUPANCY**

- 68 Total Units
- Type of occupancy approved: Family
- Standard Land Use Code: 1111

**DEVELOPMENT AGREEMENT**

- Does not apply at this stage of review or approval.
- 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. Bill Peperone (Development Services Director), Matt Meyer (Nilson Homes), and Lacy Richards (Nilson Homes) addressed concerns received by the public regarding wetlands, density, traffic, and impacts of construction. They also answered questions from the Planning Commission regarding tools/details on setting up the subdivision for city employees and first responders with income restrictions and a land trust, density allowances, wetlands, home sizes, and

**CITY DEPARTMENTAL ISSUES**

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

**NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on 08/20/2025.

**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.
- Letters submitted to the Planning Commission were acknowledged by the Commission and are attached to this report of action.

**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:

- Chantelle Atkins noted her concerns about the construction of the site and its impact on her home with a wood foundation and asked for the zone change not to be approved.
- Jon Lyons shared his support for the proposal, noting the need for affordable housing.
- Melanie Davies echoed concerns from Ms. Atkins and added concerns regarding traffic around the high school and the population growth impacts on the schools.
- Janice Knuckles stated that this proposal is moving too fast and taking away wetlands and animal habitats, and she would like more detail on the wetland designation.
- Jonathan Stringham, a Provo PD officer, indicated his support for this housing project and others like it and stated that there are a lot of officers that would line up to qualify for these homes.
- Donna Smith shared her opinion that the plan is too dense and doesn't provide a nice place for first responders to live.
- Scott Williams, a Provo PD officer, stated his wages are fair but they can't find housing they can afford in the city. He also noted that the value of buying a home outweighs the loss of any animal habitat, and that having PD in the neighborhood would make the area safer and slow down traffic.
- Pam Peterson shared her concerns about continuing to lose wetlands in the area.
- Eric Johnson, a Provo PD officer, shared that his fellow officers would like the opportunity to have this program become available to them.
- Steven Zuckerman stated his concerns with the project not respecting the Utah Lake study and wants the city to look at other locations for this type of housing proposal.
- David Davies stated his appreciation for the idea of affordable housing for the PD but is concerned about the storm water drainage for the subject site and would like more information.
- Fire Chief Headman indicated that only about 12% of his firefighters live in the city and would like if this moved forward so they could try to get into one of the homes.
- Gage Eckles, a Provo Firefighter, illustrated the demand for a plan like what was presented and believes that the community would be safer if the project is approved and more firefighters could afford to live in Provo.

**APPLICANT RESPONSE**

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

- Bill Peperone gave a brief history of the attempts to attract commercial users to the west side of Provo and provided context by showing areas nearby for future commercial use.
- Matt Meyers noted that they will use specific non-vibrating compaction in areas that could impact the neighbors to the east.
- Lacy Richards addressed specific questions on how the system works to qualify homebuyers with the deed restricted homes and the land trust, noting that the system works perpetually for future buyers on the income-restricted homes.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Planning Commission inquired on details and elements of the concept plan associated with the rezone request and were satisfied with the answers and guarantees provided by the Nilson Homes and Development Services.
- Planning Commissioners resolved concerns by confirming the regulations around the proposal with representatives from Provo and Nilson Homes.
- Lisa Jensen indicated that the properties that Provo owns being contributed are the only way to get this type of affordable housing built, with staff confirming that and noting that there aren't other viable city-owned properties that can achieve this plan.
- Planning Commissioners discussed the concerns brought up by the public regarding school crowding and safety,

encouraging the public to follow up with the school district and Provo City Engineering.

- Commissioner Gonzales noted that these decisions are difficult to weigh the benefits against the concerns but indicated that he supports this plan and its ability to achieve its stated goals related to the General Plan.
- The Planning Commission discussed specific details of the financial workings of the affordable housing with Nilson Homes and Provo staff.
- The Commission and city staff verified that the geotechnical and traffic studies and what improvements this plan would warrant are reviewed in applications that come after the zone change decision.
- Commissioner Hill discussed the housing costs, availability to grocers nearby, and opportunities in the city; and stated that the proposed use will be a help to the community.
- The Commission found that the plan meets many of the General Plan goals and the plan has been created thoughtfully by a good developer.



Planning Commission Chair

Bill Peperone

Director of Development Services

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

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

# EXHIBIT A

**Serial Number:** 19:044:0054
COM N 674.59 FT & W 223.68 FT FR SE COR. SEC. 33, T6S, R2E, SLB&M.; S 0 DEG 50' 3" E 584.39 FT; N 89 DEG 55' 24" W 612.93 FT; N 3 DEG 2' 37" W 281.09 FT; N 3 DEG 28' 50" W 211.46 FT; ALONG A CURVE TO R (CHORD BEARS: N 76 DEG 48' 5" E 153.31 FT, RADIUS = 333 FT); S 89 DEG 53' 26" E 356.59 FT; ALONG A CURVE TO L (CHORD BEARS: N 65 DEG 33' 33" E 138.77 FT, RADIUS = 167 FT) TO BEG. AREA 7.549 AC.

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DEVELOPMENT SERVICES

# Planning Commission Hearing Staff Report
# Hearing Date: August 27, 2025

***ITEM 3** Development Services requests a Zone Map Amendment from the OSPR (Open Space, Preservation and Recreation) and R1.20 (One Family Residential) Zones to the R1.6(PD) Zone in order to create a residential subdivision, located approximately at 3200 W Bulldog Lane. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250397

**Applicant:** Development Services

**Staff Coordinator:** Aaron Ardmore

**Property Owner:** PROVO CITY CORPORATION

**Parcel ID#:**19:044:0051; 19:044:0055; 19:044:0054

**Acreage:** 11.13

**Number of Properties:** 3

**Number of Proposed Lots:** 68

**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 10th, 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 land.

**Relevant History:** This city-owned property was recently annexed into Provo City boundaries in January 2025. The city has been working with Nilson Homes to create a plan for a residential development that mixes market-rate and workforce housing in a cohesive community.

**Neighborhood Issues:** This item is scheduled for the August 20th District 3 Neighborhood meeting, after this report is published. Citizen input has included concern regarding workforce housing and that commercial zoning at this location would be convenient for the high school.

**Summary of Key Issues:**

- Property is owned by Provo City.
- Development Services is hoping to provide workforce housing for city employees and first responders.
- The proposed zone follows the General Plan land use designation and policies.
- The proposed concept helps to meet many of the General Plan goals.

**Staff Recommendation:** That the Planning Commission recommend approval to the Municipal Council of the proposed zone map amendment from OSPR and R1.20 to R1.6(PD) at 3200 W Bulldog Lane.

## OVERVIEW

Development Services is requesting a zone change to the R1.6(PD) Zone to provide opportunities south of Provo High School for a new housing development that would include workforce housing that would first be made available to first responders and other city employees. Half of the housing would be workforce units and half would be market-rate.

The property has been owned by Provo City for several years and was recently annexed into city boundaries in anticipation of this proposed development. An RFP was posted seeking developer/builder partners. Three companies responded and Nilson Homes was selected. The development would provide a variety of housing styles, all single-family detached homes. There would be a large, 2.4-acre open space with trails on the south side of the development along with good access to local parks.

The property is bordered by a R1.8 neighborhood to the east with single-family homes on lots ranging from 6,000-8,000 square feet; vacant unincorporated land to the south; the Provo Delta to the west, and Provo High School to the north.

## STAFF ANALYSIS

Due to the significant housing shortage we are experiencing in the state currently, the mayor and council asked staff to consider city-owned parcels for housing. This property is an ideal spot for this type of development. A community that provides homes for our firefighters and police officers along side of market-rate, for-sale lots should benefit the larger Lakeview South neighborhood. Additionally, this proposal will help meet the housing goals and policies of the General Plan, as evidenced below from the criteria in Provo City Code 14.02.020.

> 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: **(staff responses in bold)**

(a) Public purpose for the amendment in question.

**Staff Response: The public purpose for the amendment is to provide additional housing with a variety of price points; while providing some owner-occupied, workforce housing.**

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

**Staff Response: This amendment would enable the city to move forward with a quality development that meets the above stated purpose.**

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

**Staff Response: Chapter Three of the General Plan lists goals to "encourage healthy and balanced neighborhoods" and "encourage the development of various types of housing inventory" within the city. Staff believe the proposed amendment and concept will help the city to meet these goals. Additionally, this plan is an example of how to "identify key locations where attainable housing is needed and consider utilizing best practices such**

**as deed restrictions and HUD programs to provide below market-rate housing" as stated in goal 2d of Chapter Four.**

(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 is not a timing and sequencing provision related to this request.**

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

**Staff Response: Staff have not found any part of the General Plan policies that this zone request would hinder or obstruct from being obtained.**

(f) Adverse impacts on adjacent landowners.

**Staff Response: The addition of new homes in an established neighborhood with great access to Bulldog Lane with connection to Lakeview Parkway should not create an adverse impact on any adjacent landowner. Driveway access will be limited for most of the homes along Bulldog Lane, easing any potential traffic conflicts with High School traffic.**

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

**Staff Response: Staff have verified the zoning and General Plan are correct.**

(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: No such conflict exists.**

In addition to the Provo City Code criteria above, the General Plan identifies specific criteria related to residential rezone requests, as follows: **(staff response in bold)**

- Would the rezone promote one of the top 3 housing strategies?
    - Promote a mix of home types, sizes, and price points? **Yes, the variety of home plans will provide a mix of housing types, sizes, and price points.**
    - Support zoning to promote ADUs and infill development? **Yes, this rezone would permit ADUs.**
    - Recognize the value of single-family neighborhoods? **Yes, the concept should fit in well with the other single-family homes in the area.**
- Are utilities and streets currently within 300 feet of the property proposed for rezone? **Currently, sewer is farther than 300 feet away, but it will be extended to the site in 2026 as a capital improvement project. Other utilities are available.**
- Would the rezone exclude land that is currently being used for agricultural use? **The land associated with this request is not being used for agricultural purposes and**

**is zoned OSPR and R1.20.**

- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transport stops or stations? **No, the closest UTA route (833) has a stop at 2915 West Center Street; which is approximately 1.5 miles away.**
- Would the rezone encourage development of environmentally or geologically sensitive, or fire or flood prone, lands? If so, has the applicant demonstrated these issues can reasonably be mitigated? **No, the development plan for the site respects designated wetlands as open space.**
- Would the proposed rezone facilitate the increase of on-street parking within 500 feet of the subject property? If so, is the applicant willing to guarantee use of a TDM in relation to the property to reduce the need for on-street parking? **No, the plan meets city requirements for off-street parking, which takes into account visitor parking.**
- Would the rezone facilitate a housing development where a majority of the housing units are owner-occupied? **All housing units will be for sale. The workforce units must be owner-occupied in perpetuity.**
- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making between 50-79% AMI? **No. Fifty percent of the homes will be sold in the 80-120% AMI range, which is workforce housing. The remaining fifty percent will be sold at market rates which are anticipated to start at approximately $600,000.**

## FINDINGS OF FACT

1. Property is in the OSPR and R1.20 Zones (chapters 14.33 and 14.10).
2. Property is designated as Residential in the General Plan.
3. Proposed Zone is R1.6(PD) (chapters 14.10 and 14.31)
4. Base density for R1.6 Zone is 78 lots (section 14.31.070).
5. Proposed density is 68 lots.

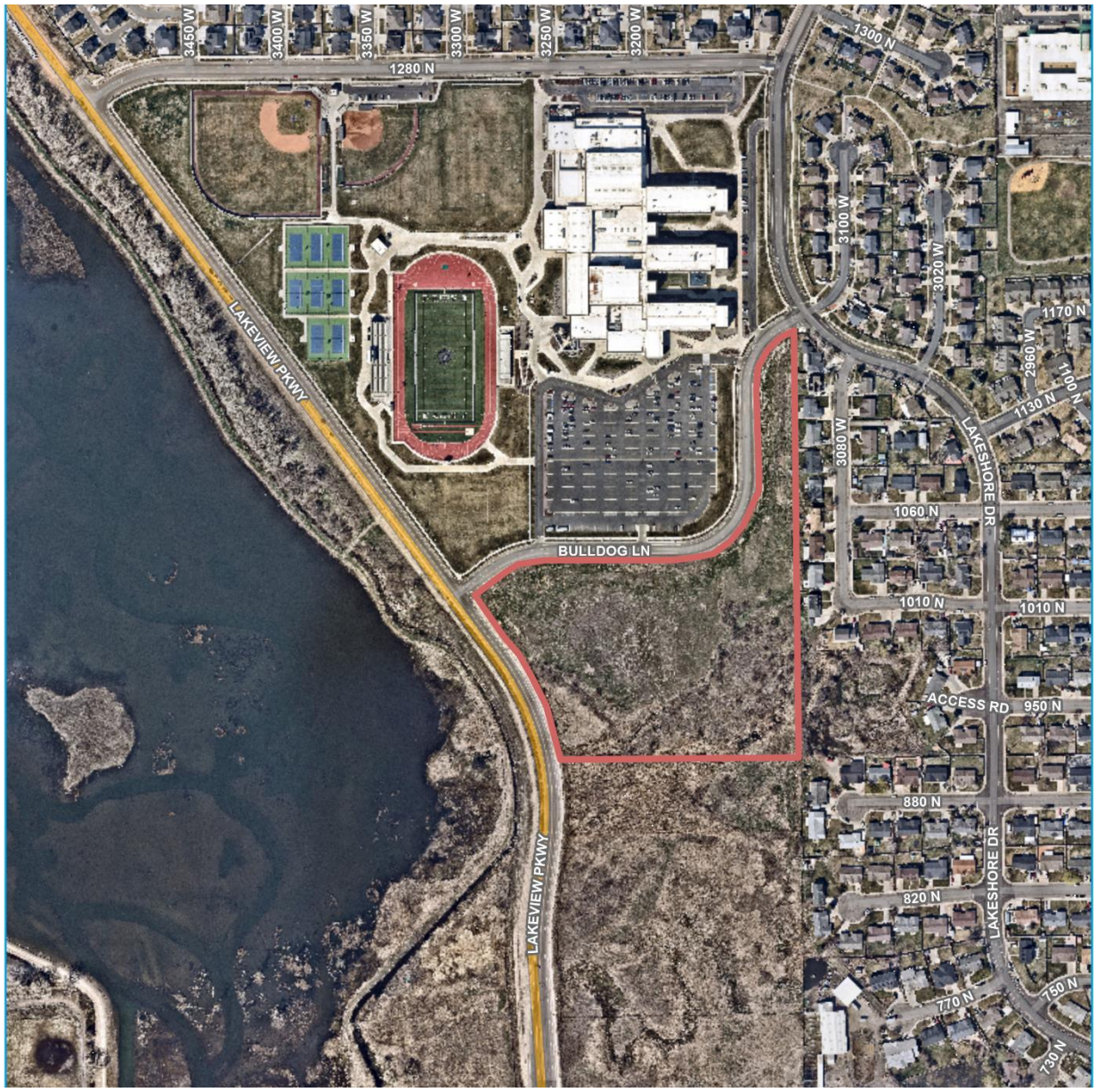
## CONCLUSIONS

Provo City administration and City Council have been trying to find ways to get more attainable, for-sale housing in the city. This rezone request provides that opportunity. The PD overlay will allow this project to provide different price points and lot sizes to enable the city to meet these goals. Because this is city-owned land staff are very comfortable moving this forward, understanding that there is minimal risk of the plan not being followed.

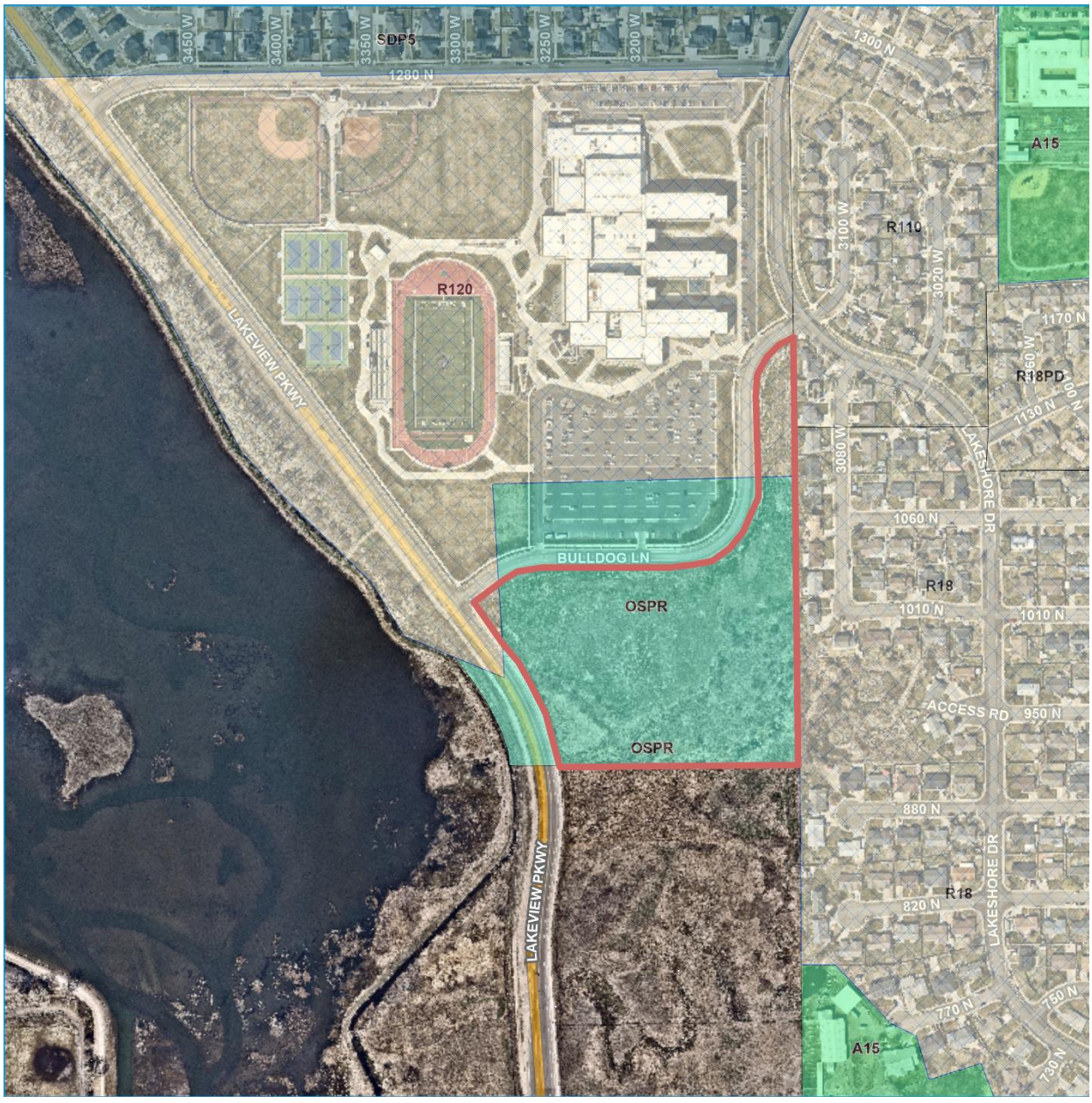
## ATTACHMENTS

1. Aerial Map
2. Zone Map
3. General Plan Map
4. Concept Site Plan
5. Concept Elevations

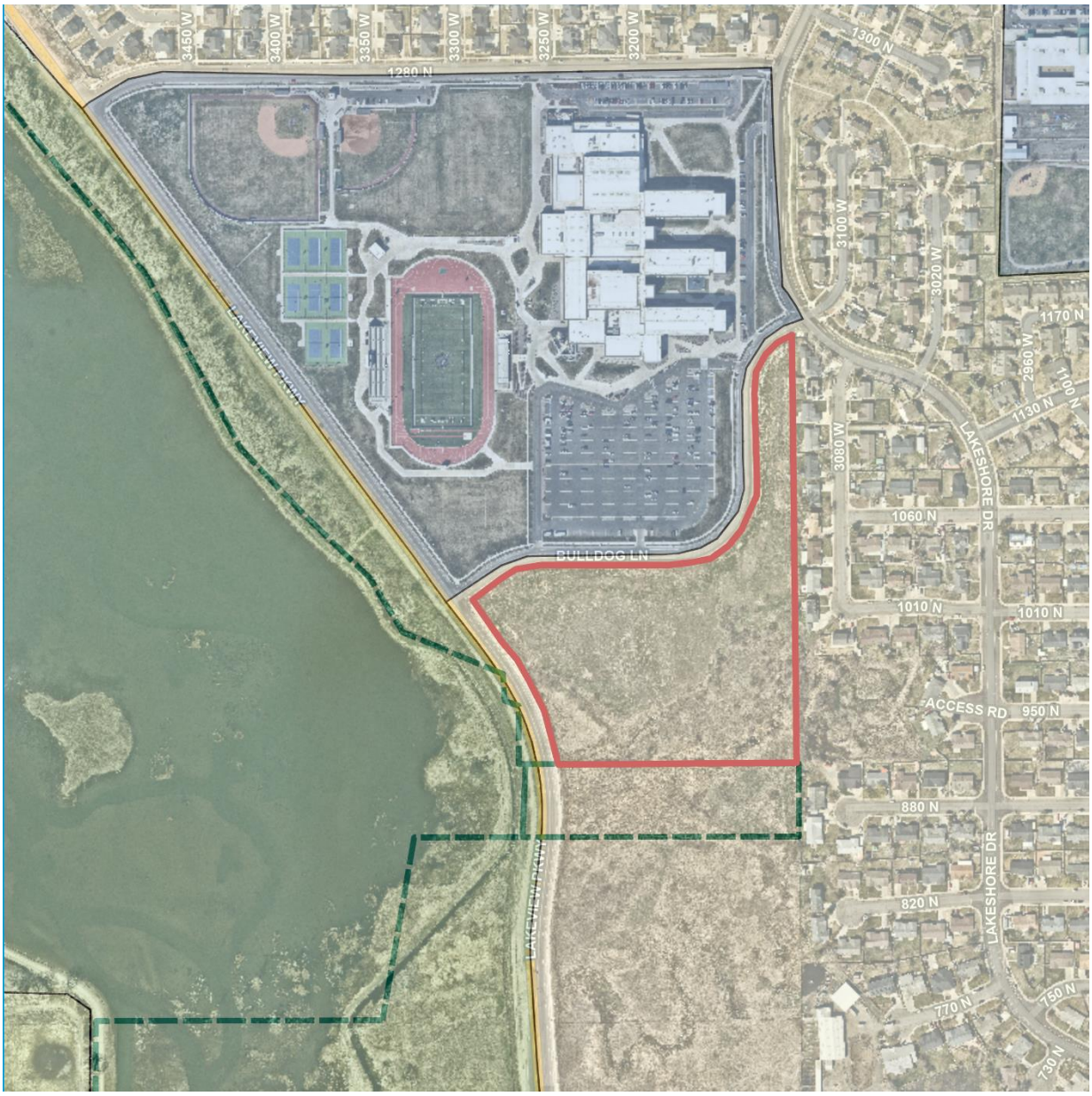
# ATTACHMENT 1 – AERIAL MAP



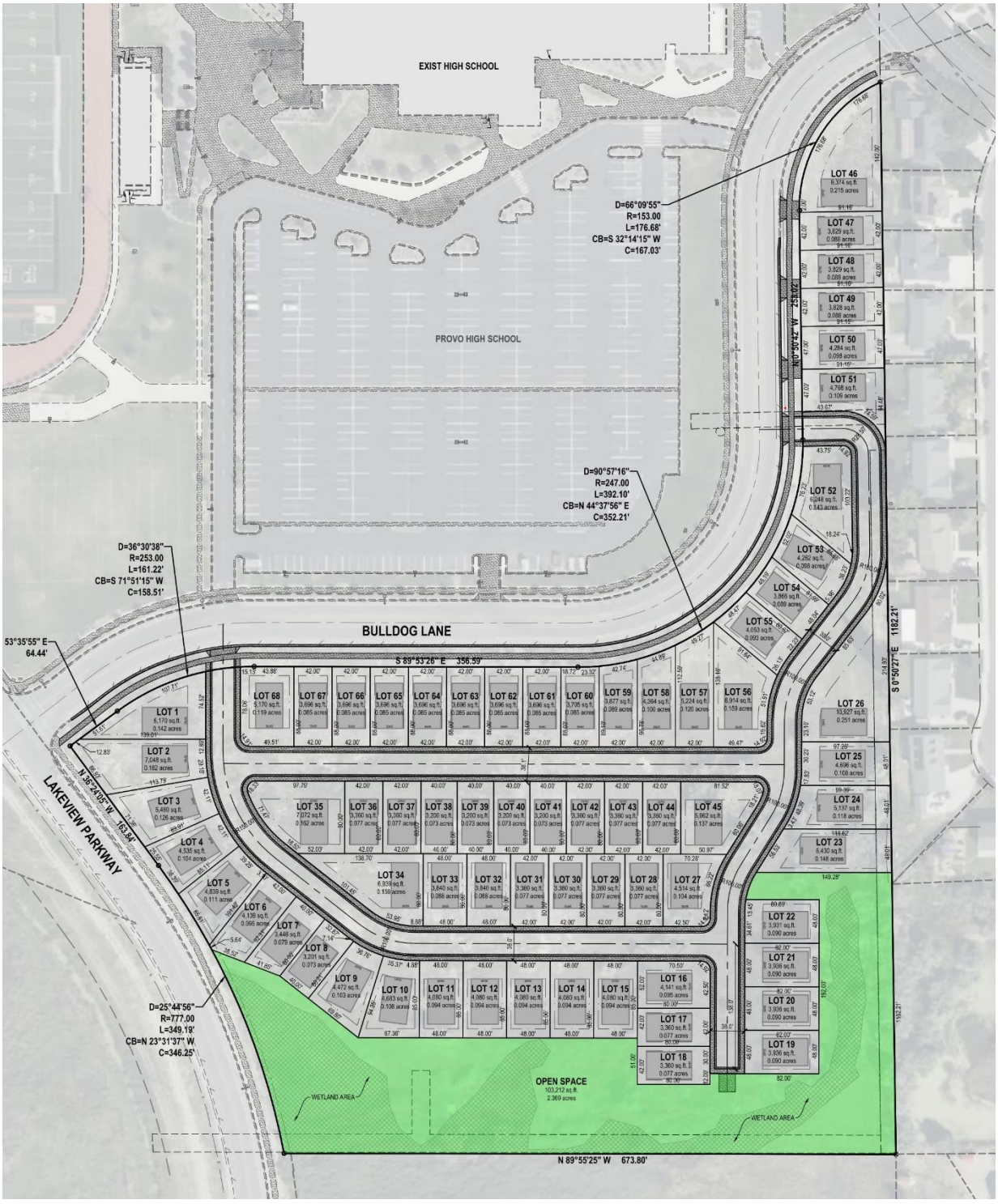
# ATTACHMENT 2 – ZONE MAP



# ATTACHMENT 3 – GENERAL PLAN MAP



# ATTACHMENT 4 – CONCEPT SITE PLAN



# ATTACHMENT 5 – CONCEPT ELEVATIONS

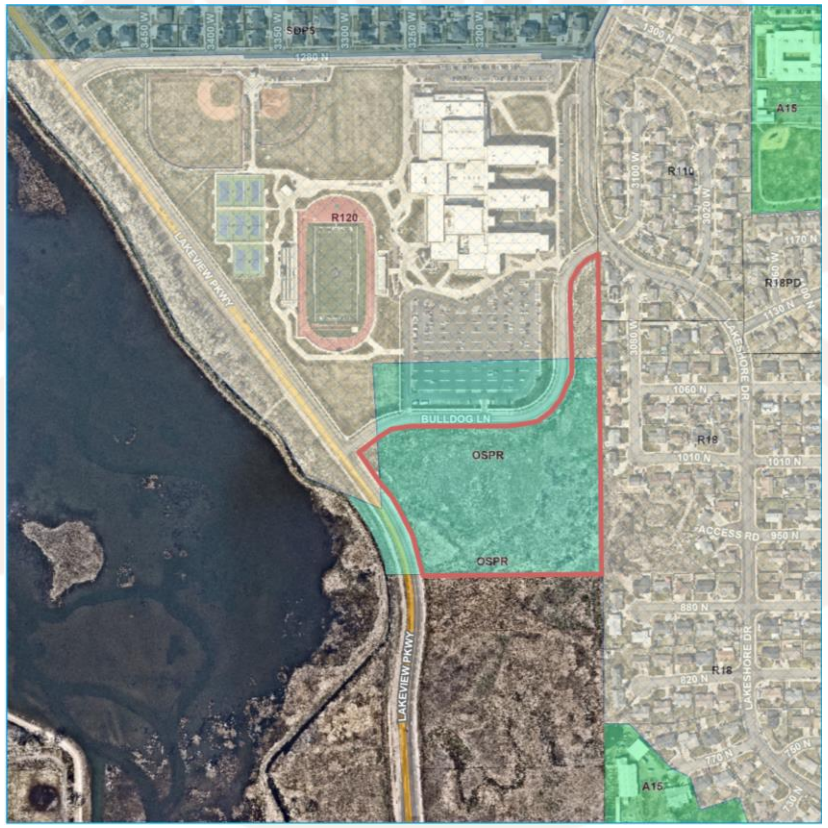


# 3200 W Bulldog Ln

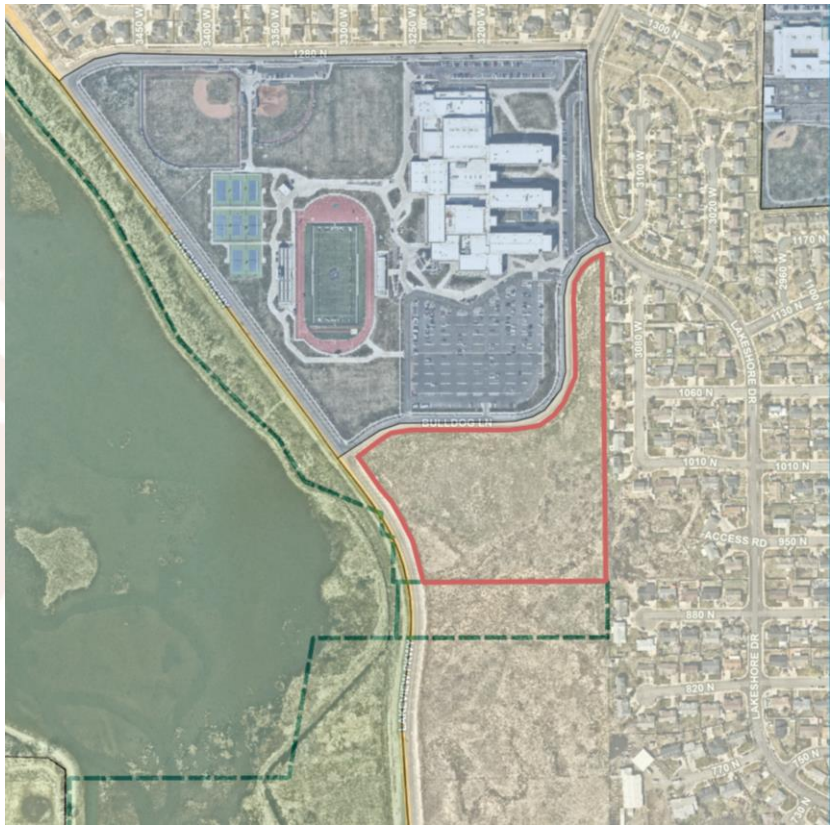
Rezone from OSPR/R1.20 to R1.6(PD)




Aerial Map




Current Zone Map

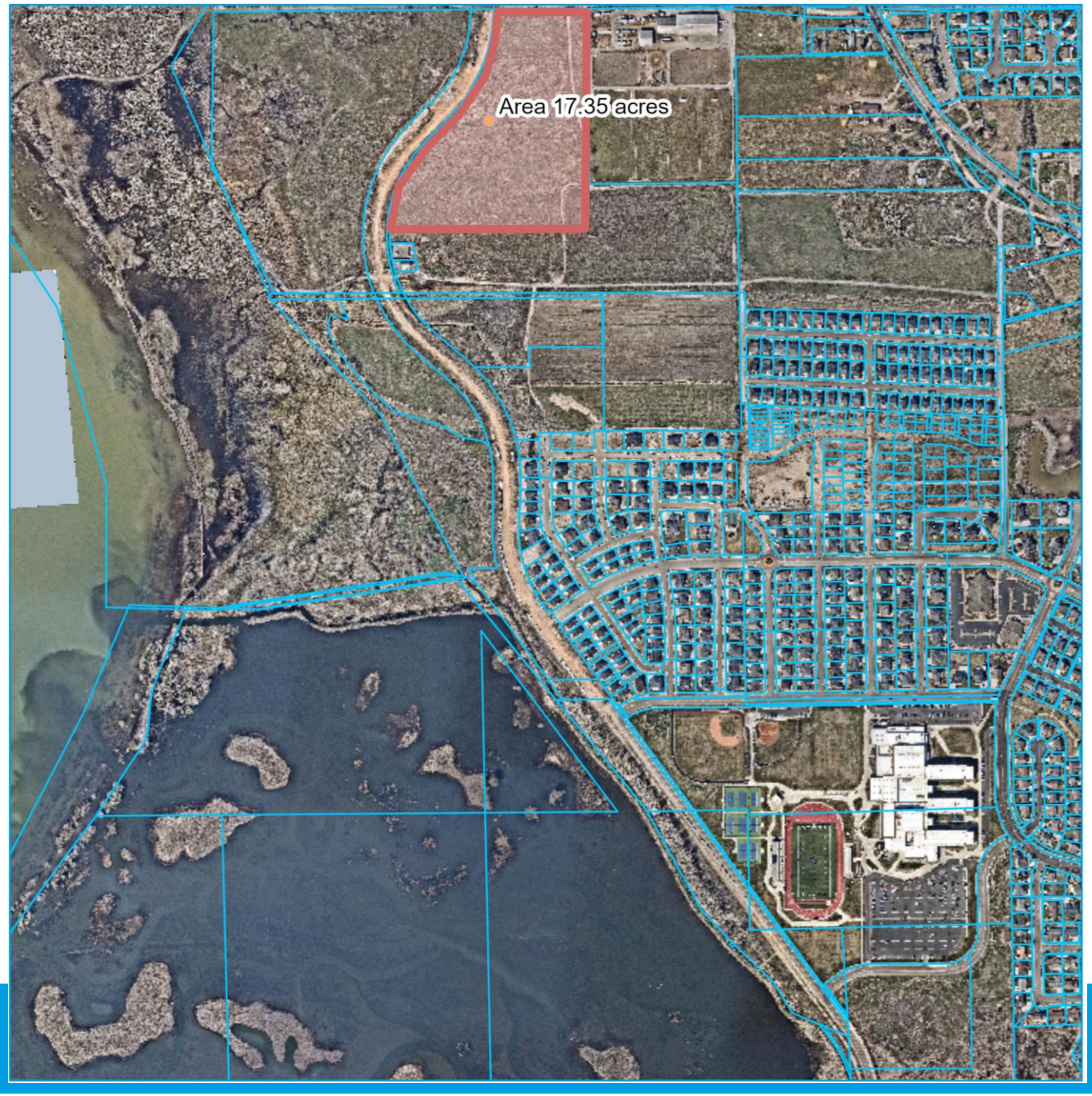



General Plan Map

# 3200 W Bulldog Ln

Rezone from OSPR/R1.20 to R1.6(PD)

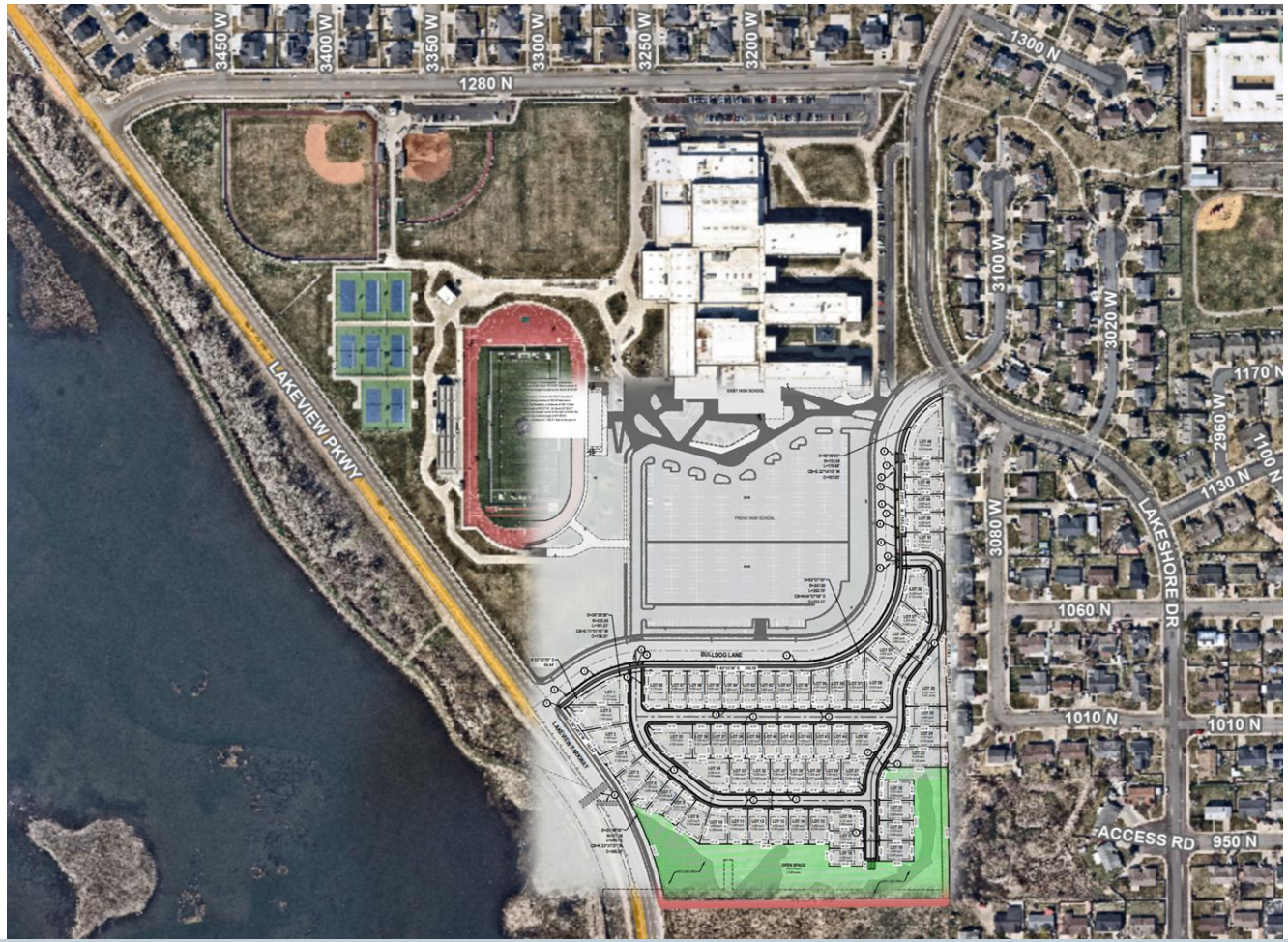
- Plans for Broadview Shores includes approximately 17 acres of future commercial land.
- Lakeview Parkway is projected to carry more traffic than Geneva Rd.
- Commercial node was shifted from Geneva and 2000 N to Lakeview Parkway and 2000 N.



# 3200 W Bulldog Ln

Rezone from OSPR/R1.20 to R1.6(PD)

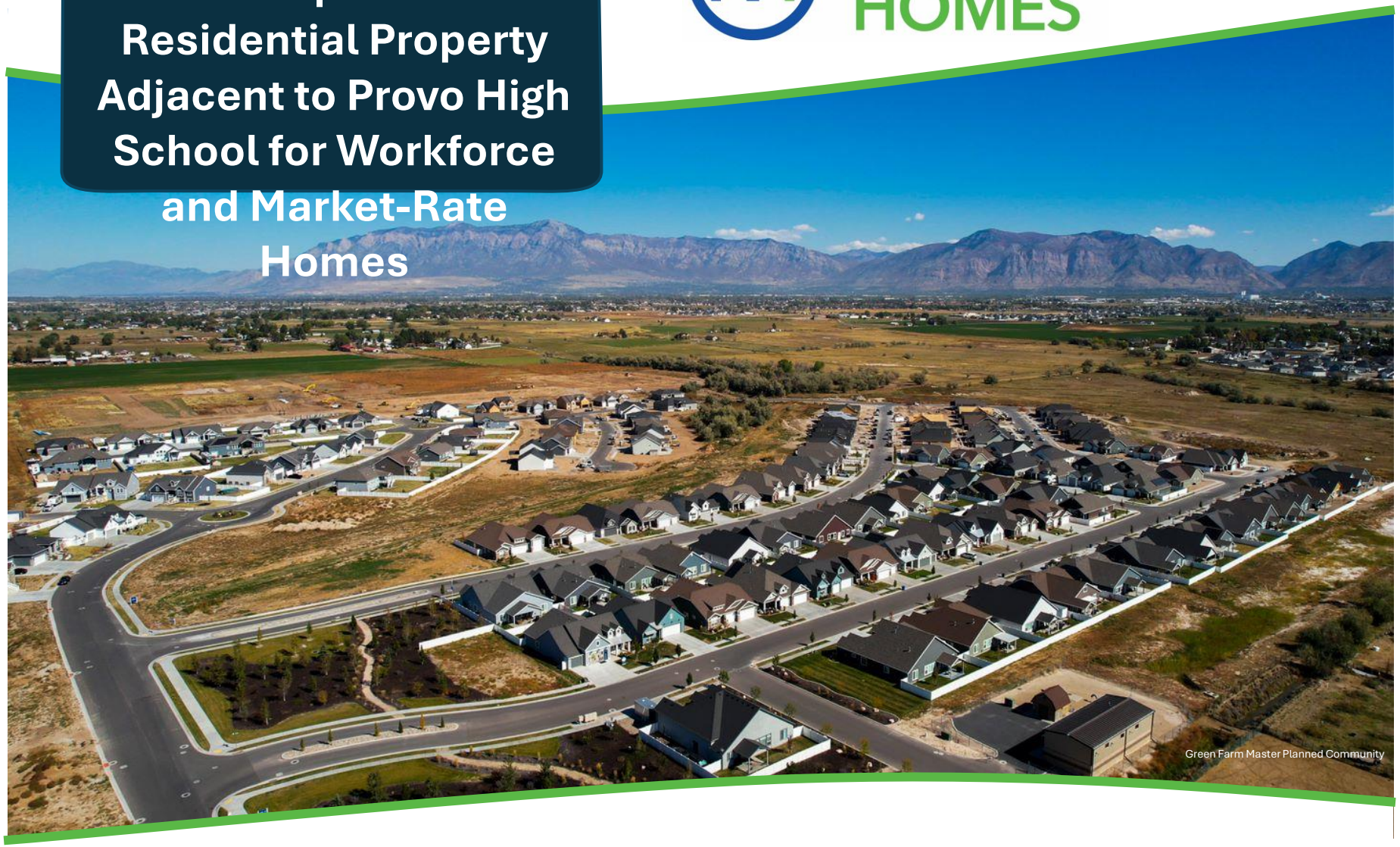
- Proposed 68-lot subdivision
- 34 market-rate homes for sale, 34 workforce homes with land trust
- PD Overlay to allow lot size/setback adjustments, provides 2.4-acre open space amenity






# Proposal for Development of Residential Property Adjacent to Provo High School for Workforce and Market-Rate Homes

NILSON HOMES



**DEFINING MISSION**

Nilson Homes' mission is to develop vibrant neighborhoods with affordable, durable, and efficient housing. This mission aligns with Provo City's goals for this exciting project.



# A First Home... at Last!

# Thank You



# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

| | |
|---|---|
| **Submitter:** | DPYLE |
| **Presenter:** | David Pyle; Policy Analyst |
| **Department:** | Council |
| **Requested Meeting Date:** | 09-23-2025 |
| **Requested Presentation Duration:** | 25 minutes |
| **CityView or Issue File Number:** | 25-091 |

**SUBJECT:** 3 A discussion regarding the Provo River setback and design standards (25-091)

**RECOMMENDATION:** Staff is seeking guidance from the Council to inform the drafting of an amendment to Provo City Code 15.05.180 regarding the 100-foot setback around the Provo River.

**BACKGROUND:** City Code 15.05.180 - Sensitive Lands requires a 100-foot setback around the Provo River for all residential, commerical, and industrial developments. However, this section also contains guidelines for Planning to use in evaluating requests to encroach on the setback. These guidelines were created in response to requests by developers, typically 1 or 2 residential developments per year, to build a few extra feet closer to the river in order to accomodate their design plans. Included in this language was a requirement that, in the case of encroachment, a 40-foot easement be granted to Provo City. This was included at the request of Public Works whose personnel perform ocassional maintenance on the river and require space to move their equipment along its shores. If the encroachment language were removed, developers wishing to build into the 100-foot setback would be required to pass through the variance process and justify their reasons for doing so. In addition to the setback, members of the Council have expressed interest in developing design standards, requiring new developments along the river to match the aesthetic of what currently exists and integrate with the river's natural scenery. The River and Lakeshore Plan includes the development of river design standards as a priority action.

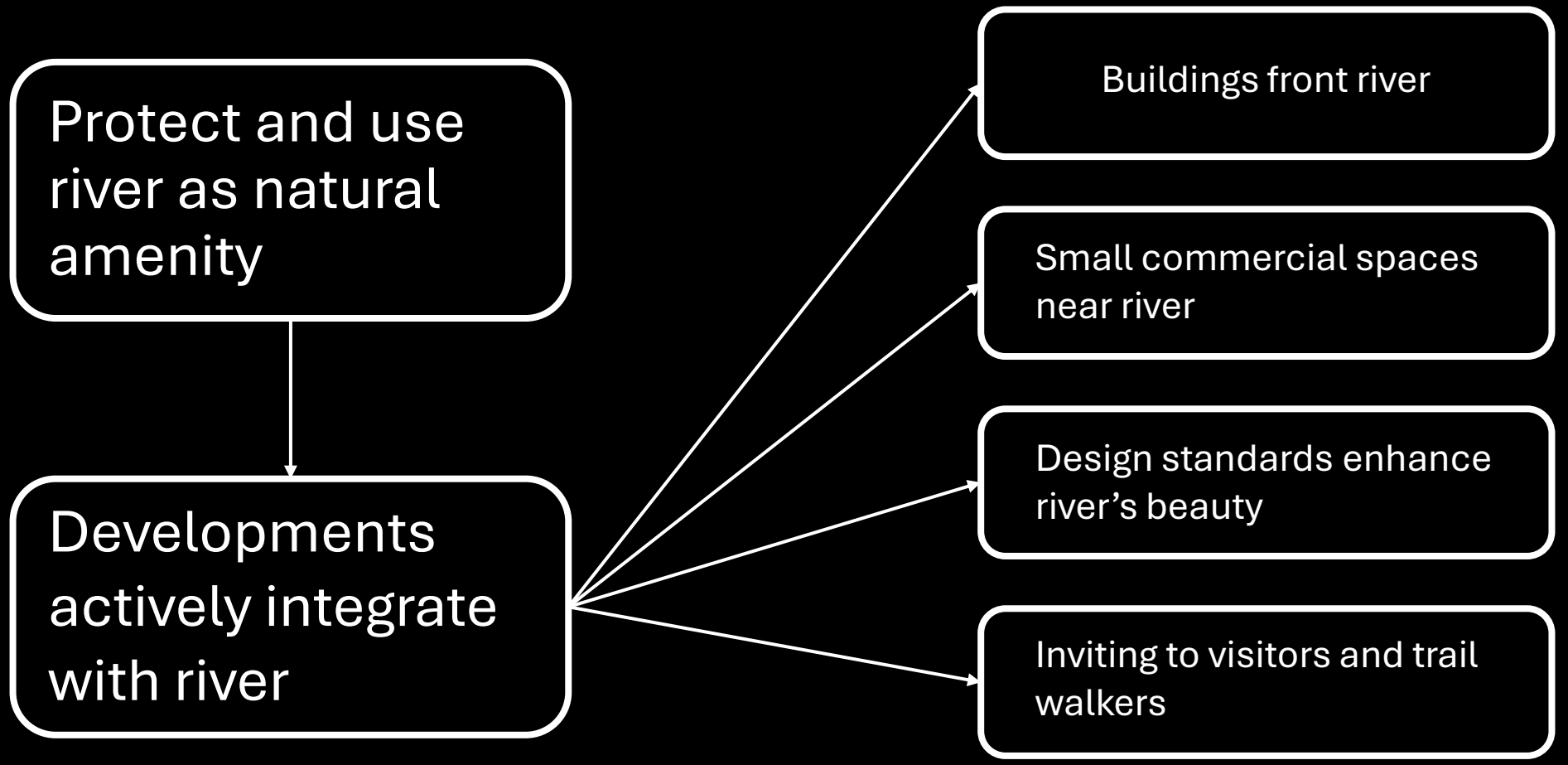
**FISCAL IMPACT:** N/A

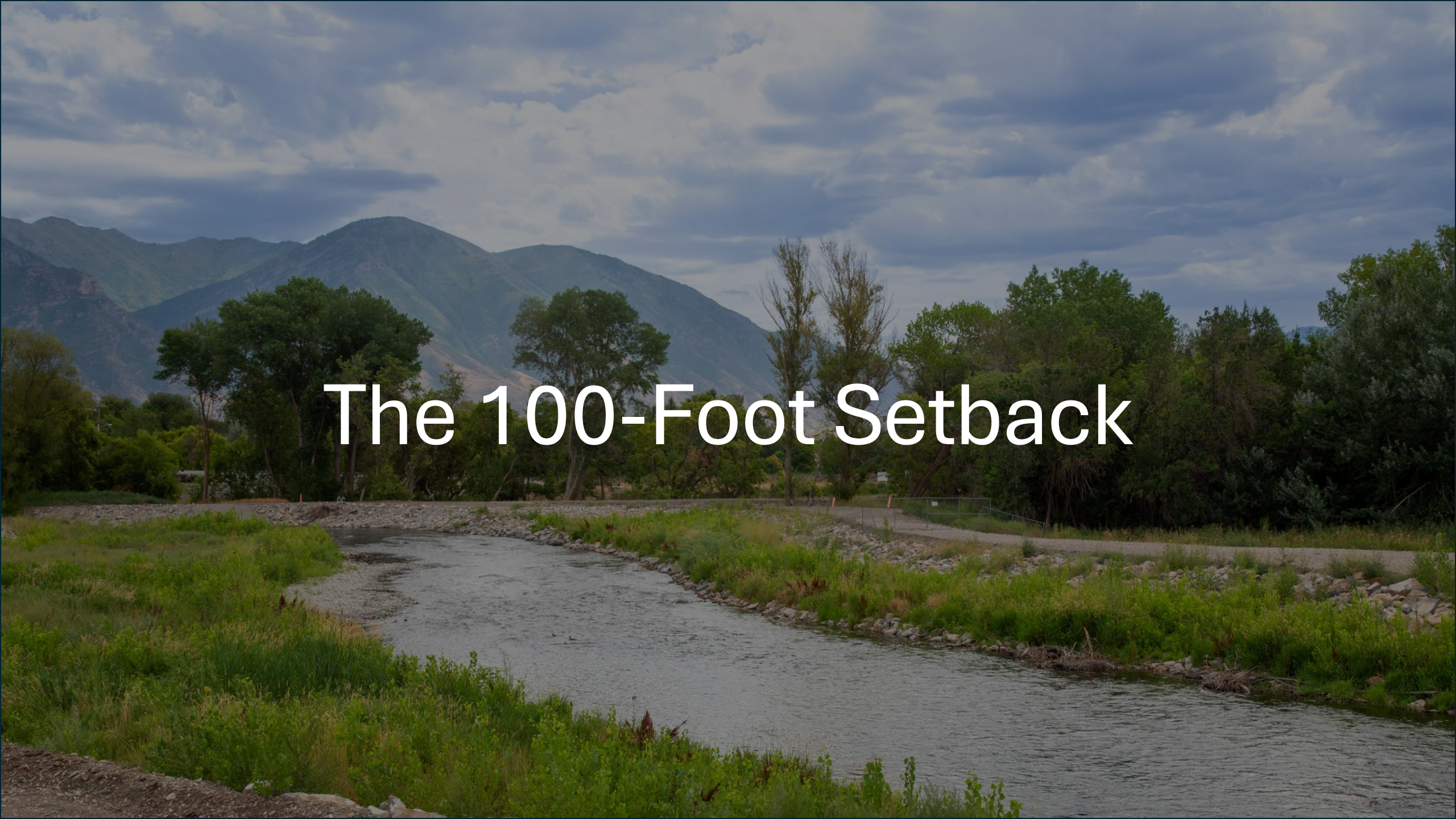
**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
This presentation is aligned with guidelines set in the River and Lakeshore Plan and General Plan.



# Provo River Standards & Setback

# Goals from Council




The 100-Foot Setback

# History

Exists in code since 1980s

Placed in 15.05.180 in 2020

- Included encroachment guidelines

Guidelines refined in 2021

- 40-foot maintenance easement
- Access to river every 400 feet






# Design Standards

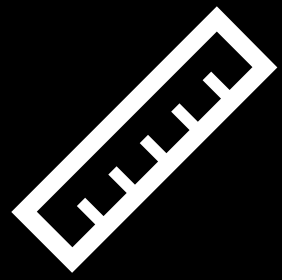
# River & Lakeshore Plan



Developments should face river and connect to pathways



Incorporate river into site design



Develop design guidelines for Provo River Corridor

# Alternatives

## Setback

Eliminate encroachment language

Resize setback

Specific setbacks for property uses

## Design

Require developments within X feet to face the river

Incorporate design recommendations into River & Lakeshore Plan

Request creation of design corridor



# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

**Submitter:** AARDMORE
**Presenter:** Aaron Ardmore, Planning Supervisor
**Department:** Development Services
**Requested Meeting Date:** 09-23-2025
**Requested Presentation Duration:** 5 minutes
**CityView or Issue File Number:** PLRZ20250384

**SUBJECT:** 4 An ordinance amending the zone map classification of real property, generally located at 2858 West Center Street, from the agricultural (A1.1) zone to the one-family residential (R1.7) zone. Fort Utah neighborhood. (PLRZ20250384)

**RECOMMENDATION:** Recommend approval.

**BACKGROUND:** Rocky Chad Williams is requesting a zone map amendment from the A1.1 Zone to the R1.7 Zone to allow for the subdividing of land for three new building lots around an existing home at 2858 W Center Street.
The applicant has worked with the property owners to design a four-lot subdivision that allows the existing home to stay. This layout has been through the CRC (Coordinator Review Committee) staff review and has been found to be able to comply with city standards. An access easement on the west of the lots will allow lot 2 to be accessed with its existing garage location, as well as the owners to continue to access the back of their property to the west, at 2870 West Center. The three new building lots on the subject property will be accessed from 2830 West.

**FISCAL IMPACT:** None

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
(a) Public purpose for the amendment in question.
Staff Response: The applicant states that the public purpose for the amendment is to provide housing in a time of need and to strengthen the neighborhood.
(b) Confirmation that the public purpose is best served by the amendment in question.
Staff Response: Staff agrees with the purposes stated by the applicant above as this request enables more single-family lots to be created and sold within an existing neighborhood.
(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.
Staff Response: In addition to statements above, this proposal helps to meet specific General Plan goals listed in Chapter Three to “encourage healthy and balanced neighborhoods” and in Chapter Four to “encourage opportunities for small scale, infill housing” in an effort to grow the housing stock in Provo.

(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 is not a timing and sequencing provision related to this request.
(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.
Staff Response: Staff have not found any part of the General Plan policies that this zone request would hinder or obstruct from being obtained.
(f) Adverse impacts on adjacent landowners.
Staff Response: The addition of three new homes in an established neighborhood with proper access and utilities should not create an adverse impact on any adjacent landowner.
(g) Verification of correctness in the original zoning or General Plan for the area in question.
Staff Response: Staff have verified the zoning and General Plan are correct.
(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: No such conflict exists.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 2858 WEST CENTER STREET, FROM THE AGRICULTURAL (A1.1) ZONE TO THE ONE-FAMILY RESIDENTIAL (R1.7) ZONE. FORT UTAH NEIGHBORHOOD. (PLRZ20250384)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 1.04 acres of real property, generally located at 2858 West Center 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 (A1.1) Zone to the One-Family Residential (R1.7) Zone;

On August 27, 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 6:1 vote;

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

On September 23, 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 Agricultural (A1.1) Zone to the One-Family Residential (R1.7) Zone for the real property described in this ordinance.

PART II:

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

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

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

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

EXHIBIT A

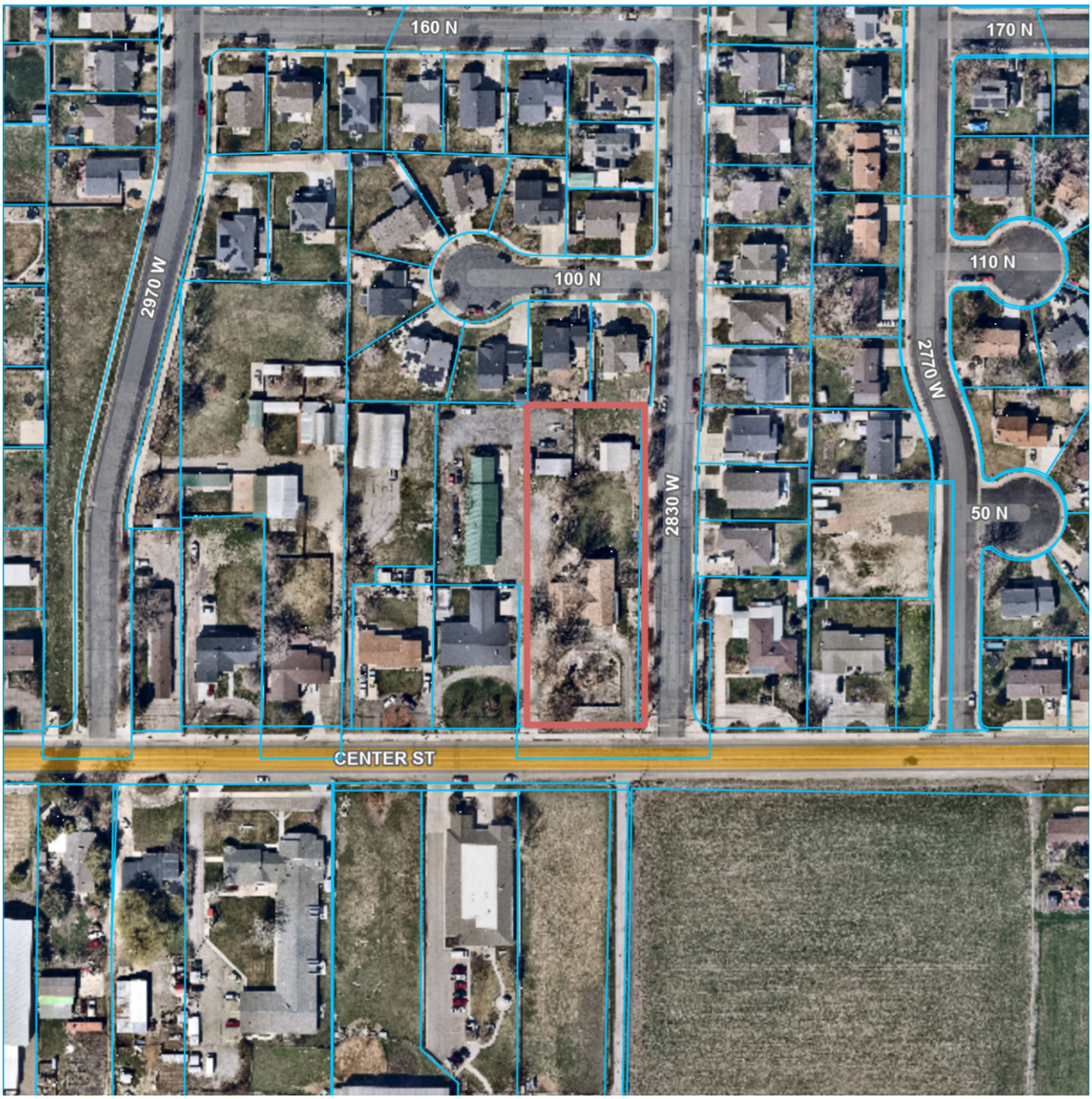


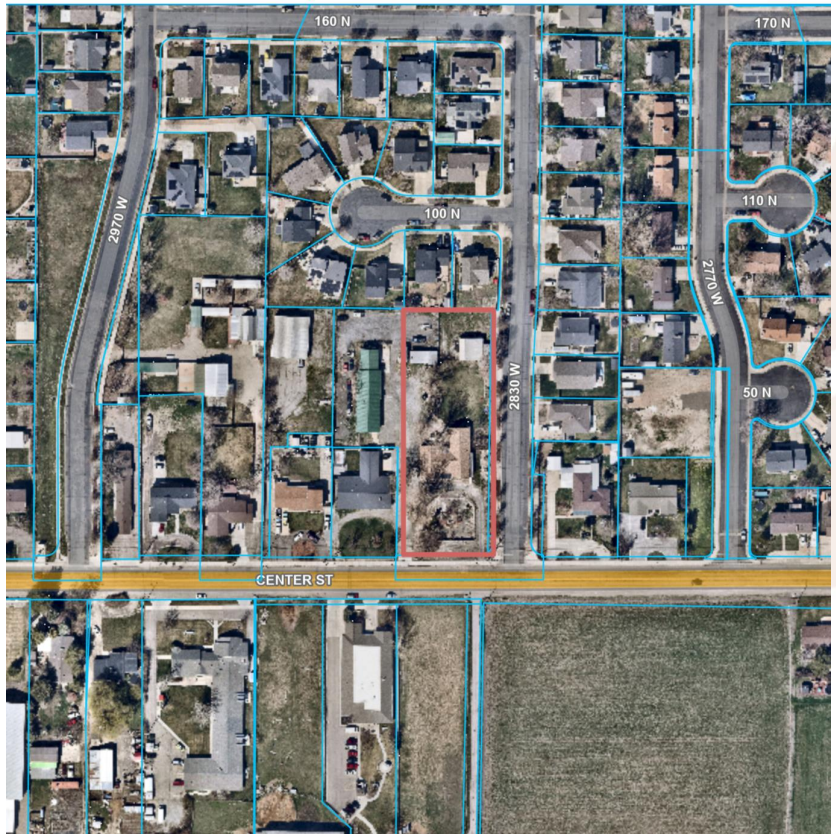
EXHIBIT B

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE RIVERS "PLAT A" SUBDIVISION, RECORDED SEPTEMBER 27, 2001, AS ENTRY NO. 91923: 2001 AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 1322.52 FEET AND EAST 1276.85 FEET AND SOUTH 89°02'20" EAST 110.78 FEET FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°13'18" EAST FROM SAID WEST QUARTER CORNER OF THE SOUTHWEST CORNER OF SAID SECTION 3); AND RUNNING THENCE SOUTH 89°02'20" EAST 129.20 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF 2830 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°56'42" WEST 328.89 FEET; 2) SOUTH 00°57'03" WEST 24.52 FEET; THENCE SOUTHWESTERLY 11.55 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 71°40'08" WEST 11.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE NORTH 89°56'31" WEST 112.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°03'29" EAST 358.98 FEET TO THE POINT OF BEGINNING.

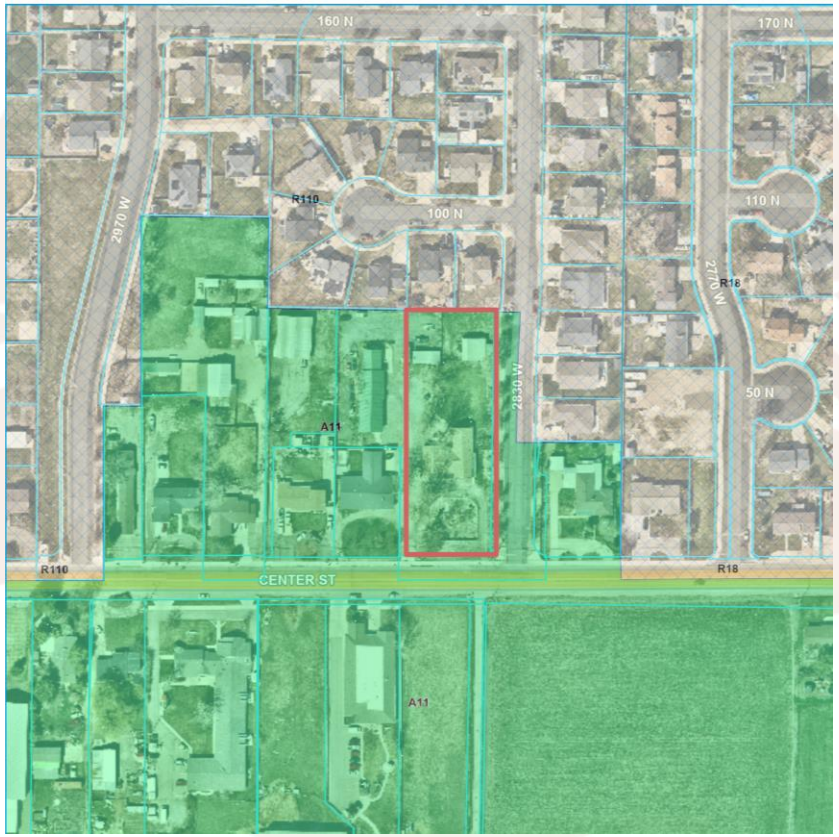
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# 2858 W Center

Rezone from A1.1 to R1.7




Aerial Map




Current Zone Map

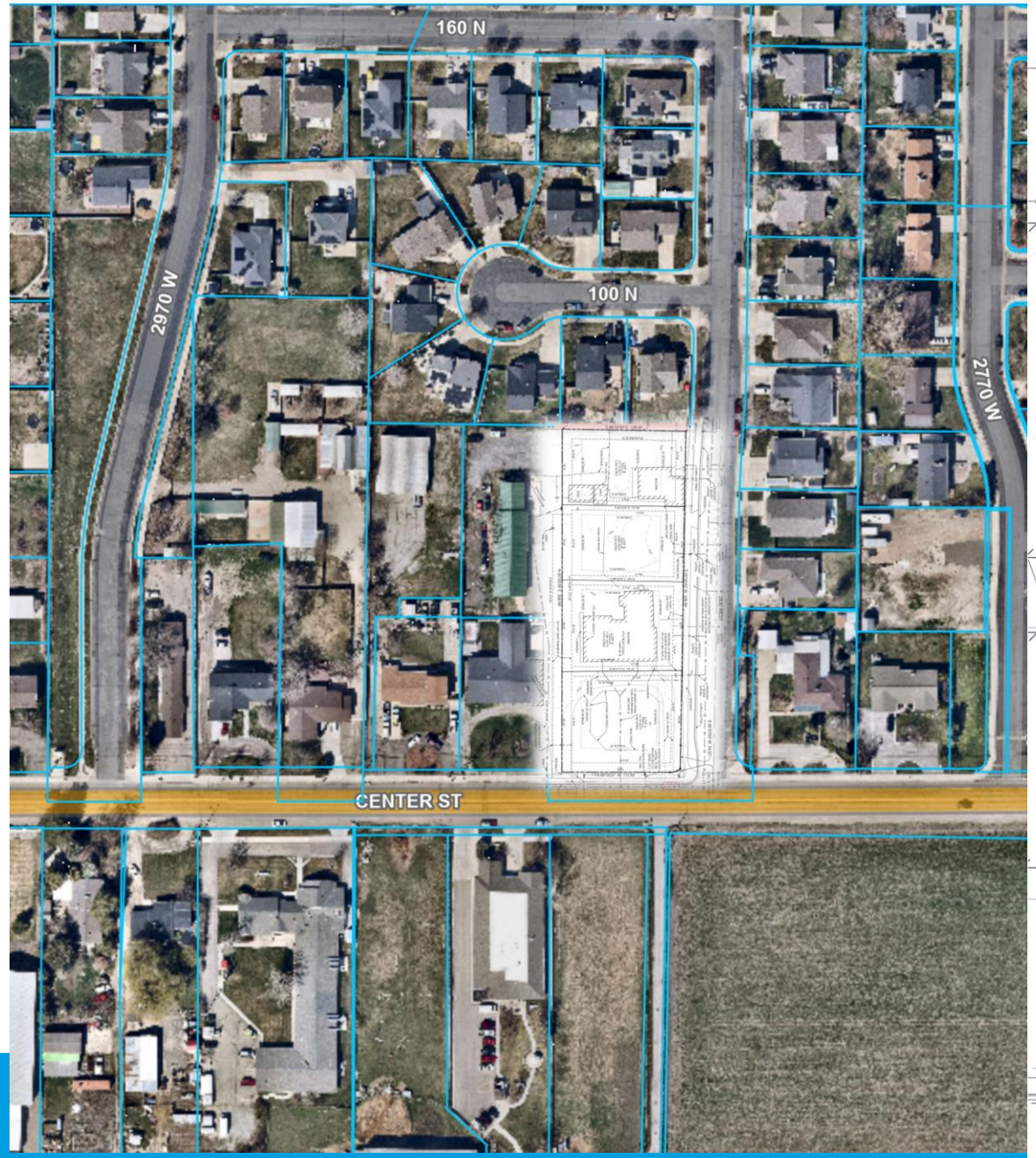


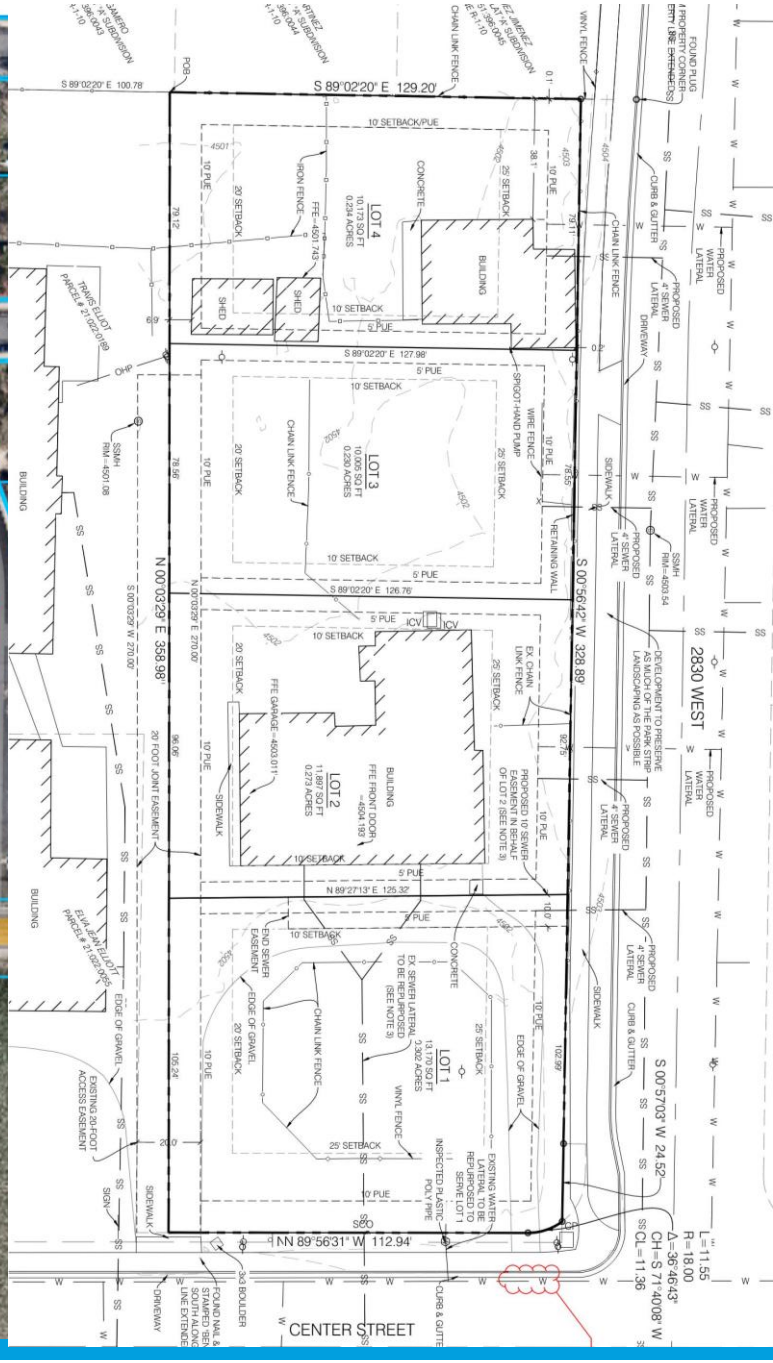

General Plan Map

# 2858 W Center

## Rezone from A1.1 to R1.7

- Proposed 4-lot subdivision
- Existing house stays on new lot 2
- Three new for-sale building lots on 2830 W



Provo City Planning Commission

# Report of Action

August 27, 2025

***ITEM 2** Rocky Chad Williams requests a Zone Map Amendment from the A1.1 (Agricultural) Zone to the R1.7 (One Family Residential) Zone in order to subdivide the property into four lots, located at 2858 W Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250384

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2025:

## RECOMMENDED APPROVAL

On a vote of 6:1, the Planning Commission recommended that the Municipal Council approve the above noted application.
Motion By: Daniel Gonzales
Second By: Anne Allen
Votes in Favor of Motion: Daniel Gonzales, Anne Allen, Melissa Kendall, Jonathon Hill, Barbara DeSoto, Joel Temple
Votes Against the Motion: Lisa Jensen
*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 R1.7 Zone is described in the attached 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. Staff also responded to Planning Commission questions regarding surrounding lot sizes and zoning, possible alternative zones/lot layouts, and access/frontage on the proposed lots.

**CITY DEPARTMENTAL ISSUES**

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

**NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on 08/20/2025. No comments were received about this request in that meeting.

**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:

- Brandon Real indicated his desire for the remaining adjacent properties with an A1 Zone to be included in the zone change to R1.

**APPLICANT RESPONSE**

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant was not in attendance.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Planning Commission asked questions about zone standards, surrounding zones, and possible access options on the proposed layout of the subdivision shown with the rezone request.
- Commissioners Hill and Jensen discussed options for the other properties to rezone to R1.
- Lisa Jensen acknowledged that the applicant was not there and that she would have liked to ask about having adjacent properties join in the rezone request and felt the item should be continued since the applicant was not in attendance.



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.

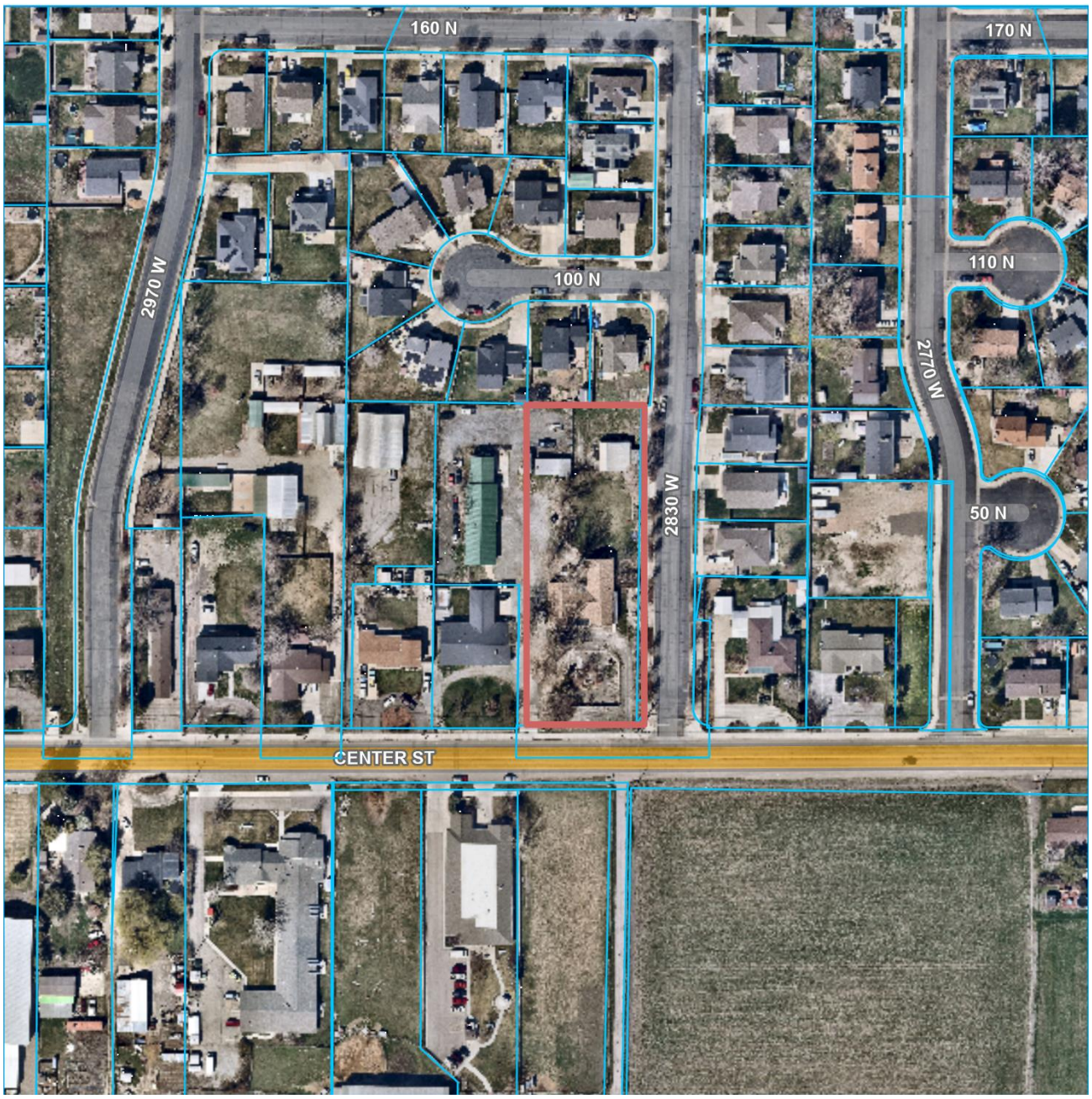
Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar 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

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE RIVERS "PLAT A" SUBDIVISION, RECORDED SEPTEMBER 27, 2001, AS ENTRY NO. 91923: 2001 AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 1322.52 FEET AND EAST 1276.85 FEET AND SOUTH 89°02'20" EAST 110.78 FEET FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°13'18" EAST FROM SAID WEST QUARTER CORNER OF THE SOUTHWEST CORNER OF SAID SECTION 3); AND RUNNING THENCE SOUTH 89°02'20" EAST 129.20 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF 2830 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°56'42" WEST 328.89 FEET; 2) SOUTH 00°57'03" WEST 24.52 FEET; THENCE SOUTHWESTERLY 11.55 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 71°40'08" WEST 11.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE NORTH 89°56'31" WEST 112.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°03'29" EAST 358.98 FEET TO THE POINT OF BEGINNING.

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160 N
170 N
110 N
100 N
50 N
2970 W
2770 W
2830 W
CENTER ST

DEVELOPMENT SERVICES

# Planning Commission Hearing Staff Report
# Hearing Date: August 27, 2025

***ITEM 2** Rocky Chad Williams requests a Zone Map Amendment from the A1.1 (Agricultural) Zone to the R1.7 (One Family Residential) Zone in order to subdivide the property into four lots, located at 2858 W Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250384

**Applicant:** Rocky Chad Williams

**Staff Coordinator:** Aaron Ardmore

**Property Owner:** DENTON, DARLING JOY (ET AL)

**Parcel ID#:** 21:022:0188

**Acreage:** 1.04

**Number of Properties:** 1

**Number of Proposed Lots:** 4

**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 10th, 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:** A legal one-family dwelling.

**Relevant History:** The subject property has had agricultural zoning since its inclusion into Provo City. The existing home was built on the lot in 1965.

**Neighborhood Issues:** This item has been scheduled for the August 20th District 3 meeting, after this report is due for publishing. Staff have not heard of any concerns about this request at this time.

**Summary of Key Issues:**

- Current zone does not allow any new building lots.
- Dimensions of lot frontage for the new lots around the existing home creates a need for the R1.7 zone (lot sizes are all over 10,000 square feet).
- Lot frontages match those on other side of 2830 West.
- Lots 1,3, and 4 will access from 2830 West.
- The request complies with the General Plan.

**Staff Recommendation:** That the Planning Commission recommend to the Municipal Council approval of the proposed zone map amendment from A1.1 to R1.7 at 2858 W Center Street.

## OVERVIEW

Rocky Chad Williams is requesting a zone map amendment from the A1.1 Zone to the R1.7 Zone to allow for the subdividing of land for three new building lots around an existing home at 2858 W Center Street.

The applicant has worked with the property owners to design a four-lot subdivision that allows the existing home to stay. This layout has been through the CRC (Coordinator Review Committee) staff review and has been found to be able to comply with city standards. An access easement on the west of the lots will allow lot 2 to be accessed with its existing garage location, as well as the owners to continue to access the back of their property to the west, at 2870 West Center. The three new building lots on the subject property will be accessed from 2830 West.

## STAFF ANALYSIS

While zoning to the north and the east is R1.10, the lot sizes are commonly less than 8,000 square feet. In fact, three lots across 2830 West are less than 8,000 sf as are the two adjacent lots to the north.

Staff are supportive of this request as it follows the General Plan land use designation (residential) and allows infill development within an existing neighborhood. Further analysis is provided below, in response to the criteria found in Provo City Code 14.02.020:

> 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: **(staff responses in bold)**

(a) Public purpose for the amendment in question.

**Staff Response: The applicant states that the public purpose for the amendment is to provide housing in a time of need and to strengthen the neighborhood.**

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

**Staff Response: Staff agrees with the purposes stated by the applicant above as this request enables more single-family lots to be created and sold within an existing neighborhood.**

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

**Staff Response: In addition to statements above, this proposal helps to meet specific General Plan goals listed in Chapter Three to "encourage healthy and balanced neighborhoods" and in Chapter Four to "encourage opportunities for small scale, infill housing" in an effort to grow the housing stock in Provo.**

(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 is not a timing and sequencing provision related to this request.**

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

**Staff Response: Staff have not found any part of the General Plan policies that this zone request would hinder or obstruct from being obtained.**

(f) Adverse impacts on adjacent landowners.

**Staff Response: The addition of three new homes in an established neighborhood with proper access and utilities should not create an adverse impact on any adjacent landowner.**

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

**Staff Response: Staff have verified the zoning and General Plan are correct.**

(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: No such conflict exists.**

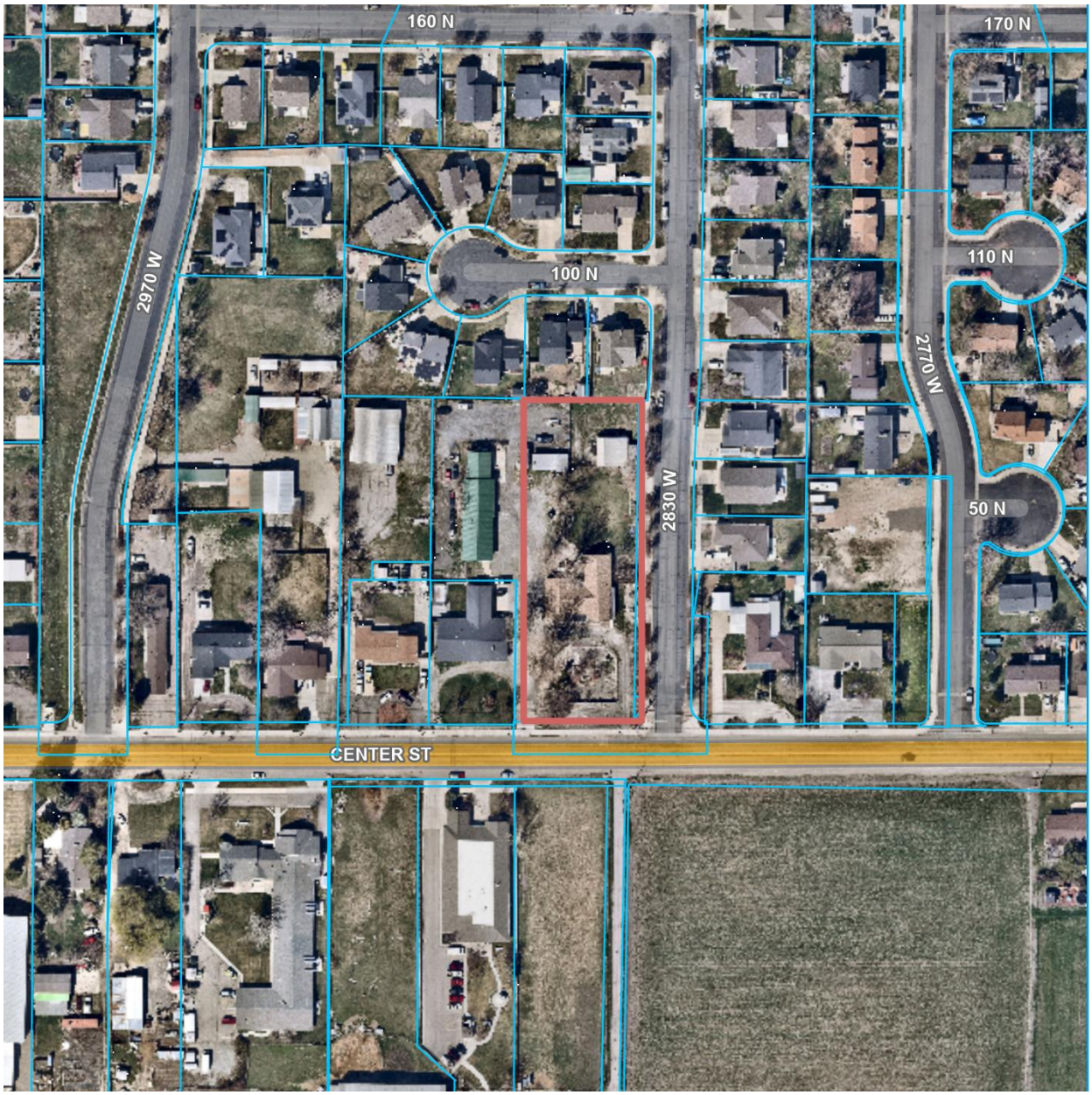
## CONCLUSIONS

In reviewing this request, staff have found no areas of concern and are encouraged by the reasonable layout and proposed zone to allow that layout to move forward. If the proposed zone change is approved, the applicant will be required to come back with a final subdivision application to ensure all standards are met prior to any building permits.

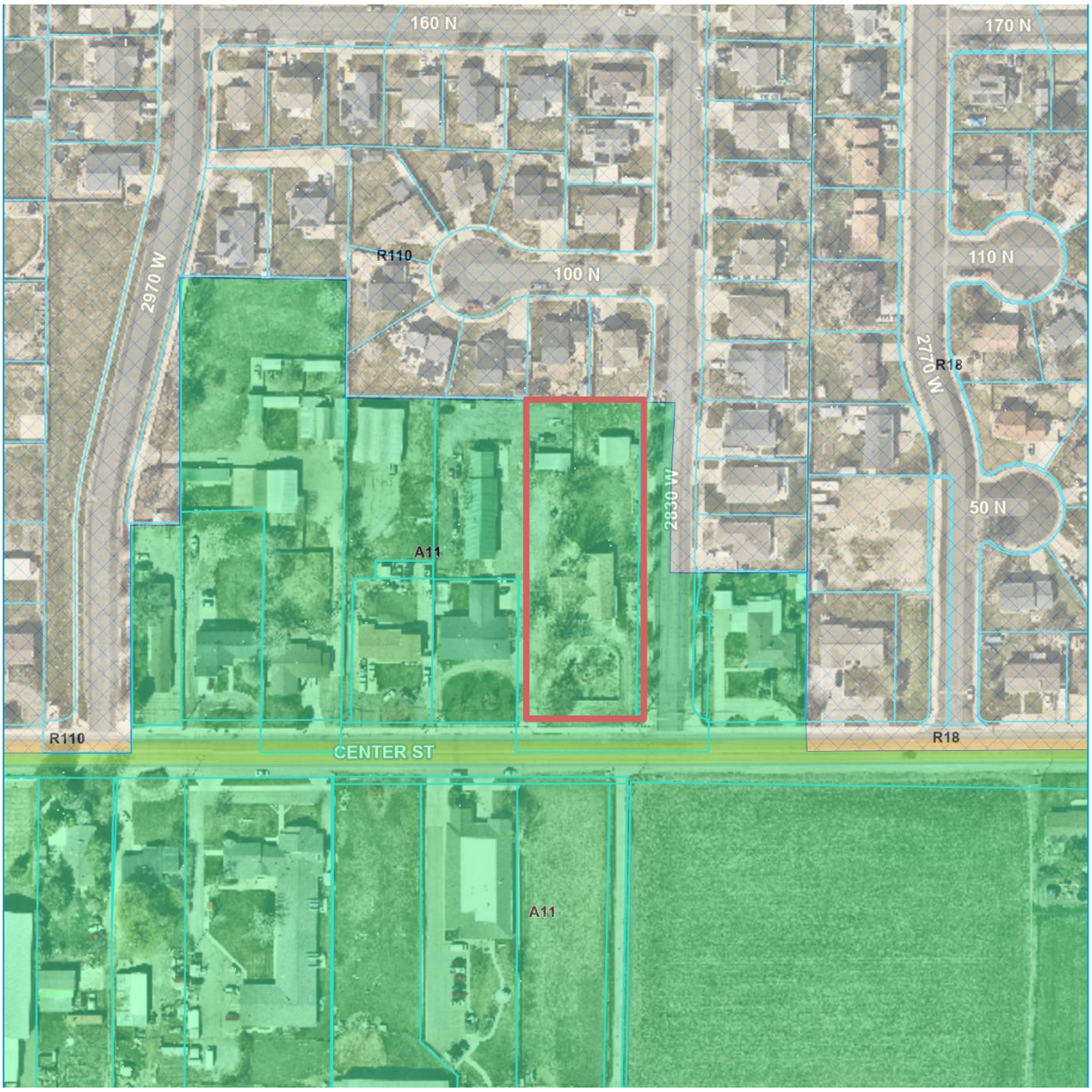
## ATTACHMENTS

1. Area Map
2. Zone Map
3. General Plan Map
4. Preliminary lot layout
5. Applicant statements

# ATTACHMENT 1 – AREA MAP



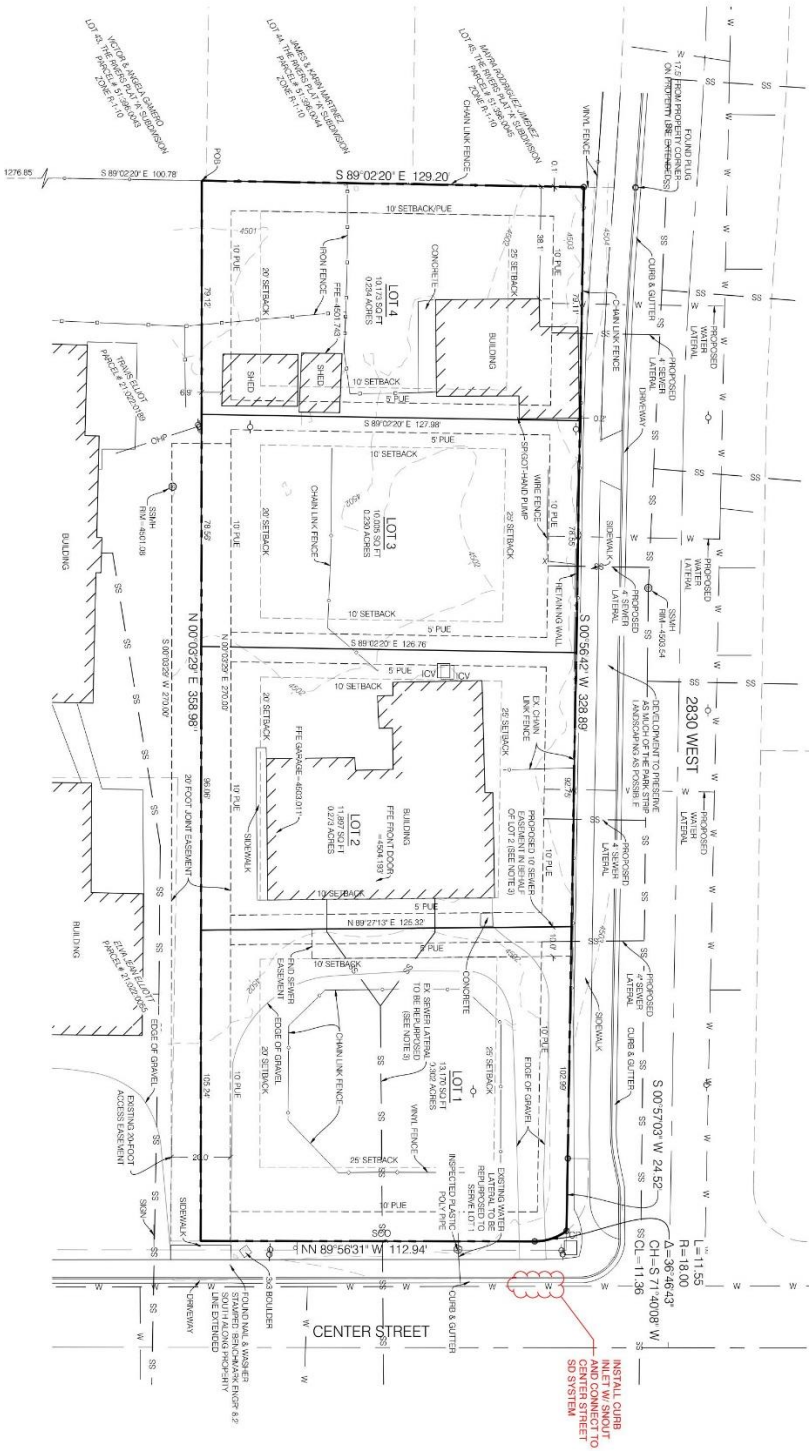
# ATTACHMENT 2 – ZONE MAP



# ATTACHMENT 3 – GENERAL PLAN MAP



# ATTACHMENT 4 – PRELIMINARY LAYOUT



# ATTACHMENT 5 – APPLICANT STATEMENTS

8/4/2025 **RE: Rezone of 2858 West Center Street**

To Whom it may concern:

We schedule and attended a CRC meeting with Aaron Ardmore and other key staff members 6-25-2025 to discuss the four-lot subdivision and to solicit staff support moving forward. We met with the city to discuss with the various heads of department regarding this 4-lot subdivision and presented two options and asked for which they would recommend and support. Both the R-1-10 and R-1-7 their various requirements but we were pleasantly surprised to find that they recommended for us to proceed with the R-1-7 approach.

It is always best and our intention to pursue a plan that City staff will endorse. We also understand that housing in Provo is limited but in high demand for single family residences and even multifamily. The property needs to be rezoned from agricultural, and the surrounding areas have been planned for R-1-10. Interestingly is that within a few lot lines away to the north in, these same R—1-10 zoned neighborhoods, we have 60-foot-wide frontages with 8,000 SF lots. Most of these homes in the area are more than 20 years old and having four new homes with fresh paint and construction can only be a positive addition.

With the subject property being a large parcel being over 45,000 SF lots, as shown in this work in progress concept draft, we can easily get the four 10,000+ SF lots with the average lot size of 11,312 SF. Due to the location of the existing home on site, our challenge was meeting the frontage requirements of the R-1-10 being at minimum 90-feet when nothing in the neighborhood with that same zoning match. Staff had explained that the surrounding lots were part of a development agreement which included the landscaping along 2830 West Street. We were urged by staff and agreed that we would strive to keep and maintain as much of the landscaping as possible that presently exists along the west park strip. It appears the improvements needed to service each of these lots is achievable with little or no impact on the surrounding areas, as well as offering some much-needed housing.

Due to the existing home, one with solid bones, family history, and memories, that the family wants to preserve on lot-2, limits where we may divide the lot line along the property and meet setback requirements. We have held the traditional 10-foot side yard setback on the north and split the remaining two lots at 77.5 feet wide each, 17.5 feet wider than other lots in the area and still put the two smallest lots at 10,013 SF. Based upon our understanding of frontage requirements, we would have to rezone to R-1-7 that allows for 70-foot-wide lots and get two of the lots approved for 77.5-feet wide, matching neighboring precedence.

With the full support and recommendation of your CRC staff's representatives, we are asking the City to rezone the property located at 2858 West Center Street, Provo, Utah, from its current agriculture zoning to the R-1-7 zoning and approve the four lots preliminary plat as submitted. We believe we have met all of the suggestions from staff regarding this zoning application and further believe that with this new zoning designation we can have four outstanding building lots (3-new), all exceeding the minimum square footage of the surrounding zoning. Should you have any questions, concerns or suggestions, we welcome your input and ask that we can proceed forward with zoning application and approvals accordingly.

Sincerely,
Kevin J. Peterson, PLS
Professional Land Surveyor

8/4/2025
**RE: Rezone of 2858 West Center Street**

To Whom it may concern:

June 25, 2025 CRC Meeting Summary and Rezoning Request
On June 25, 2025, we met with Aaron Ardmore and other key City staff to review our proposal for a four-lot subdivision at 2858 West Center Street. We presented two layout options, one conforming to R-1-10 standards (less the 90-ft min frontage), and the other to R-1-7—and asked "which zoning path the City would endorse". Staff unanimously recommended proceeding under R-1-7.

Project Context
- The site is currently zoned agricultural but surrounded by R-1-10 neighborhoods with 8,000 SF lots and 60-foot frontages.
- Nearby lots, though zoned R-1-10, were developed via a special agreement, allowing landscaping along 2830 West Street.
- Provo has a critical shortage of single-family homes; four new residences with contemporary construction and fresh landscaping will strengthen the neighborhood.

Conceptual Subdivision Plan
- Parcel size: over 45,000 SF
- Proposed lots: four, each exceeding 10,000 SF (average 11,312 SF)
- Existing historic home retained on Lot 2, respecting its family heritage and "solid bones."

**Frontage and setbacks posed challenges under R-1-10 (90-foot minimum), especially given the home's position. Under R-1-7 (70-foot frontage), we can:**
1. Preserve the historic home on Lot 2.
2. Maintain a 10-foot side yard on the north.
3. Create two lots at 77.5 feet of frontage—17.5 feet wider than adjacent properties—each still at least 10,013 SF.

Staff encouraged us to retain as much existing landscaping along the west park strip as possible. We will meet all infrastructure and service requirements with minimal impact to surrounding properties.

Request to the City
With full support from CRC staff representatives, we respectfully request that the City:
1. Rezone 2858 West Center Street from agricultural to R-1-7.
2. Approve the preliminary plat for the four-lot subdivision as submitted.

We believe our proposal reflects City guidance, delivers much-needed housing, and enhances the character of the neighborhood with three new, proportionally larger lots. Please let us know if you have any questions, concerns, or suggestions so we can move forward with zoning approvals.

Sincerely,

Kevin J. Peterson, PLS
Professional Land Surveyor

# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

| | |
|---|---|
| **Submitter:** | JDAHNEKE |
| **Presenter:** | Jessica Dahneke, City Planner |
| **Department:** | Development Services |
| **Requested Meeting Date:** | 09-09-2025 |
| **Requested Presentation Duration:** | 10 minutes |
| **CityView or Issue File Number:** | PLOTA20250238 |

**SUBJECT:** 5 An ordinance amending Provo City Code regarding the area where accessory dwelling units are permitted. (PLOTA20250238)

**RECOMMENDATION:** Staff recommended denial of the ordinance text amendment Planning Commission recommended approval with condition that the applicant provide additional documentation in one to verify owner occupancy

**BACKGROUND:** Christina and William Gibson purchased the property at 3080 Bannock Drive in early 2025 with the intent to establish an accessory dwelling unit. Since accessory dwelling units are not permited in this area, the owners are pursuing an ordinance text amendment to have the property at 3080 N Bannock included as part of the area which allows for an accessory dwelling unit. During the application review for code complaince, staff found that while Christina meets the owner occupant requirements under 14.06.020, William does not.

**FISCAL IMPACT:** N/A

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
General Plan Goal 4.1 "Allow for different types of housing in neighborhoods and allow for a mix of home sizes at different price points including ADUs."

Provo City Planning Commission

# Report of Action

August 13, 2025

***ITEM 5** Christina Gibson requests an Ordinance Text Amendment to Provo City Code 14.30.020 in order to allow an Accessory Dwelling Unit on property in the R1.10 (One Family Residential) Zone, located at 3080 N Bannock Drive. Indian Hills Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLOTA20250238

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 13, 2025:

## RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application

Motion By: Lisa Jensen
Second By: Joel Temple
Votes in Favor of Motion: Melissa Kendall, Matt Wheelwright, Joel Temple, Lisa Jensen, Daniel Gonzales, Barbara DeSoto, Jonathan Hill
*Johnathan 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.

**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**

- A neighborhood meeting was held on 07/16/2025.

**NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing.
- Rhoda Gaufin mentioned that this item went to a neighborhood meeting and the vote was 24 in favor 5 against. She also stated that she is aware of other properties doing this illegally. She stated that if she had tried to buy the home she is in now 30 years ago she could not have afforded it. She was aware that there are many properties doing this illegally and it didn't feel right to punish the applicant for taking the legal route

**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:

- Lee Farnsworth stated that the area was built as a single-family dwelling, and he was concerned that allowing an ADU would change the neighborhood from a single-family neighborhood.
- Pam Jones was concerned that Bannock Drive is not a good street for an increase in parking. She supports the

idea of an ADU, but she does not feel that Bannock Drive is the best place for it.

- Brittany Thorley said that she is a neighbor of the property and signed in support of the ADU. She agreed with some concerns regarding parking and encouraged the city to evaluate the situation along the whole road. She also stated the signature form should be evaluated as it seemed like she was just signing to agree for the current property owner, not all future property owners.
- Jennifer Napp stated that she was in a similar situation years ago and that she would not have been able to afford the whole home but renting out an ADU allowed her to be in the home and her family to grow. She is in support of an ADU at the location.
- Adam Shin stated that this is a good example of what an ADU should be meant to enable allowing a young family to grow into a home and creating an additional avenue for people to get into home ownership.

**APPLICANT RESPONSE**

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

- The applicant stated that the purchase of the home is a long-term investment.
- The applicant mentioned that the zoning laws changed as they were in escrow from an administrative process to the legislative process.
- The applicant pointed out that they provided all the other required documents just not tax information.
- When asked by Commissioner Hill why not wait to bring this forward when you could wait to bring it forward until all the requirements of owner occupancy could be met. The response was to be in compliance with the code and give the opportunity to grow in the house.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Commissioner Kendall asked for clarification if this would allow all future property owners to have an accessory dwelling unit at the property. Staff explained that it makes it possible for any future property owners to apply for an accessory dwelling unit at the property, but each future owner would have to show they meet the rest of the code requirements for 14.30 before an accessory apartment would be approved.
- Commissioner Jensen asked how the city measures a Bonafide intent. Staff stated that by requiring documentation at a later date we can see if the property owner has made the property their primary residence
- Commissioner DeSoto asked for clarification regarding the previous process for establishing an ADU. Staff explained that previously there was an administrative process, but as the code has changed the two options for establishing an ADU outside of the areas shown in 14.30.020 is to do an ordinance text amendment or rezone the area. Commissioner DeSoto expressed that the current process should be evaluated to create a process that is simpler for owners to accomplish.
- Commissioner Wheelwright pointed out that the property owners have could upload tax documents showing they did not make any claims regarding income or depreciation because they have not owned the property long enough to submit taxes including this property. Doing that would meet the requirement.
- Commissioner Temple pointed out that there is a difference between the ordinance text amendment and establishing an ADU. He and commissioner Kendall asked if there are two different processes why is the City recommending denial at this point. Staff stated that the goal was to avoid creating a precedent for approving an ordinance text amendment for a property that does not meet the requirements of the code.
- Commissioner DeSoto stated that she supports making sure that sham transactions are hindered, but this situation seems like there is a strong intent to be owner occupied and stay that way. She feels that this is a bigger issue than just this item that will go to council. She also feels that the process for getting an ADU approved needs to be evaluated to create a process that is more attainable
- Commissioner Kendall asked if the property could meet the parking requirements and if code now allows them to live in the basement unit instead of the main unit. She also asked if there was a process that approves on the condition of uploading additional documents at a later point.
- Commissioner Gonzales asked how staff feels about if there was a way to say enough of the documents have been uploaded that it can be passed forward. Director Peperone explained that citizens, as well as City Council, have expressed ongoing concerns about non-owner occupied ADUs. As such, thoroughly documenting owner occupancy requirements is staff's main priority when it comes to establishing new ADUS.

- Commissioner Jensen pointed out that many people have mentioned they are aware of illegal ADUs in the area and if the process is so difficult that people are just doing it illegally Planning Commission should look at and interpret the intent of the ordinance not just the language of the ordinance.
- Commissioner Temple asked questions regarding the process for renewing the ADU and if they have to upload documents every year at renewal. Staff explained that they do not ask for documents unless staff has been made aware of a possible violation.
- Commissioner Gonzales stated that the process needs to be evaluated since so many people are aware of property owners doing it illegally.
- Commission Kendall stated that she would like to see a process that allows a temporary approval so the property owners have the opportunity to show they will meet all the requirements, but something that can be revoked if after a certain amount of time the property is still not in compliance.
- Commissioner Wheelwright stated that if there are more illegal ADUs that legal ones it means the process for ADUs needs to be evaluated, but feels that the loophole of the applicant's tax documents not showing and deductions regarding the property means that they meet the requirement of the code. He thinks even if they can't currently meet the requirement for the license, recommending approval for the ordinance text amendment so they can establish an accessory apartment as soon as possible after meeting the code requirements.
- Commissioner Jensen stated that if the Planning Commission is going to recommend something different than the staff report they need new findings but thinks that the loophole pointed out by Commissioner Wheelwright can work as the new findings.

**FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

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

The Planning Commission made a recommendation for approval of the ordinance text amendment provided there is follow up in one year to evaluate if the applicant still meets the owner occupancy requirements. This finding is based on their interpretation of the owner occupant definition found in 14.06.020 stating that the second owner on title cannot provide tax documentation showing that he has not taken any deductions since they have not owned the property long enough for it to be included on any tax documentation.



Planning Commission Chair

Bill Peperone

Director of Development Services

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

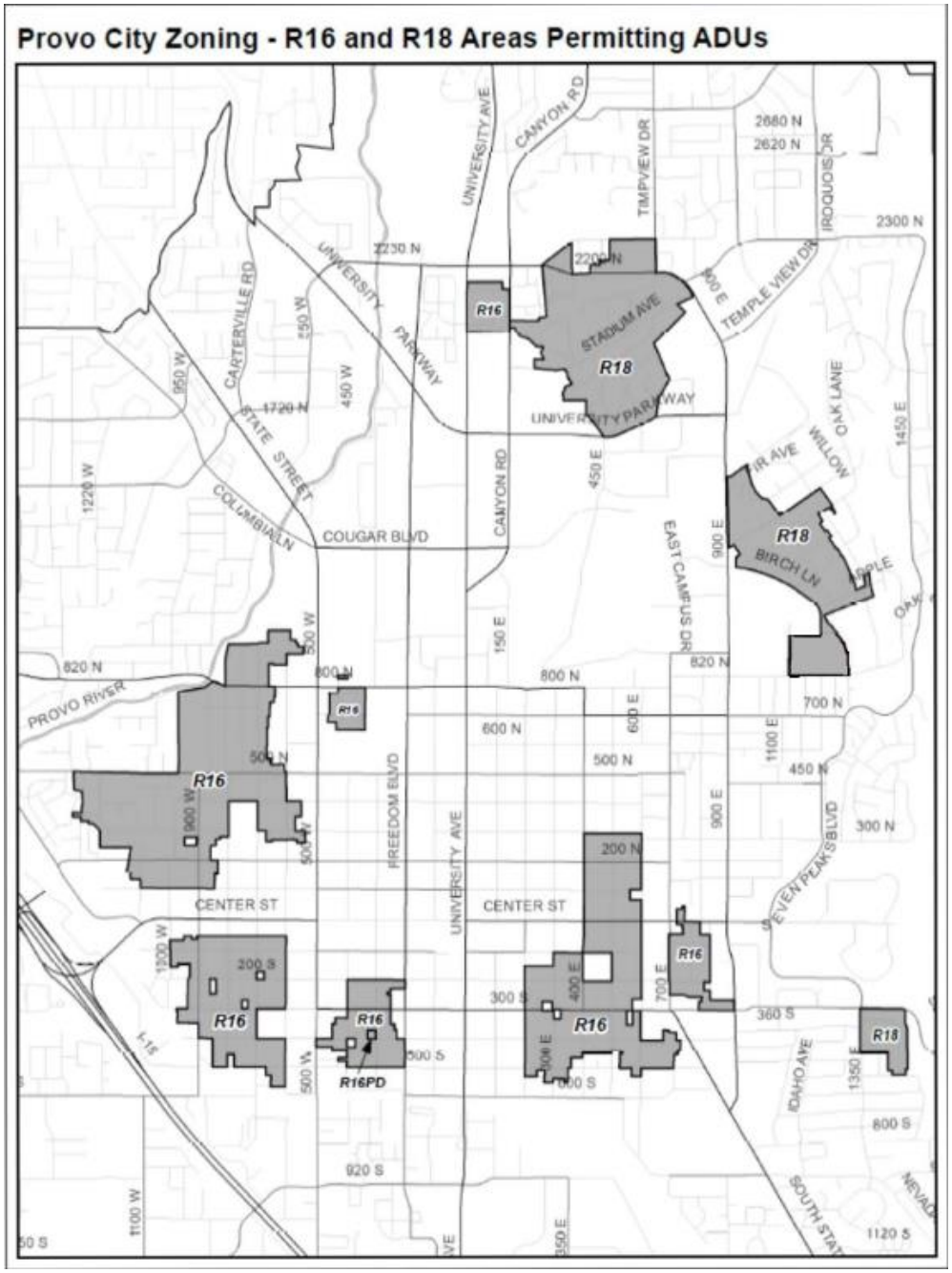
Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

# EXHIBIT A

An amendment to the map of areas permitting ADUs as found in 14.30.020 to be expanded to include the property at 3080 N Bannock Dr.



DEVELOPMENT SERVICES

# Planning Commission Hearing Staff Report
# Hearing Date: August 13, 2025

***ITEM 5** Christina Gibson requests an Ordinance Text Amendment to Provo City Code 14.30.020 in order to allow an Accessory Dwelling Unit on property in the R1.10 (One Family Residential) Zone, located at 3080 N Bannock Drive. Indian Hills Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLOTA20250238

**Applicant**: Christina Gibson

**Staff Coordinator**: Jessica Dahneke

**Property Owner**: Christina Gibson

**Parcel ID #**: 42:007:0012

**Acreage**:0.28

**Number of Properties**: 1

**Number of Lots**:1

**ALTERNATIVE ACTIONS**

1. **Approve** the requested ordinance text amendment. *This action would not be consistent with the recommendations of the Staff Report.*

2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is August 27, 2025 at 6:00 P.M.*

**Current Legal Use**: Single-family dwelling in the R1.10 zone

**Relevant History**: Christina and William Gibson purchased the property at 3080 N Bannock Drive in early 2025 with the intent to establish an accessory dwelling unit. Since accessory dwelling units are not permitted in this area, the owners are pursuing an ordinance text amendment to have the property at 3080 N Bannock included as part of the area that allows for an ADU.

During the application review for code compliance, staff found that while Christina meets the owner occupant requirements under 14.06.020, William does not.

**Neighborhood Issues**: Staff has not been made aware of any neighborhood issues.

**Summary of Key Issues**:

- The property cannot establish an accessory dwelling unit without the ordinance text amendment.
- The applicant obtained signatures from surrounding neighbors stating they had no objections to an accessory dwelling unit at the property.
- 14.30.030(4) requires owner occupancy to establish an accessory dwelling unit.
- 14.06.020 defines owner occupant and specifies that all owners on title must live at the property as their primary residence.

**Staff Recommendation**:

**Recommend Denial** of the requested ordinance text amendment. *This action would be consistent with the recommendations of the Staff Report.*

## OVERVIEW

Christina Gibson is seeking to establish an accessory dwelling unit at 3080 North Bannock Drive. The R1.10 zone does not allow accessory dwelling units, as such an ordinance text amendment to 14.30.020 of Provo City Code to include 3080 North Bannock Drive in the area where accessory dwelling units are allowed is necessary.

14.30.040 of Provo City Code explains that if a property is not in an area that allows for accessory dwelling units a property owner has the option to apply for an ordinance text amendment to alter the area where ADUs are allowed so the specific property is permitted to have an ADU. In following this process, Christina submitted the application and included the signatures of 66% of the surrounding neighbors stating they are in support of an ADU at the property.

## STAFF ANALYSIS

Provo City Code 14.30.030(4)(a) requires properties with accessory dwelling units to be occupied by an owner occupant, as defined in section 14.06.020. The owner occupant definition in 14.06.020 is a very nuanced definition to address the different entities that can own a property. Under subsection (a) of the owner occupant definition, an owner occupant is a person who holds 50% or more ownership and lives at the property as their primary residence. Christina meets this requirement, but she is not the only owner on the title. Her father, William, is listed as co-owner.

Subsection (d) of the owner occupant definition states that if a person meets the requirements of the previous subsections but is not the only owner on title then they cannot be considered an owner occupant. The applicant is continuing to pursue an ordinance text amendment based on additional language in the second subsection of (d) which states:

(d)(ii) Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Development Services Department which shows such person:

> (A) has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;
>
> (B) is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and
>
> (C) is not listed as an owner on any insurance, utility, appraisal, or an agreement related to the property.

Staff's analysis identifies two issues with applying this section of code. First, there is no language in subsection (d)(ii) or anywhere else in the definition of owner occupant that states (d)(ii) functions as an exception to the previously stated requirement in (d) that all owners on title must live at the property. Second, even if (d)(ii) is considered an exception, the applicant cannot provide the required tax documentation since they have not owned the property long

enough for William to include any documentation showing he has claimed no income, deduction, or depreciation for the property.

The code analysis of 14.02.020 below highlights how ADUs aligns with the goals of the General Plan; however, ownership of this specific property does not meet code requirements. Therefore, staff recommends that the Planning Commission recommend denial to the Municipal Council.

## CODE ANALYSIS

14.02.020, Provo City Code below: (staff responses in bold)

(a) Public purpose for the amendment in question

**Staff Response: The purpose for the amendment is to include the property at 3080 N Bannock Drive as part of area permitting ADUs.**

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

**Staff Response: The text amendment creates an additional dwelling unit in the area providing an additional housing option in the neighborhood.**

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

**Staff Response: This amendment aligns with the following General Plan Goal:**

**4.1 Allow for different types of housing in neighborhoods and allow for a mix of home sizes at different price points including ADUs.**

(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 conflicts with the General Plan's "timing and sequencing".**

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

**Staff Response: Staff does not see any conflicts from the proposed amendment with the General Plan policies.**

(f) Adverse impacts on adjacent landowners.

**Staff Response: The code requires that the property be owner occupied and provide off-street parking for the ADU there should not be any adverse impact on the surrounding landowners.**

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

**Staff response: The General Plan shows this area as "Residential". The proposed ordinance text amendment maintains this area as residential.**

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

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

## FINDINGS OF FACT

1. The applicant submitted a complete application for an ordinance text amendment as required in 14.30.040.
2. 14.30.030 of Provo City Code requires the property to be owner occupied in order to establish an accessory apartment.
3. The City Code definition of owner occupant states that all owners on title must occupy the property.
4. The applicant cannot provide all the documentation listed in (d)(ii) of the definition of owner occupant.

## APPLICABLE ZONING CODES

### 14.06.020 – Definitions

“Owner occupant” means, except as set forth in Subsection (d) of this definition:

(a) an individual who:

(i) possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and

(ii) occupies the dwelling unit with a bonafide intent to make it his or her primary residence; or

(b) an individual who:

(i) is a trustor of a family trust which:

(A) possesses fee title ownership to a dwelling unit;

(B) was created for estate planning purposes by one (1) or more trustors of the trust; and

(ii) occupies the dwelling unit owned by the family trust with a bonafide intent to make it his or her primary residence. Each living trustor of the trust must so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit must nevertheless be the domicile of the trustor during the trustor’s temporary absence.

(c) an LLC which:

(i) is currently registered with the state; and

(ii) each member of the LLC occupies the dwelling unit with a bonafide intent to make it his or her primary residence.

(d) A person who meets the requirements of Subsections (a), (b), or (c) of this definition may not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

(i) A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Development Services Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit one's primary residence as indicated by the following documents which show such person:

(A) is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;

(B) has claimed all income, deductions, and depreciation from the property on one's tax returns for the previous year;

(C) is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;

(D) is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and

(E) is a full-time resident of Utah for Utah State income tax purposes.

(ii) Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Development Services Department which shows such person:

(A) has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;

(B) is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and

(C) is not listed as an owner on any insurance, utility, appraisal, or an agreement related to the property.

(iii) Any person, or group of persons, who fails, upon request of the Development Services Department, to provide any of the documents set forth in Subsections (c)(i) or (c)(ii) of this definition or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this Title that such person or persons shall not be deemed an "owner occupant" of the dwelling unit in question.

(e) The provisions of Subsection (d) of this definition shall apply to any person who began a period of owner occupancy after March 1, 2009, regardless of when the person purchased the property where such person resides.

## 14.30.030 - Accessory Dwelling Unit (ADU) Development Standards

ADUs shall be subject to the following development standards:

…

(4) *Occupancy.* A one (1) family dwelling with an ADU, which is authorized by and conforms to the requirements set forth in this Section, shall, for purposes of this Subsection, consist of two (2) component parts: the main dwelling unit and the ADU. Those two (2) parts shall be occupied as follows:

(a) Except as otherwise provided in Subsection (4)(d) of this Section, either the main dwelling unit or the ADU must be occupied by an owner occupant as that term is defined in Section 14.06.020, Provo City Code. If this requirement is not met, no ADU shall be permitted.

(b) The occupancy of the main dwelling unit shall be limited to one (1) "family" as that term is defined in Chapter 14.06, Provo City Code, except that if the ADU is also occupied, the occupancy of the main dwelling unit may not include the two (2) additional related or unrelated individuals described in Subsection (b)(i)(B) of the "family" definition in Section 14.06.020, Provo City Code.

(c) The ADU shall not be occupied by more than three (3) related or unrelated adults, together with any minor children of those adults.

(d) Owner occupancy shall not be required when the owner has submitted a temporary absence application prior to beginning of the temporary absence and meets the following criteria:

(i) The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, military service, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

(ii) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

(iii) The owner has resided in the residence for at least one (1) year prior to beginning the temporary absence.

…

## 14.30.020 – Permitted Used of Accessory Dwelling Units.

(1) Notwithstanding the regulation of permitted uses in other chapters of this Title, the regulation of the permitted use of accessory dwelling units is governed by this Section.

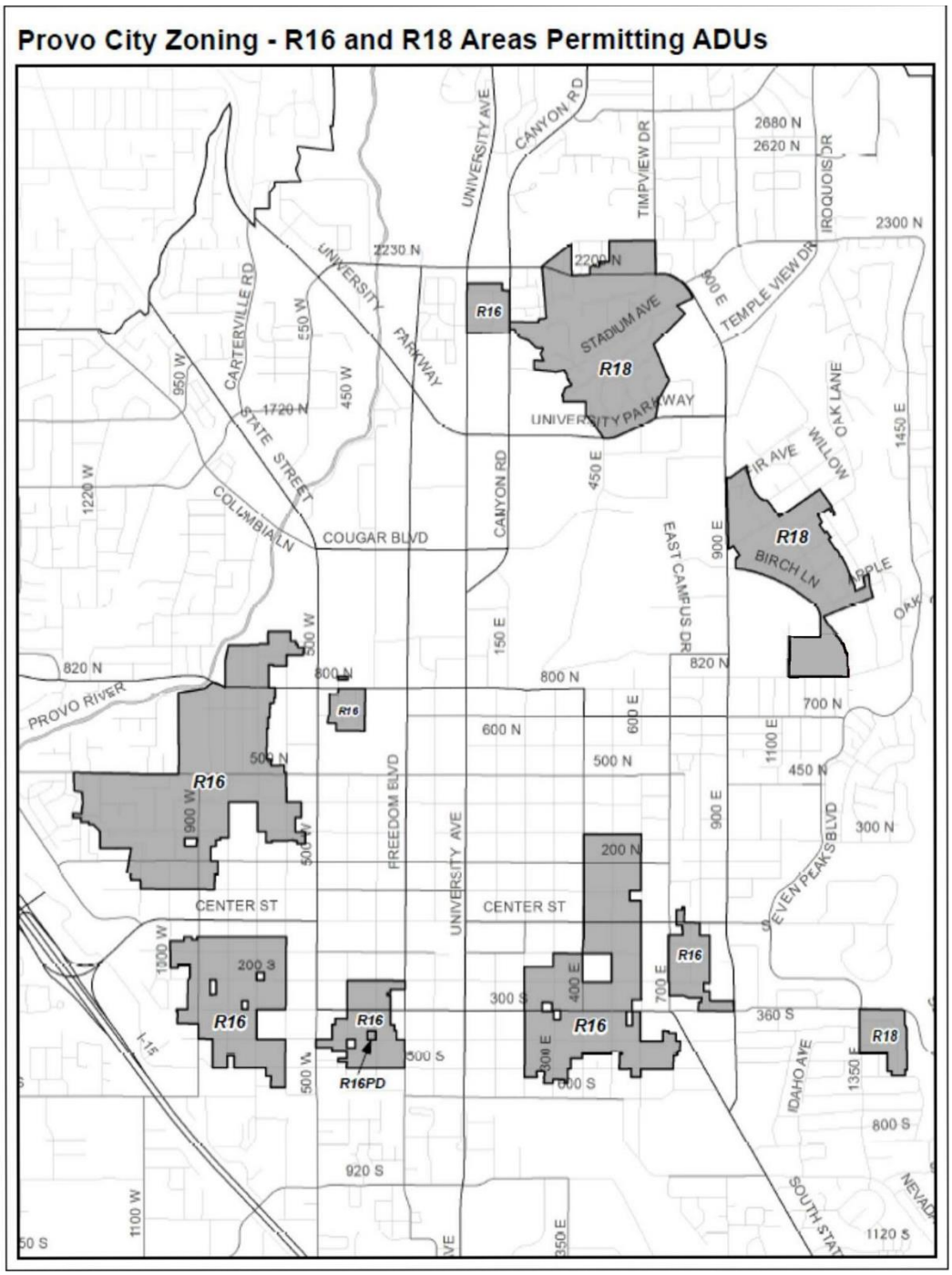
(2) Notwithstanding Section 14.30.010, Provo City Code, Utah Code Annotated Section 10-9a-530 allows the prohibition of accessory dwelling units in some areas zoned primarily for

residential use. Accordingly, accessory dwelling units are prohibited in the following areas zoned primarily for residential use:

(a) All Project Redevelopment Option (PRO) zones;

(b) R2 zones with a Performance Development Overlay (R2PD);

(c) Areas designated RM, R16, R17, R18, R19, or R110, including such areas with the Performance Development Overlay, except as shown in the map below:



(3) Notwithstanding Subsection (2) of this Section, the use of an accessory dwelling unit in areas zoned primarily for residential use is a permitted use in all areas west of Interstate Highway 15, except the Specific Development Plan Overlay zone 5 (SDP-5) and R2 zones with a Performance Development Overlay (R2PD).

## 14.30.040 Special Use Permit for Accessory Dwelling Unit.

A property owner, or the owners of multiple contiguous properties, seeking to allow an accessory dwelling unit on a parcel, or parcels, in an area where such units are otherwise prohibited by Chapter 14.30 (Accessory Dwelling Units), Provo City Code, may submit a text amendment application to the Development Services Department seeking to amend this Chapter in order to designate accessory dwelling units as a permitted use for all the applying properties. The application must comply with Section 14.02.020, Provo City Code, except that:

(1) The specific filing fee for this type of application, as listed on the Consolidated Fee Schedule, is required instead of the standard amendment fee; and

(2) The application does not need to comply with Section 14.02.020(1), Provo City Code, but instead must include the following:

(a) A list of addresses including the applying property, or properties, and all immediately adjacent residential properties. For purposes of this Section, “immediately adjacent residential property” means any property:

(i) For which residential use is a permitted use; and

(ii) That shares a common boundary with, is directly across from, is diagonally adjacent to, or is within the same cul-de-sac as an applying property, including any property separated from an applying property only by a local street, canal, right-of-way, or similar feature.

(b) The names, addresses, and signatures of the owners of at least sixty-six percent (66%) of the properties described in Subsection (2)(a)(ii) of this Section, indicating that they are in support of the amendment; and

(c) A completed rental dwelling license application that meets the requirements of Chapter 6.26 (Rental Dwellings), Provo City Code, for each applying property.

(3) Submission of the signatures required by Subsection (2)(b) of this Section does not guarantee approval of the application. They serve to demonstrate a degree of neighborhood support to the Council and are required in place of the standard text amendment fee in order to have the application considered. If an applicant wishes to apply without the required signatures, the application must meet all requirements of Section 14.02.020(1), Provo City Code, including payment of the standard amendment application fee and submission of a written petition to the Planning Commission meeting all the requirements in that Section. Final approval or denial of both types of application is at the sole discretion of the Provo City Municipal Council.

## CONCLUSIONS

Staff generally support accessory dwelling units since they align with General Plan Goals and Policies. While the applicant satisfies the primary residence requirement in this case, the presence of an additional owner on the title prevents the property from meeting the owner occupancy standards outlined in 14.06.020. Since owner occupancy is mandatory for accessory dwelling unit approval, Staff recommends that the Planning Commission recommend to the Municipal Council denial of the text amendment to include this property as part of the area where accessory dwelling units are permitted.

## ATTACHMENTS

1. Aerial Photo
2. Surrounding Property Support Signatures

# ATTACHMENT 1 – AERIAL PHOTO



## ATTACHMENT 2 – SURROUNDING PROPERTY SUPPORT SIGNATURES

provo
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES
TEL (801) 852-6400
445 W Center St.
PROVO, UT 84601

**Accessory Dwelling Unit Special Use Permit**

Dear Neighbor,

The purpose of this letter is to seek your input regarding a request for a Special Use Permit. If granted, this permit would allow an Accessory Dwelling Unit (ADU) on the property located at 3080 Bannock, owned by Christina Gibson. This request is being made pursuant to Provo City Code Section 14.30.040.

In applying for a Special Use Permit, the applicant must provide the name, address, and signature of the owners of at least 66% of the properties considered to be an immediately adjacent residential property indicating their support of the Accessory Dwelling Unit. Your property is an immediately adjacent residential property to that of the applicant, and thus your input is requested.

Requirements for which a property/owner must meet to establish and operate an ADU can be found at the following link: https://provo.municipal.codes/Code/14.30

If you have any questions or concerns regarding this request, you may call the Provo City Zoning Division at 801-852-6427 or visit us at 445 W Center, Suite 200. (Mon-Thurs 7 AM – 6 PM).

To indicate your support of this request, please mark the appropriate box below, fill in your address, print, sign, and date this form. When completed, please return this form to the applicant.

---

☒ I am in support of this Special Use Permit request.

☐ I am NOT in support of this Special Use Permit request.

I am the owner of the property located at 3100 Bannock.

Printed: Brittany Tiberley Signed: [signature] Date: 3-20-25

provo
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES
TEL (801) 852-6400
445 W Center St.
PROVO, UT 84601

**Accessory Dwelling Unit Special Use Permit**

Dear Neighbor,

The purpose of this letter is to seek your input regarding a request for a Special Use Permit. If granted, this permit would allow an Accessory Dwelling Unit (ADU) on the property located at 3080 Bannock, owned by Christina Gibson. This request is being made pursuant to Provo City Code Section 14.30.040.

In applying for a Special Use Permit, the applicant must provide the name, address, and signature of the owners of at least 66% of the properties considered to be an immediately adjacent residential property indicating their support of the Accessory Dwelling Unit. Your property is an immediately adjacent residential property to that of the applicant, and thus your input is requested.

Requirements for which a property/owner must meet to establish and operate an ADU can be found at the following link: https://provo.municipal.codes/Code/14.30

If you have any questions or concerns regarding this request, you may call the Provo City Zoning Division at 801-852-6427 or visit us at 445 W Center, Suite 200. (Mon-Thurs 7 AM – 6 PM).

To indicate your support of this request, please mark the appropriate box below, fill in your address, print, sign, and date this form. When completed, please return this form to the applicant.

Thomas Draper

☑ I am in support of this Special Use Permit request.

☐ I am NOT in support of this Special Use Permit request.

I am the owner of the property located at ~~30~~ 3077 Apache Ln.

Printed: _____ Signed: _____ Date: ~~22~~ Mar 2025

provo
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES
TEL (801) 852-6400
445 W Center St.
PROVO, UT 84601

**Accessory Dwelling Unit Special Use Permit**

Dear Neighbor,

The purpose of this letter is to seek your input regarding a request for a Special Use Permit. If granted, this permit would allow an Accessory Dwelling Unit (ADU) on the property located at 3080 Bannock, owned by Chestina Gibson. This request is being made pursuant to Provo City Code Section 14.30.040.

In applying for a Special Use Permit, the applicant must provide the name, address, and signature of the owners of at least 66% of the properties considered to be an immediately adjacent residential property indicating their support of the Accessory Dwelling Unit. Your property is an immediately adjacent residential property to that of the applicant, and thus your input is requested.

Requirements for which a property/owner must meet to establish and operate an ADU can be found at the following link: https://provo.municipal.codes/Code/14.30

If you have any questions or concerns regarding this request, you may call the Provo City Zoning Division at 801-852-6427 or visit us at 445 W Center, Suite 200. (Mon-Thurs 7 AM – 6 PM).

To indicate your support of this request, please mark the appropriate box below, fill in your address, print, sign, and date this form. When completed, please return this form to the applicant.

---

☒ I am in support of this Special Use Permit request.

☐ I am NOT in support of this Special Use Permit request.

I am the owner of the property located at 3050 Bannock Dr.

Printed: Michael Morton Signed: Mich Mort Date: 03/31/25

provo
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES
TEL (801) 852-6400
445 W Center St.
PROVO, UT 84601

**Accessory Dwelling Unit Special Use Permit**

Dear Neighbor,

The purpose of this letter is to seek your input regarding a request for a Special Use Permit. If granted, this permit would allow an Accessory Dwelling Unit (ADU) on the property located at 3089 Bannock, owned by _____. This request is being made pursuant to Provo City Code Section 14.30.040.

In applying for a Special Use Permit, the applicant must provide the name, address, and signature of the owners of at least 66% of the properties considered to be an immediately adjacent residential property indicating their support of the Accessory Dwelling Unit. Your property is an immediately adjacent residential property to that of the applicant, and thus your input is requested.

Requirements for which a property/owner must meet to establish and operate an ADU can be found at the following link: https://provo.municipal.codes/Code/14.30

If you have any questions or concerns regarding this request, you may call the Provo City Zoning Division at 801-852-6427 or visit us at 445 W Center, Suite 200. (Mon-Thurs 7 AM – 6 PM).

To indicate your support of this request, please mark the appropriate box below, fill in your address, print, sign, and date this form. When completed, please return this form to the applicant.

---

☒ I am in support of this Special Use Permit request.

☐ I am NOT in support of this Special Use Permit request.

I am the owner of the property located at 3089 Bannock Dr.

Printed: Shellie Raine Signed: Shellie Raine Date: 7.30.2025

# 3080 N Bannock Drive Accessory Dwelling Unit

Located in the R1.10 zone which doesn't allow for Accessory Dwelling Units.

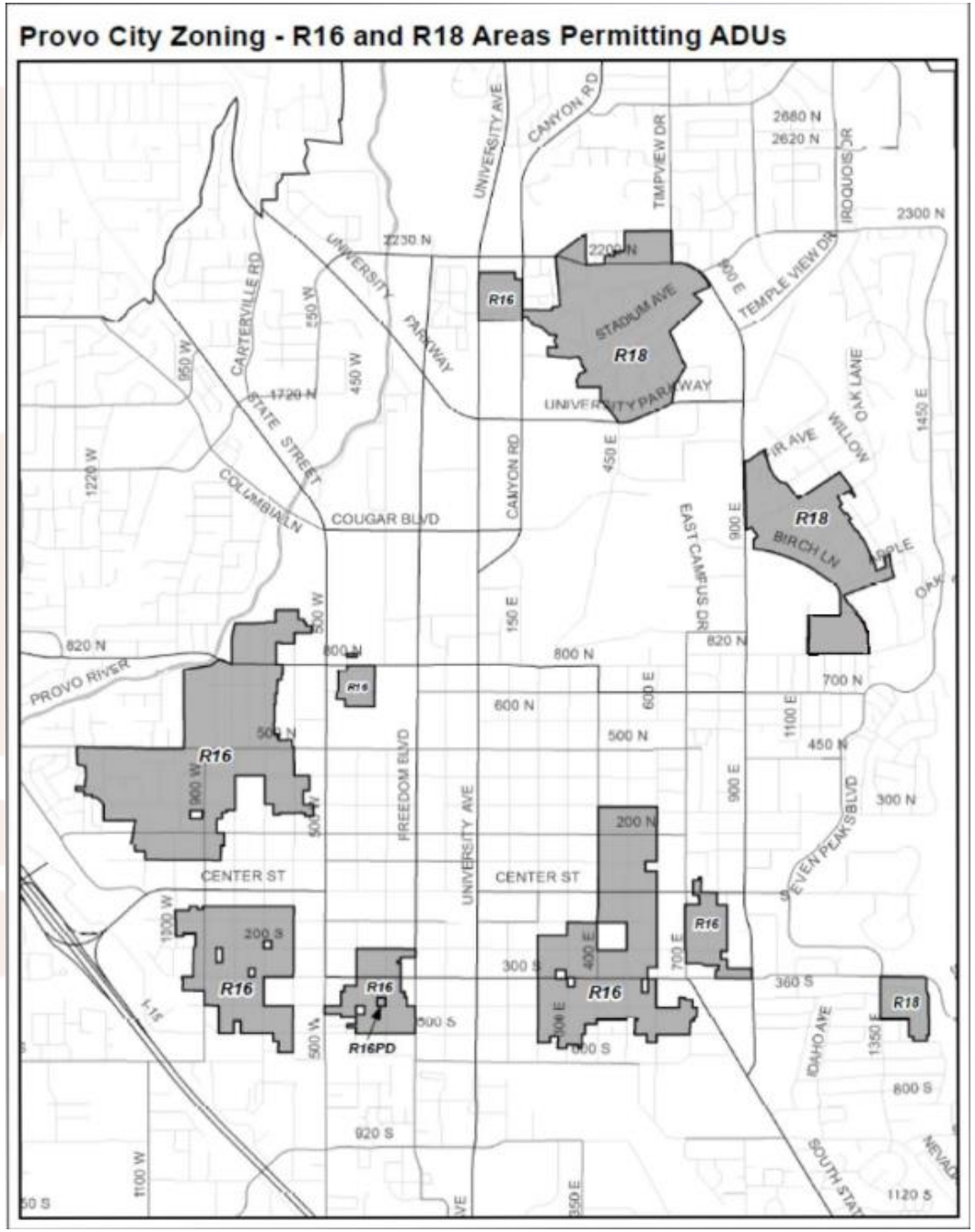
This OTA does not allow ADUs at adjacent properties in the zone. Other property owners would need to obtain a text amendment for their property.

If the OTA is approved the current and future property owners will be allowed to have an accessory dwelling unit if they meet the requirements in 14.30 of Provo City Code.



# Special Use Permit

14.30.040 allows a property owner to apply for an ordinance text amendment to amend the map where accessory dwelling units are allowed to include their property.



# Special Use Permit

Part of the requirement is to get signatures of 66% of the surrounding neighbors stating they are in support of the property have an ADU.

Of the 7 properties that would count as adjacent property owners by the code 5 signed documents supporting the ADU.



# Owner Occupant Requirement

14.30.030 requires that either the main dwelling or the ADU must be occupied by an owner occupant.
14.06.020 gives the definition of what an owner occupant is.

**"Owner occupant"** means, except as set forth in Subsection (d) of this definition:

(a) an individual who:

(i) possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and

(ii) occupies the dwelling unit with a bonafide intent to make it his or her primary residence; or

# Owner Occupant Requirement

Subsection d of the owner occupant definition.

(d) A person who meets the requirements of Subsections (a), (b), or (c) of this definition may not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

(i) A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Development Services Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit one's primary residence as indicated by the following documents which show such person:

(A) is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;

(B) has claimed all income, deductions, and depreciation from the property on one's tax returns for the previous year;

(C) is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;

(D) is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and

(E) is a full-time resident of Utah for Utah State income tax purposes.

(ii) Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Development Services Department which shows such person:

(A) has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;

(B) is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and

(C) is not listed as an owner on any insurance, utility, appraisal, or an agreement related to the property.

# Neighborhood Comments

- This item was presented at the District One meeting on July 16, 2025. While no specific concerns were raised, the results of the poll taken was 24 in favor and 5 against.
- A member of the neighborhood called in with questions about the allowed occupancy and the home staying a single-family home.
- An additional neighbor called in expressing concerns about the ADU and asking about if it would be limited to an internal ADU.

# Planning Commission Findings

- The Planning Commission recommended approval with the condition that the property owner upload additional documentation in a year to show that the property still meets the owner occupancy requirement.

- The new findings from the Planning Commission are based on their interpretation of the requirement in the owner occupant definition d(ii)

(d) A person who meets the requirements of Subsections (a), (b), or (c) of this definition may not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

(i) A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Development Services Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit one's primary residence as indicated by the following documents which show such person:

(A) is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;

(B) has claimed all income, deductions, and depreciation from the property on one's tax returns for the previous year;

(C) is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;

(D) is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and

(E) is a full-time resident of Utah for Utah State income tax purposes.

(ii) Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Development Services Department which shows such person:

(A) has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;

(B) is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and

(C) is not listed as an owner on any insurance, utility, appraisal, or an agreement related to the property.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING THE AREA WHERE ACCESSORY DWELLING UNITS ARE PERMITTED. (PLOTA20250238)

RECITALS:

It is proposed that the Provo City Code Section 14.30.020(2)(c) be amended to include an additional property in the areas where accessory dwelling units are permitted;

Provo City Code allows for individual properties to be included in the map showing where accessory dwelling units are permitted;

On August 13, 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 7:0;

On September 23, 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 14.30.020(2)(c) is amended as shown in Exhibit A

PART II:

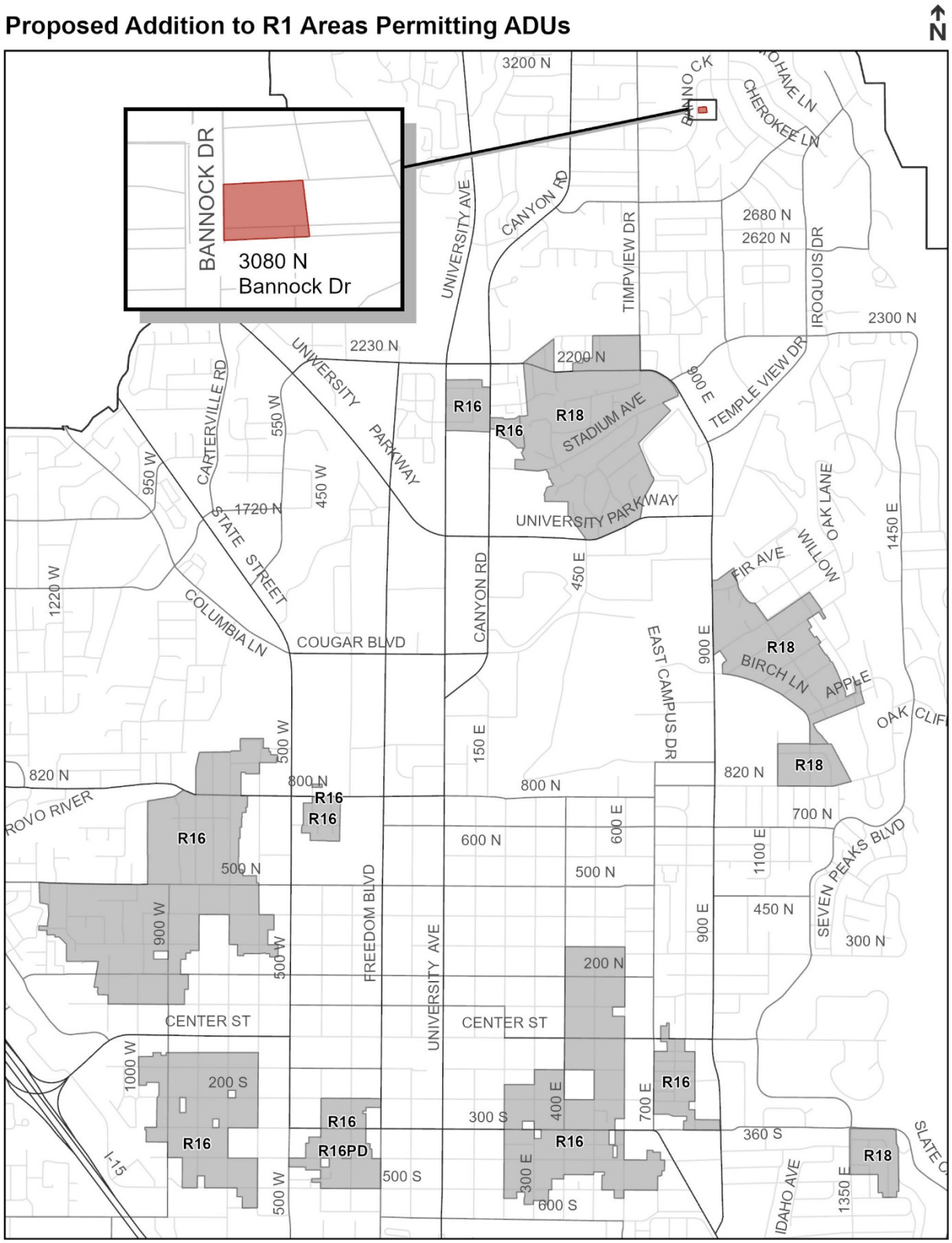
A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance prevails.

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

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

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

Exhibit A


Proposed Addition to R1 Areas Permitting ADUs
N
BANNOCK DR
3080 N
Bannock Dr
3200 N
BANNOCK CK
CHEROKEE LN
2680 N
2620 N
IROQUOIS DR
2300 N
TIMPVIEW DR
UNIVERSITY AVE
CANYON RD
2230 N
2200 N
TEMPLE VIEW DR
900 E
R16
R18
STADIUM AVE
UNIVERSITY PARKWAY
CARTERVILLE RD
550 W
950 W
450 W
1720 N
STATE STREET
1220 W
COLUMBIA LN
COUGAR BLVD
450 E
OAK LANE
1450 E
FIR AVE
WILLOW
BIRCH LN
APPLE
OAK CLIFF
EAST CAMPUS DR
820 N
800 N
500 W
150 E
700 N
600 N
600 E
1100 E
500 N
450 N
300 N
SEVEN PEAKS BLVD
FREEDOM BLVD
900 W
200 N
CENTER ST
1000 W
200 S
300 S
400 E
700 E
360 S
R16PD
500 S
300 E
600 S
1350 E
IDAHO AVE
I-15
SLATE C
PROVO RIVER

# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

**Submitter:** JDAHNEKE
**Presenter:** Jessica Dahneke, City Planner
**Department:** Development Services
**Requested Meeting Date:** 01-01-2018
**Requested Presentation Duration:** 5 Minutes
**CityView or Issue File Number:** PLRZ20250388

**SUBJECT:** 6 An ordinance amending the zone map classification of real property, generally located at 920 S 1020 W from the one-family residential (R1.8) and residential agricultural (RA) zones to the one-family residential (R1.7) zone. Sunset (PLRZ20250388)

**RECOMMENDATION:** Approve the rezone of the parcel at 920 W 1020 S

**BACKGROUND:** A home was built on the property at 920 West 1020 South in 1963. Historically the area was all zoned Agricultural or Residential Agricultural, as development took place areas were rezoned for single-family dwellings with smaller lot sizes. This property is now in the R1.8 and the RA zone. The applicant is seeking to rezone the property to the R1.7 zone. Rezoning the property will allow the lot to be subdivided into two parcels.

**FISCAL IMPACT:** N/A

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
Goal 1a in the Land Use chapter of the General Plan states, “Encourage the development of additional single-family home developments in key areas to address housing shortages and facilitate additional economic growth and economic opportunities.”
Goal 1c in the Land Use chapter 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 1a of the Housing chapter of the General Plan states, “Encourage opportunities for small scale, infill housing development.”

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 920 SOUTH 1020 WEST FROM THE ONE-FAMILY RESIDENTIAL (R1.8) AND RESIDENTIAL AGRICULTURAL (RA) ZONES TO THE ONE-FAMILY RESIDENTIAL (R1.7) ZONE. SUNSET NEIGHBORHOOD. (PLRZ20250388)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 0.54 acres of real property, generally located at 920 West 1020 South (an approximation of which is shown or described in Exhibit A and more precise description of which is attached as Exhibit B), be amended from the One-Family Residential (R1.8) Zone and the Residential Agricultural (RA) Zone to the One-Family Residential (R1.7) Zone;

On August 27, 2025, the Planning Commission held a public hearing to consider the proposed amendment, and after the hearing, the Planning Commission recommended **approval** of the proposal to the Municipal Council by a 7:0 vote;

On September 23, 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 classification on the Provo Zoning Map is amended from the One-Family Residential (R1.8) and Residential Agricultural (RA) Zones to the One-Family Residential (R1.7) Zone for the real property described in this ordinance.

PART II:

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

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

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

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

EXHIBIT A

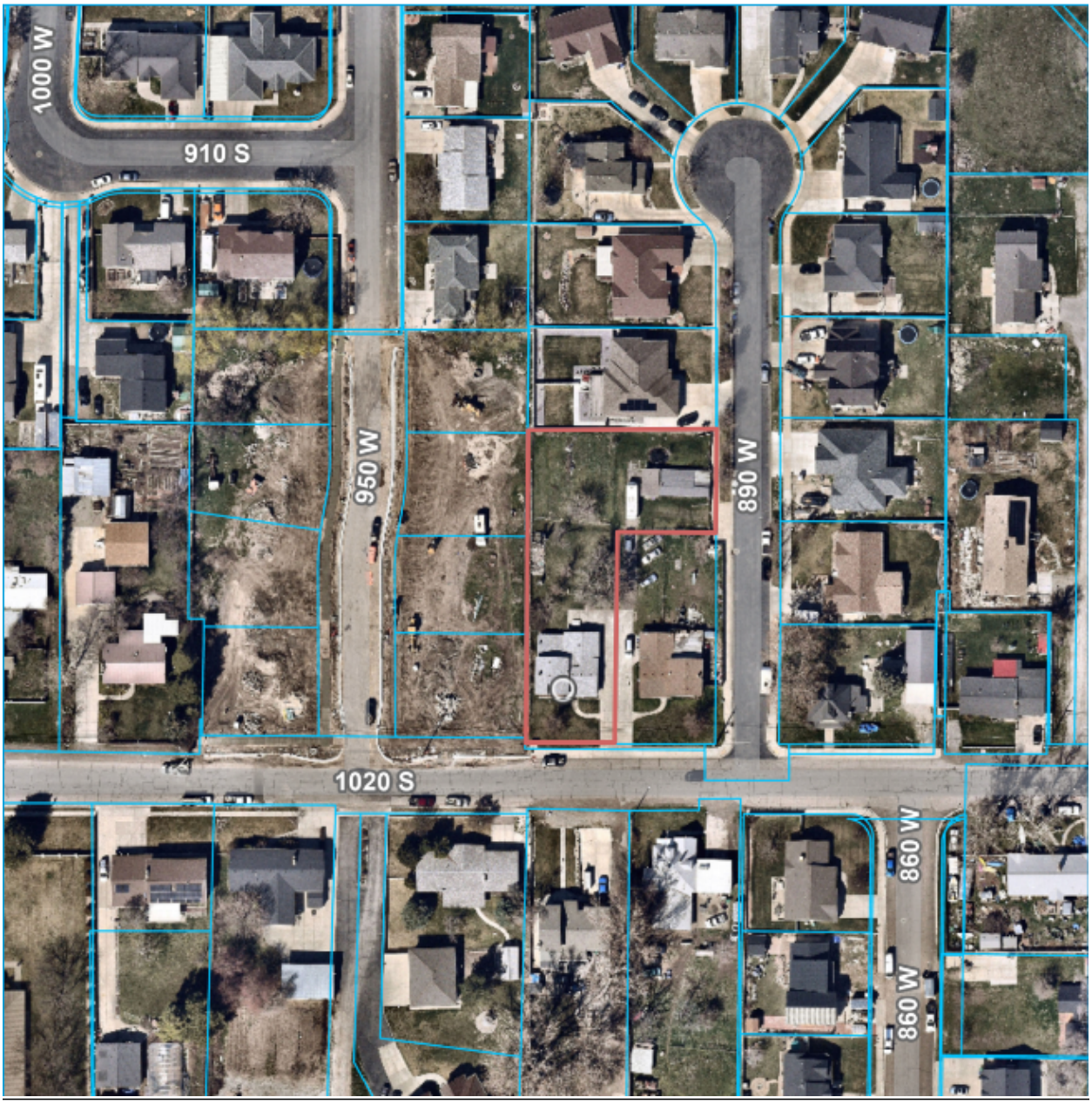


EXHIBIT B

LOT 2, PLAT D, HERRIN HAVEN SUB AREA. 0.535 AC.

DEVELOPMENT SERVICES

# Planning Commission Hearing Staff Report
# Hearing Date: August 27, 2025

***ITEM 1** Charles Anthony Morales requests a Zone Map Amendment from the RA (Residential Agricultural) and R1.8 Zones to the R1.7 (One-Family Residential) Zone in order to subdivide an existing lot into two lots, located at 920 West 1020 South. Sunset Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250388

**Applicant**: HERRIN, VILA JEAN (ET AL)Charles Anthony Morales

**Staff Coordinator**: Jessica Dahneke

**Property Owner**: HERRIN, VILA JEAN (ET AL)

**Parcel ID#**: 41:812:0002

**Acreage**: 0.54

**Number of Properties**: 1

**Number of Lots**: 1

**Current Legal Use**: Single-Family Dwelling zoned R1.8 and Residential Agriculture (RA)

**Relevant History**: A home was built on the property at 920 West 1020 South in 1963. Historically the area was all zoned Agricultural or Residential Agricultural, as development took place areas were rezoned for single-family dwellings with smaller lot sizes. This property is now in the R1.8 and the RA zone. The applicant is seeking to rezone the property to the R1.7 zone. Rezoning the property will allow the lot to be subdivided into two parcels.

**Neighborhood Issues:** At the time the report was completed staff was not made aware of any neighborhood issues.

**Summary of Key Issues:**

- The property is currently in two different zones, R1.8 and RA.
- The property cannot subdivide and create a lot that would meet the RA or R1.8 lot width requirement.
- The General Plan Future Land Use Map designates this area as residential.

**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 10, 2025, 6:00 P.M.*

2. **Recommend Denial** of the requested rezone. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Staff Recommendation: Recommend Approval** of the requested rezone. *This action would be consistent with the recommendations of the Staff Report*

## OVERVIEW

The applicant is seeking to rezone a 0.54-acre parcel at 920 West 1020 South. The zone on this parcel is currently divided with half the property being in the R1.8 zone (requiring 8,000 square foot lots with a required lot width of 80 feet) and the Residential Agriculture (RA) zone (requiring half acre lots with a required lot width of 100 feet). The applicant is seeking to rezone the parcel to R1.7 to subdivide the parcel creating 2 lots that would each allow for a single-family dwelling.

The property is currently surrounded by R1.8 to the north, R1.7 to the west, RA and R1.8 to the east, and RA to the south. The General Plan Future Land Use Map shows this area to be residential. The proposed rezone will continue the residential use in the area.

## FINDINGS OF FACT

1. The parcel is 0.54 acres and currently in two zones, R1.8 and RA.
2. The lot width of the parcel is nonconforming for both zones the property is in.
3. Rezoning to R1.7 allows for two conforming single-family dwelling lots to be created.
4. The General Plan designation for the area is residential.

## STAFF ANALYSIS

This property currently falls in both the R1.8 and the RA zone. While the property is 0.54 acres and does meet the lot square footage requirement for both zones, the property currently does not meet the lot width requirement for either zone. Rezoning the area to R1.7 provides the opportunity for the lot to be subdivided into two conforming lots instead of a single non-conforming lot. The rezone would match the existing density in the neighborhood and is in harmony with the General Plan Future Land Use Map and the General Plan goals.

## CODE ANALYSIS

Provo City Code Title 14.02.020(2) sets for 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: To create a new lot that will allow for an additional single-family dwelling.**

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

**Staff response: This zone map amendment allows for a small infill project to add a housing unit to the neighborhood.**

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

**Staff response: Goal 1a in the Land Use chapter of the General Plan states, "Encourage the development of additional single-family home developments in key areas to address housing shortages and facilitate additional economic growth and economic opportunities."**

**Goal 1c in the Land Use chapter 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 1a of the Housing chapter of the General Plan states, "Encourage opportunities for small scale, infill housing development."**

(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 with this request.**

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

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

(f) Adverse impacts on adjacent landowners.

**Staff response: The proposed map amendment would allow for the creation of a single-family dwelling. Staff do not believe that this will have any adverse impacts on adjacent 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 "Residential". The proposed zone map amendment maintains this area as residential.**

(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.**

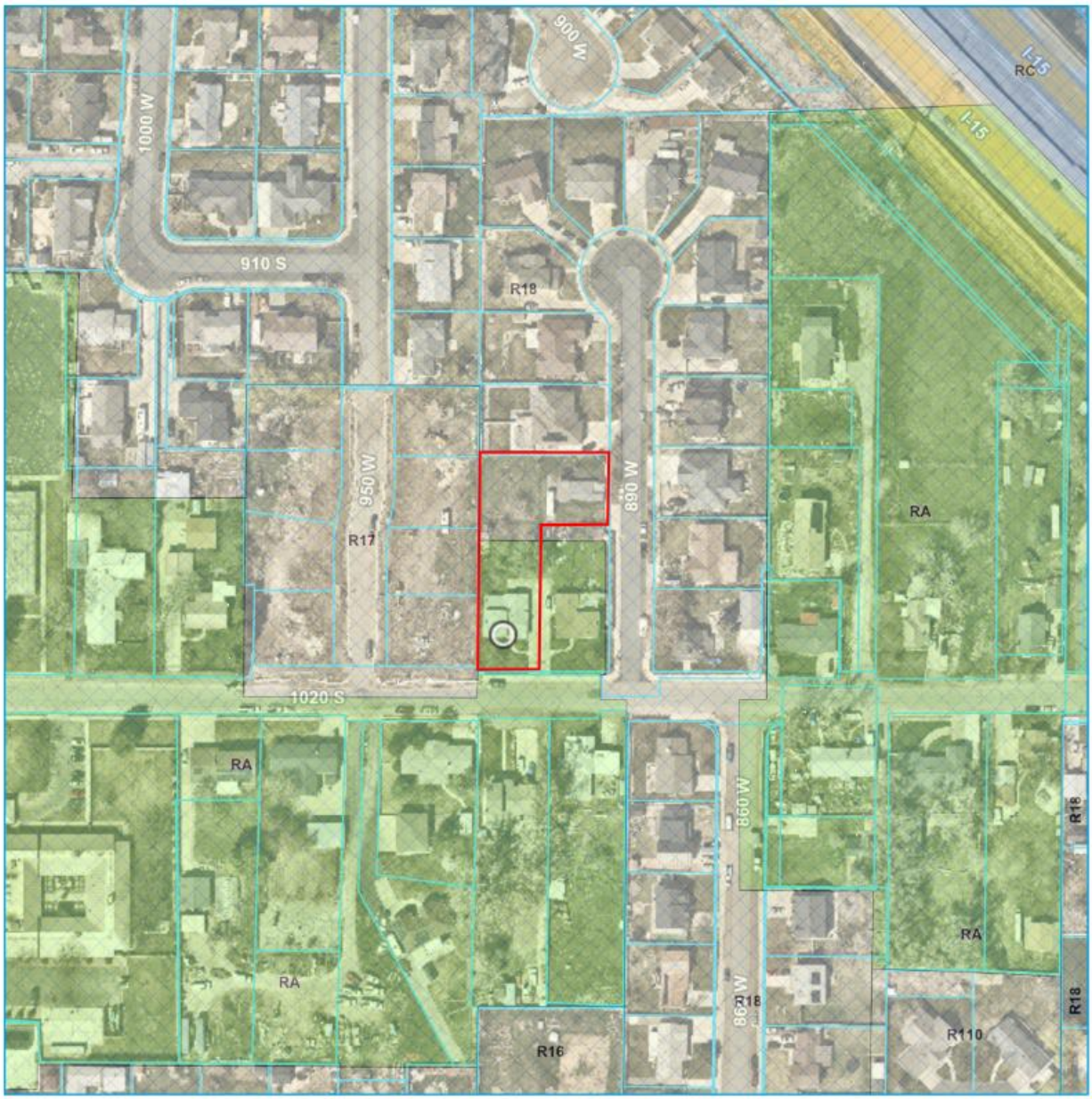
## CONCLUSIONS

In conclusion, staff are supportive of this rezone. This rezone aligns with the General Plan and creates consistent zoning for the parcel that is in harmony with the surrounding zone and makes the lot conforming to current code standards.

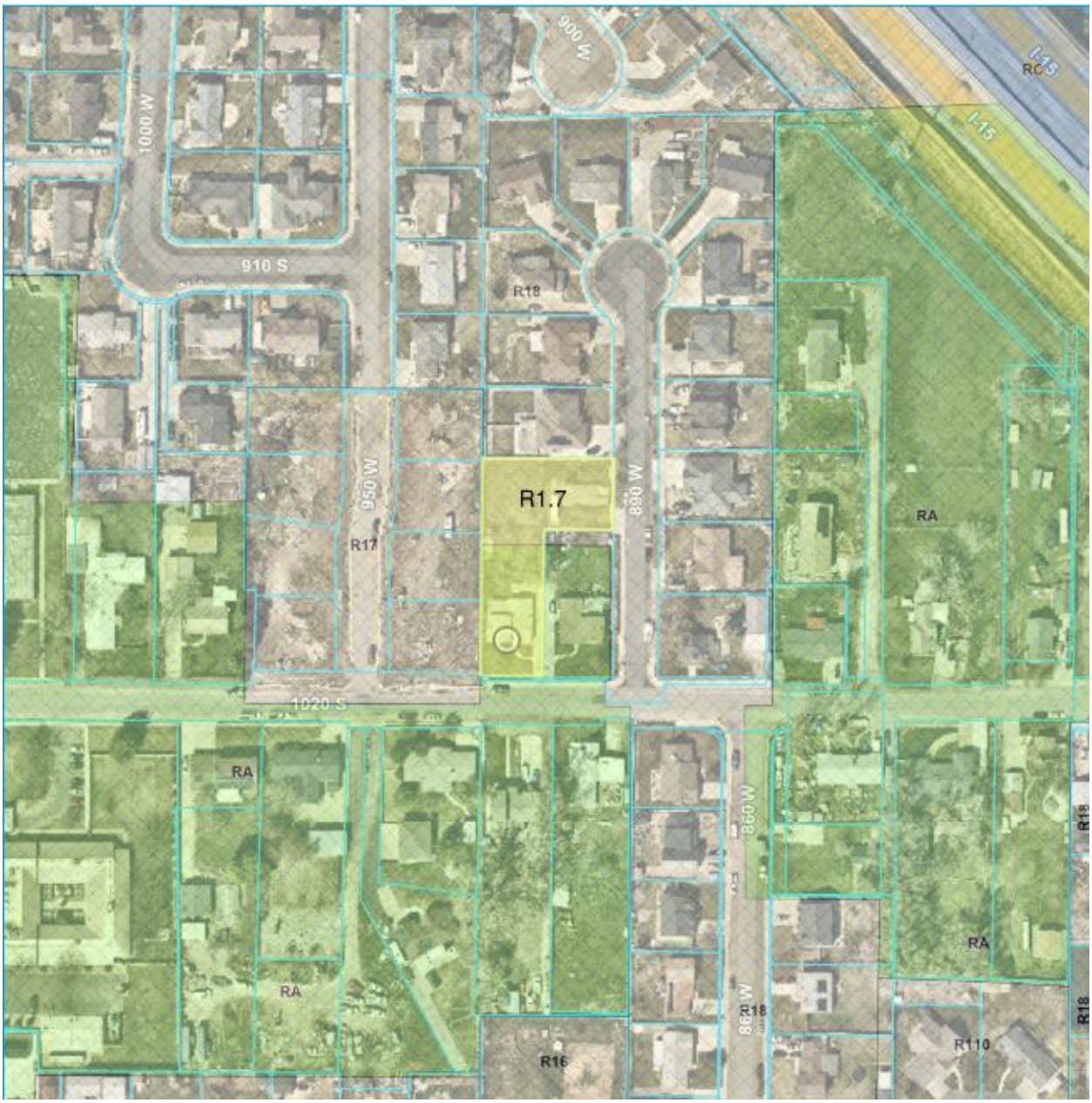
## ATTACHMENTS

1. Aerial Photo Showing Current Zoning
2. Area to be Rezoned
3. Plat Map

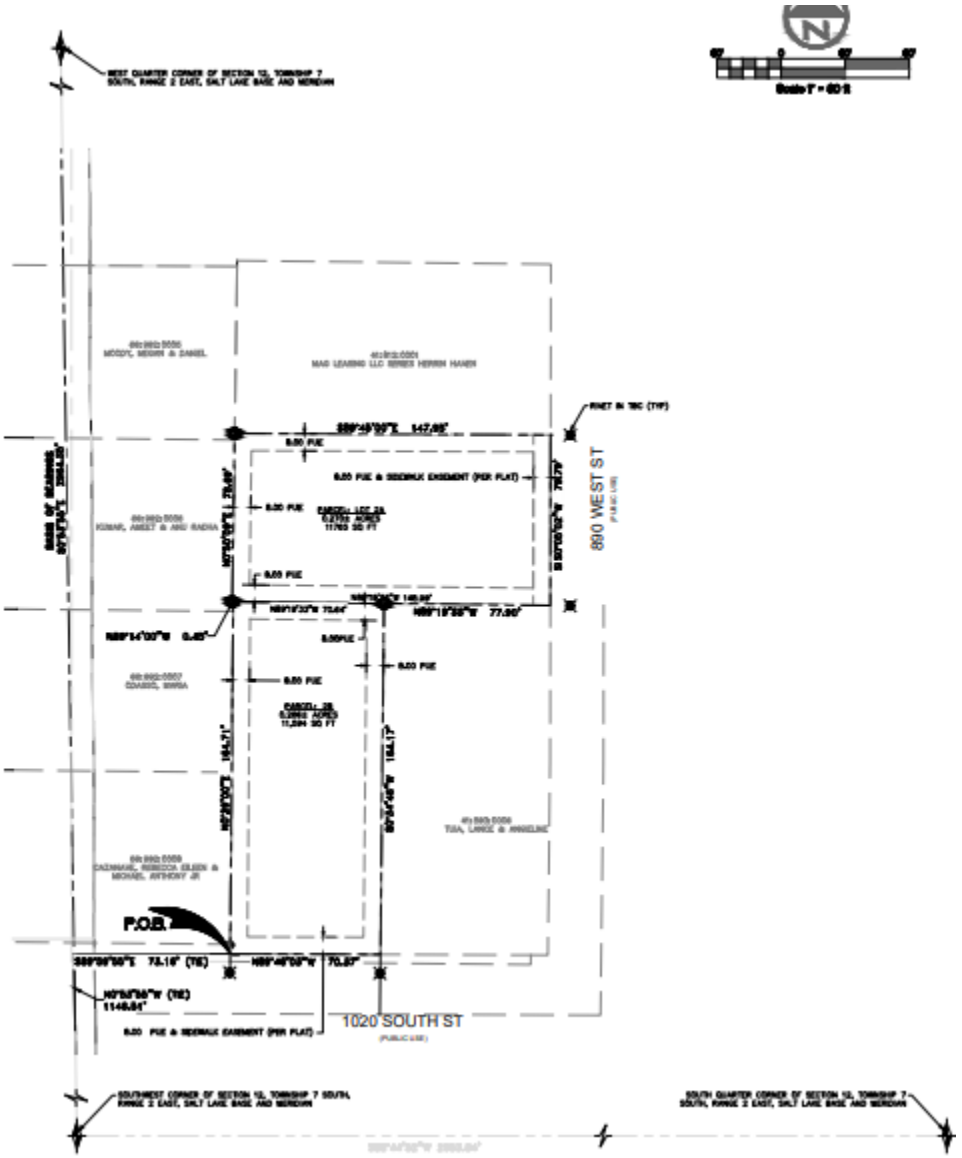
## ATTACHEMENT 1 – AERIAL PHOTO SHOWING CURRENT ZONING



# ATTACHMENT 2 – AREA TO BE REZONED



# ATTACHMENT 3 – PLAT MAP



Provo City Planning Commission

# Report of Action

August 27, 2025

***ITEM 1** Charles Anthony Morales requests a Zone Map Amendment from the RA (Residential Agricultural) and R1.8 Zones to the R1.7 (One Family Residential) Zone in order to subdivide an existing lot into two lots, located at 920 West 1020 South. Sunset Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20250388

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2025:

## RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application
Motion By: Lisa Jensen
Second By: Melissa Kendall
Votes in Favor of Motion: Joel Temple, Barbara DeSoto, Lisa Jensen, Daniel Gonzales, Melissa Kendall, Anne Allen, Johnathan Hill
*Johnathan 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 R1.7 Zone is described in the attached 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**

- A neighborhood meeting was held on 08/20/2025.

**NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

**CONCERNS RAISED BY PUBLIC**

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. There were no issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing.

**APPLICANT RESPONSE**

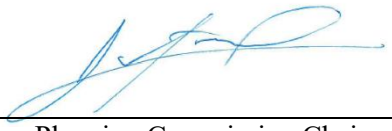
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The Applicant provided some history of the subdivision when it was built and stated that this rezone is to allow for the proposed lot to be subdivided so he could build his home on the new lot.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Commissioner Kendall asked about the zoning for the surrounding properties.
- Commissioner Hill asked if the rezone was solely because of the frontage of the lot or if there were any other factors for rezoning to R1.7. Staff stated that the square footage would be fine for R1.8, but the lot width would not meet the code requirements.
- Commissioner Jensen Stated that there have recently been several rezones that have been brought before the Planning Commission because of a lot not meeting frontage or width and asked staff to continue to evaluate the code to see if changes could be made so infill could be a simpler process. She also highlighted that the staff report shows this rezone meets the goals of the General Plan and as such is in favor of recommending approval.
- Commissioner Kendall agreed with Commissioner Jensen and stated she felt with this lot still being able to match the square footage of the surrounding lots it was a good fit for a rezone.
- Commissioner Jensen asked if the rezone was tied to the subdivision or if they could get the rezone approved and then change how they would subdivide the lots. Staff stated that any changes to the subdivision plan that did not meet the R1.7 section of code would not be approved, and a new application would have to be submitted.
- Commissioner Temple asked why the Commission was more comfortable with this rezone compared with a rezone application presented at the previous Planning Commission. Commissioner Jensen stated that this application didn't require a condominium plat. Commissioner Hill added that this was bringing the property to match the surrounding density instead of increasing the density, and both lots had street frontage.



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.

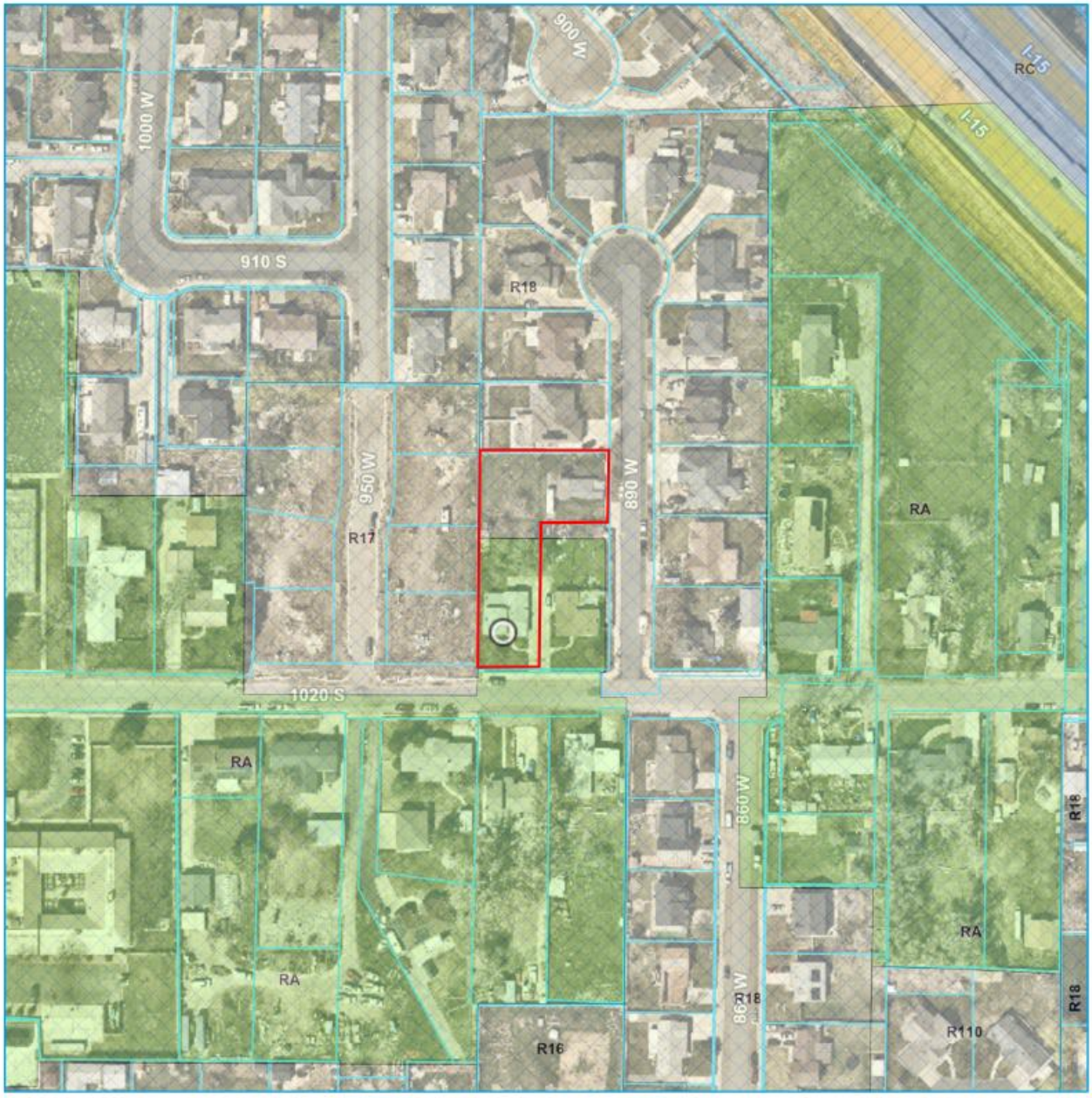
Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

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

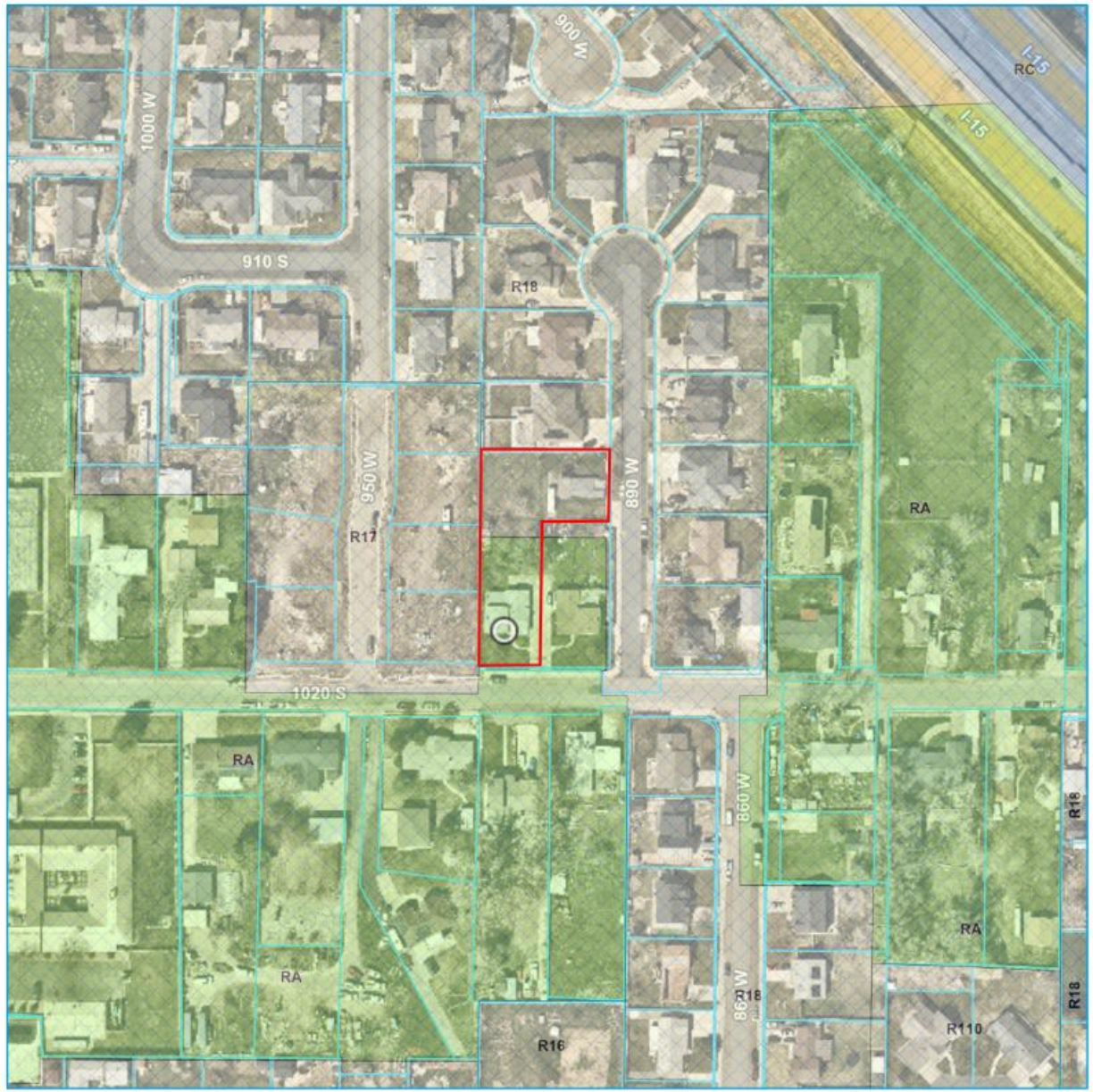
LOT 2, PLAT D, HERRIN HAVEN SUB AREA 0.535 AC.



# 920 West 1020 South Rezone

920 W 1020 S is currently in both the RA and R1.8 Zone.

Property cannot subdivide and meet the code requirements of the respective zones.



# 920 West 1020 South Rezone






# PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT

| | |
|---|---|
| **Submitter:** | HSALZL |
| **Presenter:** | Hannah Salzl, City Planner |
| **Department:** | Development Services |
| **Requested Meeting Date:** | 01-01-2018 |
| **Requested Presentation Duration:** | 10 minutes |
| **CityView or Issue File Number:** | PLOTA20250458 |

**SUBJECT:** 7 An ordinance amending Provo City Code Title 14 to remove data centers as permitted or conditional uses (PLOTA20250458)

**RECOMMENDATION:** Staff recommends approval of the proposed amendment.

**BACKGROUND:** As approved in a motion in the Council Work Meeting on August 19, the Council directed Development Services staff to create a Data Center Overlay Zone (DC Overlay). The proposed amendment in this item removes data centers as permitted and conditional uses in all zones where they are currently allowed so that a subsequent amendment can address the creation of the DC Overlay.

Data centers are currently permitted in 17 zones as shown on the map in Attachment 2, plus the One-Family and Two-Family Residential Zones (R1 and R2, not included on the staff report map) for a total of 19 zones. Attachment 3 in the staff report shows the M1 and PIC zones where the DC Overlay could potentially be applied, though infrastructure and site limitations further reduce the total viable acreage.

**FISCAL IMPACT:** N/A

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
Land Use Strategy 1. Promote sustainable urban design.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY CODE TITLE 14 TO REMOVE DATA CENTERS AS PERMITTED OR CONDITIONAL USES. (PLOTA20250458)

RECITALS:

It is proposed that Provo City Code Title 14 be amended to remove data centers as permitted or conditional uses from all zones in order to create a tailored overlay zone; and

On September 10, 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 7:0; and

On September 23, 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 Title 14 is hereby amended as set forth in Exhibit A.

PART II:

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

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

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

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

Exhibit A

**14.10.020 Permitted Uses. (R1 Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the R1 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513 through 6518 and 6550; and only in historic buildings as defined in this Title) |

. . .

---

**14.11.020 Permitted Uses. (R2 Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the R2 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513 through 6518 and 6550; and only in historic buildings as defined in this Title) |

. . .

---

**14.16.020 Permitted Uses. (PO Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional Services (except 6513, 6515 Behavior, drug and alcohol treatment; office only, no lodging or bed facilities, 6516; and 6550 Data processing services) |

. . .

---

**14.18.020 Permitted Uses. (SC1 Zone)**

. . .

(3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC1 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515-6516 and 6550) |

. . .

---

**14.20.020 Permitted Uses. (SC3 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC3 zone.

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.20A.020 Permitted Uses. (FC1 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC1 zone.

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

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**14.20B.020 Permitted Uses. (FC2 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC2 zone:

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

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**14.20C.020 Permitted Uses. (FC3 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC3 zone:

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.21A.020 Permitted Uses. (DT1 Zone)**

. . .

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the DT1 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment; ~~and~~ 6518 Blood banks; and 6550 Data processing services) |

. . .

---

**14.21B.020 Permitted Uses. (DT2 Zone)**

. . .

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the DT2 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment; ~~and~~ 6518 Blood banks; and 6550 Data processing services) |

. . .

---

**14.21C.020 Permitted Uses. (GW Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment; ~~and~~ 6518 Blood banks; and 6550 Data processing services) |

. . .

---

**14.21D.020 Permitted Uses. (WG Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment, ~~and~~ 6518 Blood banks; and 6550 Data processing services) |

. . .

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**14.22.020 Permitted Uses. (CG Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6550 Data processing services) |

. . .

---

**14.23.020 Permitted Uses. (ITOD Zone)**

. . .

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

. . .

Land use categories below are allowed as a permitted use only if they are two thousand (2,500) square feet or less in size (gross square footage). Land use categories below that consist of gross building square footage in excess of two thousand five hundred (2,500) square feet shall be approved only as a conditional use.

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment, office only; and 6550 Data processing services) |

. . .

---

**14.24.020 Permitted Uses. (CM Zone)**

. . .

(4)(c) The following uses shall be permitted in the CM zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 and 6550) |

. . .

---

**14.25.020 Permitted Uses. (CA Zone)**

. . .

(4) *Permitted Principal Use.* The following principal uses or structures and no others are permitted in the CA zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513, 6515, ~~and except~~ 6516, and 6550) |

. . .

---

**14.26.020 Permitted Uses. (MP Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional Services (except 6513, Hospitals (public or private); 6515, Behavior, Drug and Alcohol treatment centers; ~~and~~ 6516, Convalescent, Rest Home and Nursing Home Service; and 6550 Data processing services) |

. . .

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**14.29.020 Permitted Uses. (PIC Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and no others are permitted in the PIC zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 behavior drug and alcohol treatment centers and 6550 data processing services) |

. . .

---

**14.32.020 Permitted Uses. (RC Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the RC 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 |
|---|---|
| 6500 | Professional services (except 6513 to 6518, and 6550; only in existing commercial structures) |

. . .

DEVELOPMENT SERVICES

# Planning Commission Hearing Staff Report
# Hearing Date: September 10, 2025

***ITEM 3** Development Services requests Ordinance Text Amendments to Title 14 to remove data centers as permitted or conditional uses through all zones. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLOTA20250458

**Applicant:** Development Services

**Staff Coordinator:** Hannah Salzl

**Relevant History:** Provo City has discussed data center land use policies for the last several months, and the moratorium on new applications ends on October 23.

Staff have discussed removing data centers from all other zones and limiting them only to the M1 and PIC zones in the Council Work Meeting on August 19 and in the Planning Commission Study Session on August 27.

**Neighborhood Issues:** There has not been a neighborhood meeting on this citywide item and staff has not received any feedback at the time of this report.

**Summary of Key Issues:**

- Provo City currently allows data centers in 19 zones.
- This item is preparatory to a proposed Data Center Overlay Zone that could be applied only in the M1 and PIC zones.

**Staff Recommendation:** That the Planning Commission recommend approval of the proposed text amendments to the Provo City Council.

**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 24, 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.*

## OVERVIEW

As discussed in the Council Work Meeting on August 19 and in the Planning Commission Study Session on August 27, Development Services staff propose reducing the areas of the city in which data centers could be permitted and creating a Data Center Overlay Zone (DC Overlay). It is proposed that this overlay could be applied only in the Light Manufacturing (M1) and Planned Industrial Commercial (PIC) Zones.

This Item #3 removes data centers as permitted and conditional uses in all zones where they are currently allowed. Item #4 on the September 10 agenda proposes the creation of the DC Overlay.

Data centers are currently permitted in 17 zones as shown on the map in Attachment 2, plus the One-Family and Two-Family Residential Zones (R1 and R2, not included on the map) for a total of 19 zones. Attachment 3 shows the M1 and PIC zones where the DC Overlay could potentially be applied, though infrastructure and site limitations further reduce the total viable acreage.

## STAFF ANALYSIS

Staff support the proposal to remove data centers as permitted and conditional uses in all zones, preparatory to the creation of the Data Center Overlay Zone.

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 removes data centers as permitted and conditional uses in all zones to restrict areas where data centers could be permitted.**

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

**Staff response: Staff believe that the proposed amendment serves the public by limiting areas where data centers could be permitted, especially near residential areas.**

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

**Staff response: The amendment furthers the following General Plan goals and strategies:**

1. **Land Use Strategy 1. Promote sustainable urban design.**

(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 if the proposed conditions and limitation included in this legislation are met.**

(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.**

## FINDINGS OF FACT

1. Provo City currently allows data centers in 19 zones – the 17 shown in the map in Attachment 2 plus the R1 and R2 zones.
2. Data centers are not compatible uses in all of these zones.
3. Staff propose a Data Center Overlay Zone that could be applied only in the M1 and PIC zones, which would allow data centers in more restricted, target areas and establish more strict application standards than are currently allowed.

## CONCLUSIONS

Data centers are currently permitted or conditional uses in 2,897 acres across Provo, not including the R1 and R2 zones. Staff recommends restricting the areas where data centers could be permitted to only the M1 and PIC zones, subject to a rezone application to apply the proposed Data Center Overlay Zone. This would both limit the areas that allow data centers and create more specific requirements. Staff recommend approval of the proposed amendment to remove data centers as permitted and conditional uses.

## ATTACHMENTS

1. Proposed Text Removing Data Centers as Permitted and Conditional Uses in 19 Zones
2. Map of Zones that Currently Allow Data Centers (Not Including the R1 and R2 Zones)
3. Map of Zones Compatible with the Proposed Data Center Overlay Zone

## ATTACHMENT 1 – PROPOSED TEXT REMOVING DATA CENTERS AS PERMITTED AND CONDITIONAL USES IN 19 ZONES

**14.10.020 Permitted Uses. (R1 Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the R1 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513 through 6518 and 6550; and only in historic buildings as defined in this Title) |

. . .

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**14.11.020 Permitted Uses. (R2 Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the R2 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513 through 6518 and 6550; and only in historic buildings as defined in this Title) |

. . .

---

**14.16.020 Permitted Uses. (PO Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional Services (except 6513, 6515 Behavior, drug and alcohol treatment and 6550 Data processing services; office only, no lodging or bed facilities, 6516) |

. . .

---

**14.18.020 Permitted Uses. (SC1 Zone)**

. . .

(3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC1 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6550 and 6515-6516) |

. . .

---

**14.20.020 Permitted Uses. (SC3 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC3 zone.

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.20A.020 Permitted Uses. (FC1 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC1 zone.

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.20B.020 Permitted Uses. (FC2 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC2 zone:

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.20C.020 Permitted Uses. (FC3 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC3 zone:

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.21A.020 Permitted Uses. (DT1 Zone)**

. . .

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the DT1 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment and 6518 Blood banks and 6550 Data processing services) |

. . .

---

**14.21B.020 Permitted Uses. (DT2 Zone)**

. . .

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the DT2 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment and 6518 Blood banks and 6550 Data processing services) |

. . .

---

**14.21C.020 Permitted Uses. (GW Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment and 6518 Blood banks and 6550 Data processing services) |

. . .

---

**14.21D.020 Permitted Uses. (WG Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment and 6518 Blood banks and 6550 Data processing services) |

. . .

---

**14.22.020 Permitted Uses. (CG Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (6550) |

. . .

---

**14.23.020 Permitted Uses. (ITOD Zone)**

. . .

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

. . .

Land use categories below are allowed as a permitted use only if they are two thousand (2,500) square feet or less in size (gross square footage). Land use categories below that consist of gross building square footage in excess of two thousand five hundred (2,500) square feet shall be approved only as a conditional use.

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment and 6550 Data processing services; office only) |

. . .

---

**14.24.020 Permitted Uses. (CM Zone)**

. . .

(4)(c) The following uses shall be permitted in the CM zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 and 6550) |

. . .

---

**14.25.020 Permitted Uses. (CA Zone)**

. . .

(4) *Permitted Principal Use.* The following principal uses or structures and no others are permitted in the CA zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513, 6515, ~~and except~~ 6516, and 6550) |

. . .

---

**14.26.020 Permitted Uses. (MP Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional Services (except 6513, Hospitals (public or private); 6515, Behavior, Drug and Alcohol treatment centers; and 6516, Convalescent, Rest Home and Nursing Home Service; and 6550 Data processing services) |

. . .

---

**14.29.020 Permitted Uses. (PIC Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and no others are permitted in the PIC zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 behavior drug and alcohol treatment centers and 6550 data processing services) |

. . .

---

**14.32.020 Permitted Uses. (RC Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the RC 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.

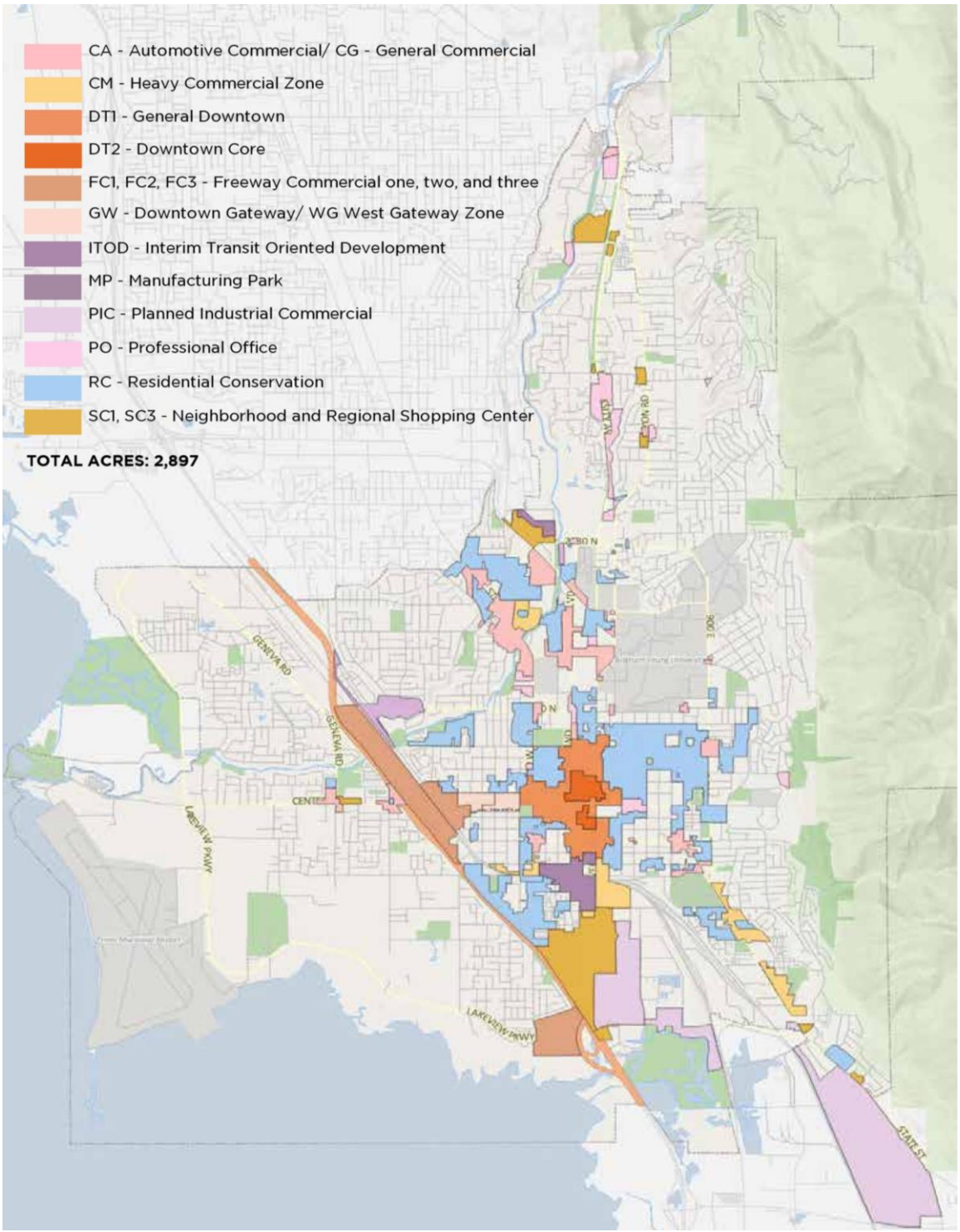
. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513 to 6518 and 6550; only in existing commercial structures) |

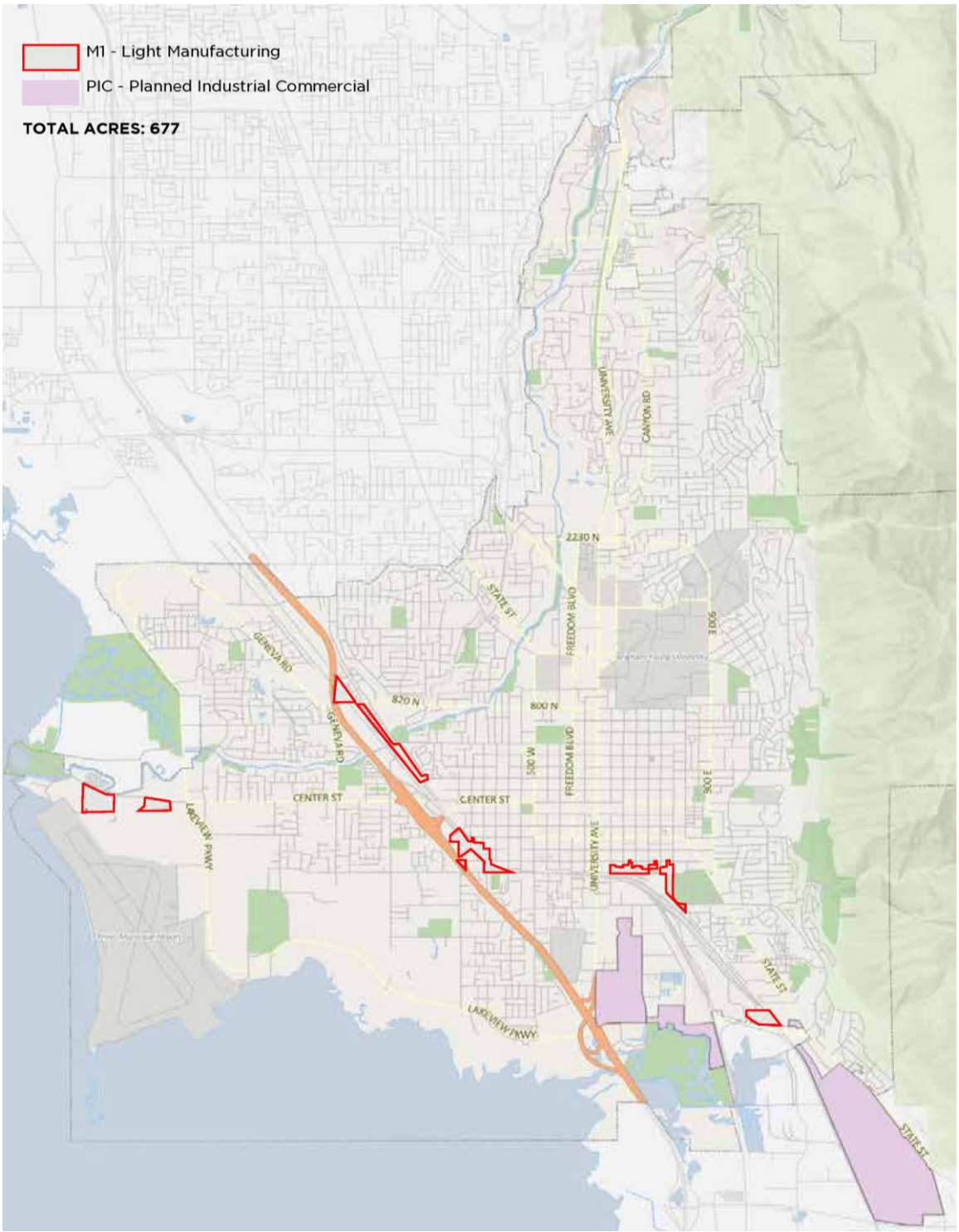
. . .

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**ATTACHMENT 2 – MAP OF ZONES THAT CURRENTLY ALLOW DATA CENTERS (NOT INCLUDING THE R1 AND R2 ZONES)**



## ATTACHMENT 3 – MAP OF ZONES COMPATIBLE WITH THE PROPOSED DATA CENTER OVERLAY ZONE



Provo City Planning Commission

# Report of Action

September 10, 2025

*ITEM 3 Development Services requests Ordinance Text Amendments to Title 14 to remove data centers as permitted or conditional uses through all zones. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLOTA20250458

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 10, 2025:

## RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.
Motion By: Lisa Jensen
Second By: Melissa Kendall
Votes in Favor of Motion: Joel Temple, Barbara DeSoto, Melissa Kendall, Jonathon Hill, Lisa Jensen, Daniel Gonzales, Matt Wheelwright
*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**

- Citywide Application; all Neighborhood District Chairs received notification.

**NEIGHBORHOOD AND PUBLIC COMMENT**

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

- One resident expressed a desire to do whatever the City could do limit data centers, citing concerns about water and energy use.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Commissioner Hill asked about the definition of data centers and what qualifies as a data center. Staff explained that data centers are centralized off-site server racks for data processing and do not include blockchain work or cryptocurrency.

- Commissioner Jensen supported limiting where data centers could be built and thought they were too broadly permitted in zones before.
- Commissioner DeSoto wanted to ensure that no parties remained private in data center applications, which would be addressed by the Legal Entities Disclosure requirement.

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

ORDINANCE 2025-____.

AN ORDINANCE AMENDING PROVO CITY CODE TITLE 14 TO REMOVE DATA CENTERS AS PERMITTED OR CONDITIONAL USES. (25-____)

RECITALS:

It is proposed that Provo City Code Title 14 be amended to remove data centers as permitted and conditional uses from all zones in order to create a tailored overlay zone; and

On September 10, 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 7:0; and

On September 23, 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 Municipal Council of Provo City, Utah ordains as follows:

PART I:

Provo City Code Title 14 is hereby amended as set forth in Exhibit A.

PART II:

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

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

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

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

Exhibit A

**14.10.020 Permitted Uses. (R1 Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the R1 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code:

. . .

| **Use No.** | **Use Classification** |
|---|---|
| 6500 | Professional services (except 6513 through 6518 and 6550; and only in historic buildings as defined in this Title) |

. . .

---

**14.11.020 Permitted Uses. (R2 Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the R2 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code:

. . .

| **Use No.** | **Use Classification** |
|---|---|
| 6500 | Professional services (except 6513 through 6518 and 6550; and only in historic buildings as defined in this Title) |

. . .

---

**14.16.020 Permitted Uses. (PO Zone)**

. . .

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

. . .

| **Use No.** | **Use Classification** |
|---|---|
| 6500 | Professional Services (except 6513, 6515 Behavior, drug and alcohol treatment; office only, no lodging or bed facilities, 6516; and 6550 Data processing services) |

. . .

---

**14.18.020 Permitted Uses. (SC1 Zone)**

. . .

(3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC1 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515-6516 and 6550) |

. . .

---

**14.20.020 Permitted Uses. (SC3 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC3 zone.

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.20A.020 Permitted Uses. (FC1 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC1 zone.

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.20B.020 Permitted Uses. (FC2 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC2 zone:

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.20C.020 Permitted Uses. (FC3 Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC3 zone:

. . .

| Use No. | Use Classification |
|---|---|
| ~~6550~~ | ~~Data processing services~~ |

. . .

---

**14.21A.020 Permitted Uses. (DT1 Zone)**

. . .

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the DT1 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment, ~~and~~ 6518 Blood banks, and 6550 Data processing services) |

. . .

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**14.21B.020 Permitted Uses. (DT2 Zone)**

. . .

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the DT2 zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment; ~~and~~ 6518 Blood banks; and 6550 Data processing services) |

. . .

---

**14.21C.020 Permitted Uses. (GW Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment; ~~and~~ 6518 Blood banks; and 6550 Data processing services) |

. . .

---

**14.21D.020 Permitted Uses. (WG Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment; |

~~and~~ 6518 Blood banks; and 6550 Data processing services)

. . .

---

**14.22.020 Permitted Uses. (CG Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6550 Data processing services) |

. . .

---

**14.23.020 Permitted Uses. (ITOD Zone)**

. . .

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

. . .

Land use categories below are allowed as a permitted use only if they are two thousand (2,500) square feet or less in size (gross square footage). Land use categories below that consist of gross building square footage in excess of two thousand five hundred (2,500) square feet shall be approved only as a conditional use.

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 Behavior, drug and alcohol treatment, office only; and 6550 Data processing services) |

. . .

---

**14.24.020 Permitted Uses. (CM Zone)**

. . .

(4)(c) The following uses shall be permitted in the CM zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 and 6550) |

. . .

---

**14.25.020 Permitted Uses. (CA Zone)**

. . .

(4) *Permitted Principal Use.* The following principal uses or structures and no others are permitted in the CA zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6513, 6515, ~~and except~~ 6516, and 6550) |

. . .

---

**14.26.020 Permitted Uses. (MP Zone)**

. . .

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

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional Services (except 6513, Hospitals (public or private); 6515, Behavior, Drug and Alcohol treatment centers; ~~and~~ 6516, Convalescent, Rest Home and Nursing Home Service; and 6550 Data processing services) |

. . .

---

**14.29.020 Permitted Uses. (PIC Zone)**

. . .

(4) *Permitted Principal Uses.* The following principal uses and no others are permitted in the PIC zone:

. . .

| Use No. | Use Classification |
|---|---|
| 6500 | Professional services (except 6515 behavior drug and alcohol treatment centers and 6550 data processing services) |

. . .

---

**14.32.020 Permitted Uses. (RC Zone)**

. . .

(6) *Conditional Uses.* The following uses and structures are permitted in the RC 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 |
|---|---|
| 6500 | Professional services (except 6513 to 6518 and 6550; only in existing commercial structures) |

. . .

# *ITEM 3

Development Services requests Ordinance Text Amendments to Title 14 to remove data centers as permitted or conditional uses through all zones.

***Citywide Application***

PLOTA20250458

# PROPOSED AMENDMENT

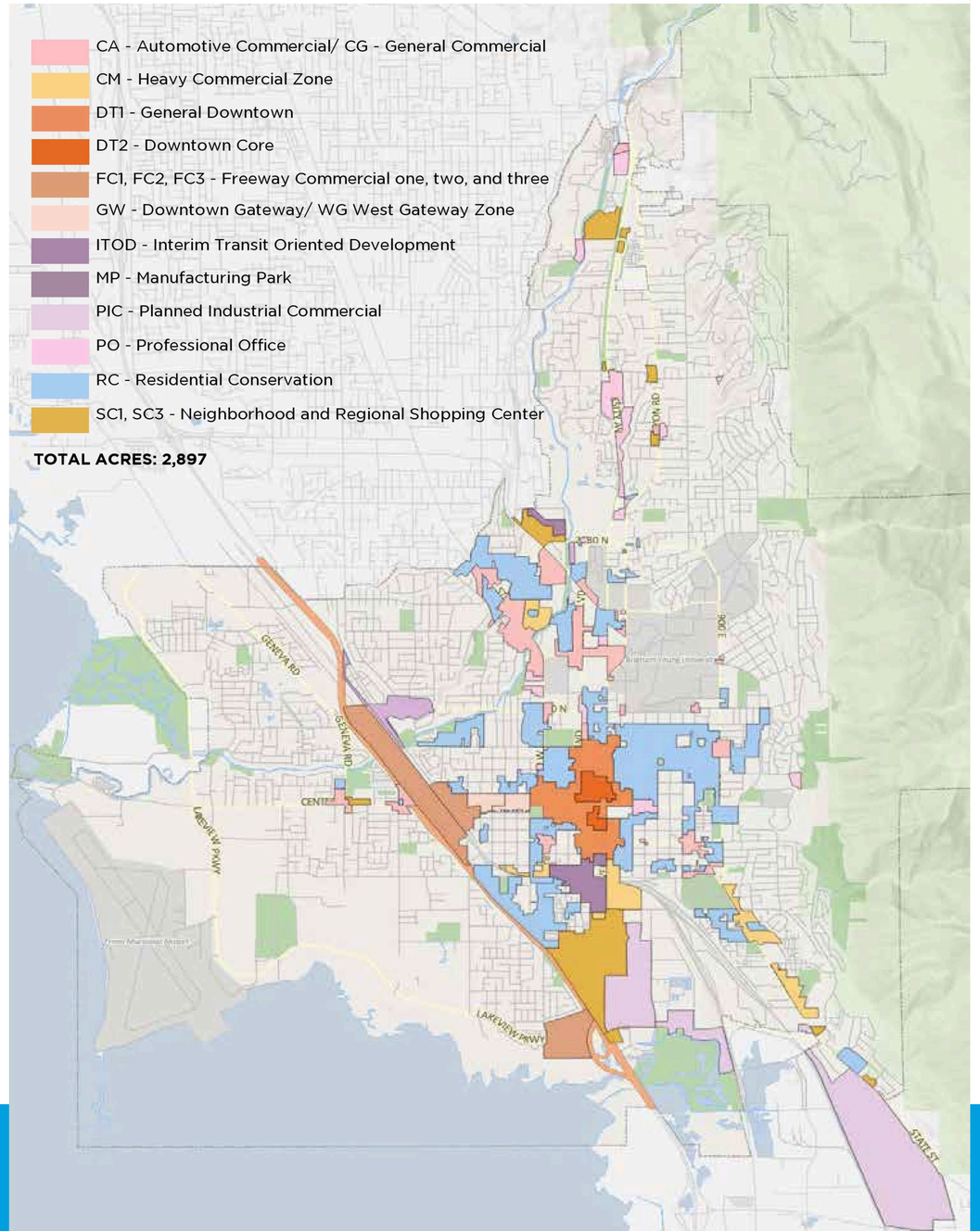
## Current Data Center Policy

- Permitted/Conditional uses in 19 zones
- No standards beyond zone requirements

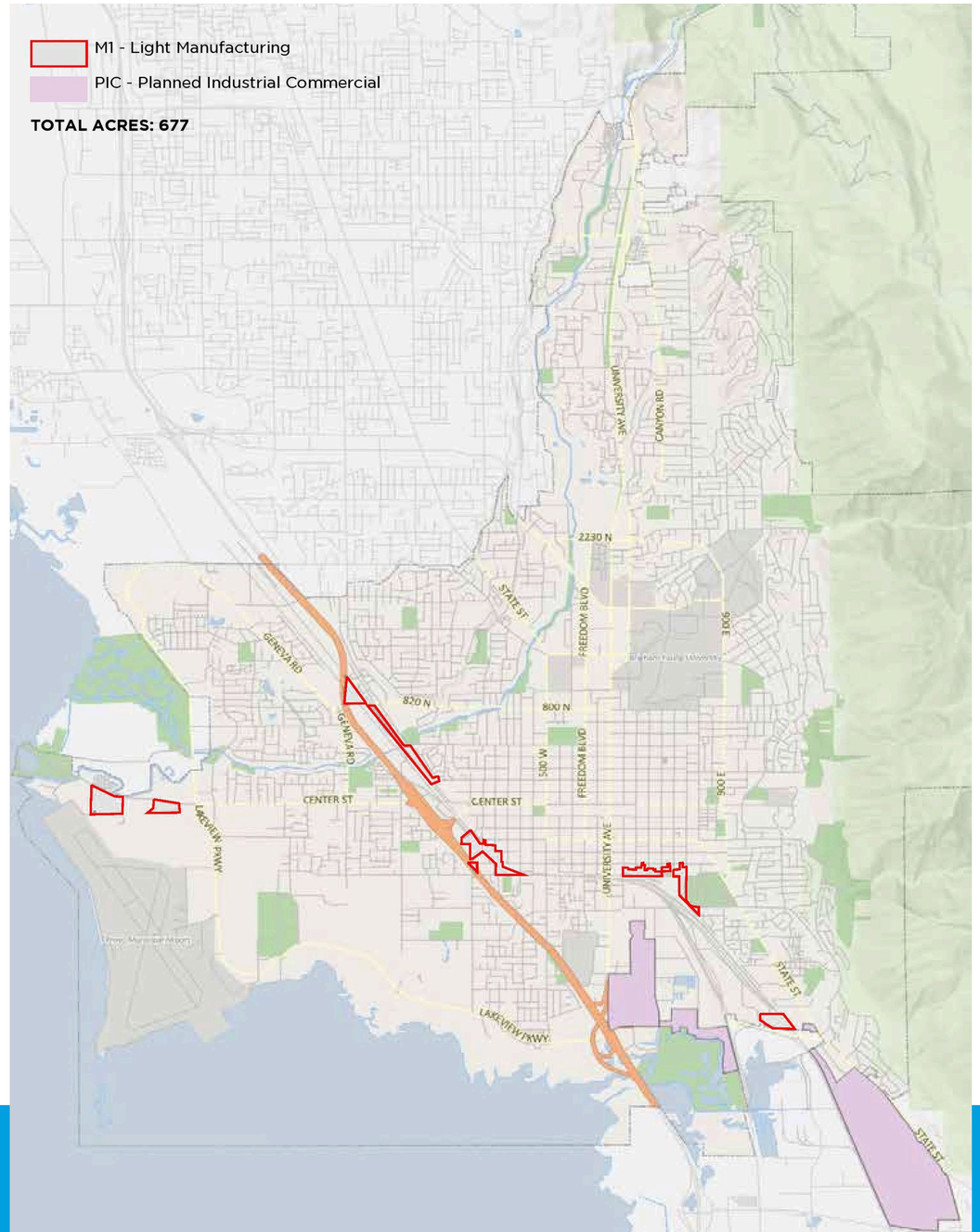
## Proposed Data Center Policy

- Overlay zone compatible with M1 and PIC zones
- Reporting and mitigation analysis requirements

## Zones Currently Allowing (Plus R1 and R2)




## Proposed Zones for Data Center Overlay



# *ITEM 3

Development Services requests Ordinance Text Amendments to Title 14 to remove data centers as permitted or conditional uses through all zones.

***Citywide Application***

PLOTA20250458

# PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT

**Submitter:** HSALZL
**Presenter:** Hannah Salzl, City Planner
**Department:** Development Services
**Requested Meeting Date:** 09-23-2025
**Requested Presentation Duration:** 10 minutes
**CityView or Issue File Number:** PLOTA20250182

**SUBJECT:** 8 An ordinance enacting Provo City Code Chapter 14.34A to create a data center overlay zone. (PLOTA20250182)

**RECOMMENDATION:** Staff recommends approval of the proposed amendment.

**BACKGROUND:** As approved in a motion in the Council Work Meeting on August 19, the Council directed Development Services staff to create a Data Center Overlay Zone (DC Overlay). It is proposed that this overlay could be applied only in the Light Manufacturing (M1) and Planned Industrial Commercial (PIC) Zones. The proposed amendment would create chapter 14.34A in Provo City Code and is compatible with the policies previously adopted by UMPA and currently being drafted by the Council Office. Per the August 19 motion, the proposed DC Overlay also includes that applicants must show how the data center furthers the goals of the General Plan and Conservation and Resiliency Plan.

Because data center systems vary widely and there are no universal baselines or standards, staff recommend extensive reporting requirements so that future data center applicants are required to prove that their data center sufficiently balances the costs and benefits. Planning Commissioners and Councilors can then evaluate each application on a case-by-case basis to determine whether the data center has done sufficient work to mitigate environmental concerns or not.

**FISCAL IMPACT:** N/A

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:** 1. Economic Development Strategy 2. Attract additional employers that provide higher-paying jobs, especially in the tech sector.
2. Economic Development Strategy 3. Develop policies and practices to support thriving economic centers, including infrastructure.
3. Economic Development Goal 1b. Attract technology-related business and other outside employers to Provo.
4. Resource Management Strategy 1. Adopt best practices in water use reduction and reuse.
5. Resource Management Strategy 2. Adopt policies to improve indoor and outdoor air quality, to the extent possible.

6. Resource Management Strategy 3. Support the goals in the Conservation and Resiliency Plan.
7. Resource Management Goal 1b. Promote the use of water conservative practices, including landscaping.

ORDINANCE <<Document Number>>

AN ORDINANCE ENACTING PROVO CITY CODE CHAPTER 14.34A TO CREATE A DATA CENTER OVERLAY ZONE. (PLOTA20250182)

RECITALS:

It is proposed that Provo City Code Title 14 be amended to enact Chapter 14.34A Data Center Overlay Zone;

On September 10, 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 7:0;

On September 23, 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 14.34A is enacted as set forth in Exhibit A.

PART II:

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

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

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

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

Exhibit A

# Chapter 14.34A
# DC – DATA CENTER OVERLAY ZONE

Sections:


**14.34A.010 Purpose and Objectives.**
**14.34A.020 Permitted Uses.**
**14.34A.030 Lot Standards.**
**14.34A.040 Project Plan Approval.**
**14.34A.050 Development Standards for Data Centers of All Sizes.**
**14.34A.060 Development Standards for Large Data Centers.**
**14.34A.070 Other Requirements.**


## 14.34A.010 Purpose and Objectives

The Data Center Overlay Zone (DC Overlay) is established to provide prudent development standards for data centers and similar digital infrastructure facilities as well as any associated power generation facilities. The provisions of this zone are intended to minimize the negative environmental effects of data centers and power generation, especially to air quality, water use, and energy demands.

## 14.34A.020 Permitted Uses

The following principal uses and no others are permitted in the DC Overlay:

(1) Data centers;

(2) Energy generation facilities and transmission infrastructure, subject to Utah Municipal Power Authority (UMPA) policies.

## 14.34A.030 Lot Standards

Each lot or parcel in the DC Overlay must comply with PCC Section 15.03.100 (Adequate Public Facilities).

## 14.34A.040 Project Plan Approval

See PCC Sections 15.03.300 and 15.03.310.

## 14.34A.050 Development Standards for Data Centers of All Sizes.

(1) The DC Overlay may only be combined with Light Manufacturing (M1) and Planned Industrial Commercial (PIC) Zones. Development within the DC Overlay must comply with the development standards of the underlying zone unless otherwise specified in this Chapter.

(2) Data centers must also comply with all requirements listed in Provo City's Data Center Policy and Application Procedures as well as UMPA Data Center Policies.

(3) No data center or energy generation may be located closer than two hundred (200) feet to any school, park, or residential property, measured in a straight line between the closest property lines of lots on which the respective uses are located.

(a) Equipment that produces emissions in excess of state and federal base limits (or that requires emissions reduction credits to operate) may not be located closer than five hundred (500) feet to any school, park, or residential property, measured in a straight line between the closest wall enclosing the equipment and the closest property lines of lots on which the respective uses are located.

(4) Data centers must establish a mechanism (e.g., performance bond, etc.) in accordance with UMPA Data Center Policies to offset risks to taxpayers.

(5) The following additional information must be provided as part of the Zone Map Amendment application:

(a) A project narrative and development timeline, including construction milestones and phasing;
(b) Legal entity disclosures;
(c) A Community Benefit Plan including workforce training, infrastructure investments, renewable energy projects, and tax revenue projections;
(d) A statement of how the data center furthers the environmental goals in the Provo City General Plan and the Conservation and Resiliency Plan.
(e) An agreement with UMPA to ensure adequate compensation for the use of UMPA and Provo Power's transmission and distribution infrastructure;
(f) A detailed power load and generation plan;
(g) A site plan including all utility infrastructure (electric, water, wastewater);
(h) Noise studies to ensure compliance with PCC Section 9.06.040 and any requirements of the zone;
(i) An estimation of vibrations produced from operations and an explanation of strategies used to reduce vibrations (e.g., vibration isolation systems, floating floors, structural dampening);
(j) An environmental review that includes the identification and explanation of conservation strategies for the following resources, noting unused practical industry strategies and justification for not pursuing them on this project:
i. Energy efficiency (e.g., server clustering, high-efficiency cooling systems),
ii. Renewable energy,

iii. Water and wastewater (e.g., purple pipe irrigation, water alternatives);

(k) An air quality analysis and mitigation plan that includes CO2, NOx, VOCs, ozone, PM2.5, PM10, methane, and any other pollutants produced at the site; and

(l) An end-of-life plan for all technological waste, which must be disposed of at an e-waste recycling facility licensed by the Department of Environmental Quality.

(6) The following additional standards apply to all energy generation facilities in the DC Overlay.

(a) Independent "islanded" power plants are prohibited. Any new power generation, whether renewable or non-renewable, produced by the data center to serve its own power demand must be interconnected with Provo City and follow UMPA policies.

(b) Data centers may also provide on-site energy through renewable sources (e.g., geothermal, solar, etc.) and are encouraged to draw from energy produced on-site to meet demand during times of heightened grid demand. On-site battery energy storage systems (BESS) must be appropriately encased to prevent leaking. On-site BESS must comply with the latest safety standards and certifications.

(7) Confirmation of emissions credits, if required, must be submitted for verification before a building permit may be issued.

**14.34A.060 Development Standards for Large Data Centers.**

(1) This section applies to all data centers with aggregate power loads exceeding fifty megawatts (50 MW). (See UMPA Data Center Policies.)

(2) A new power generation facility (plant) must be constructed and must be sufficient to cover the projected load.

(3) As part of the Zone Map Amendment application, the developers must submit a site plan that includes the details of the new power generation facility. The site plan must be reviewed and approved by UMPA.

(4) The construction of the plant may be scaled but must be completed and operational before the data center's load requirement exceeds fifty megawatts (50 MW).

(5) The developer is responsible for all costs associated with the development, design, construction, and operation of the new plant. The developer is also responsible for any costs to update the local power grid infrastructure to accommodate the increased load and for any associated system load studies. Once the construction and commissioning of the

power plant are complete, the operation of the plant will be transferred to UMPA, with ownership of the plant to be negotiated.

### 14.34A.070 Other Requirements

(1) *International Building Code.* The requirements of the International Building Code, as adopted by the Provo Municipal Council (the IBC), apply and must be met. If there is a conflict between the IBC and this Chapter, the IBC controls, unless the conflicting provision of this Chapter was adopted more recently than the Council's adoption of the IBC.

(2) The operator of a use permitted in this Chapter must comply with all other license requirements of the City or any public agency related to the use.

DEVELOPMENT SERVICES

# Planning Commission Hearing Staff Report
# Hearing Date: September 10, 2025

***ITEM 4** Development Services proposes adoption of city policy and amendments to Provo City Code Title 14 to address Data Processing Services, Electricity Regulating Substations and Electric Small Generation as Permitted Principal or Conditional Uses. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLOTA20250182

**Applicant:** Development Services

**Staff Coordinator:** Hannah Salzl

**Relevant History:** Provo City has discussed data center land use policies for the last several months, and the moratorium on new applications ends on October 23.

In January 2025, the Utah Municipal Power Agency (UMPA) in collaboration with Provo Power adopted policies for data centers and power generation.

The Council is considering application requirements for data centers that have not yet been adopted. They focus on economic and social protections and leave land use and environmental concerns to this proposed text amendment.

**Neighborhood Issues:** There has not been a neighborhood meeting on this citywide item and staff has not received any feedback at the time of this report.

**Summary of Key Issues:**

- Provo City currently has no land use standards specific to data centers.
- UMPA's policies protect other electricity customers from additional financial burdens.
- Environmental impacts will need to be evaluated on a case-by-case basis as the technology is too varied and changing to set universal standards; instead, the new text proposes requiring early environmental analysis and mitigation plans.

**Staff Recommendation:** That the Planning Commission **recommend approval** of the proposed text amendments to the Provo City Council.

**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 24, 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.*

## OVERVIEW

Staff are working to get reasonable data center policies in place before the pending legislation ends on October 23 and current data center applicants get vested rights under the standards in place at the time they applied. If the Planning Commission feels that additional points should be considered in the future, staff will convey their list to the Council to determine whether staff should pursue a second set of updates and amendments.

Because Rocky Mountain Power the Utah Associated Municipal Power Systems have effectively closed their doors to data centers, they will increasingly rely on their own power generating facilities (as in Eagle Mountain) and areas whose power providers are open to data centers (like the Utah Municipal Power Agency). This puts increasing pressure on UMPA member cities like Provo.

Staff propose an overlay zone that could be applied only to the Light Manufacturing (M1) and Planned Industrial Commercial (PIC) Zones. These zones total 677 acres combined, and some sites within those zones would be unsuitable for data centers due to utility requirements. This allows for data centers in Provo while limiting their applicability. This legislation would require each data center developer to seek a rezone to apply the overlay zone to their parcel but only within an M1 or PIC zone.

The UMPA policies in tandem with the proposed Data Center Overlay Zone (DC Overlay) in this application attempt to address the six major areas of concern around data centers:

- Increased rates for utility customers
- Energy use
- Air pollution
- Water use
- Noise pollution
- Vibrations

The proposed DC Overlay also includes that applicants must show how the data center furthers the goals of the General Plan and Conservation and Resiliency Plan.

Data centers provide some benefits for their communities. The primary benefit in Provo would be the revenue generated from the sale of energy. Provo Power transfers a portion of its revenue to the General Fund, so the sale of energy could benefit programs citywide, help Provo Power balance its budget and meet increasing service needs, and potentially fund further renewable energy projects. Additionally, while data centers create few jobs, they attract tech businesses that want to be located near data centers.

Because data center systems vary widely and there are no universal baselines or standards, staff recommend extensive reporting requirements so that future data center applicants are required to prove that their data center sufficiently balances the costs and benefits. Planning Commissioners and Councilors can then evaluate each application on a case-by-case basis to determine whether the data center has done sufficient work to mitigate environmental concerns or not.

***Increased rates for utility customers*** will be entirely prevented by the data center policies adopted by the Utah Municipal Power Agency (UMPA) in January (see Attachments 2 and 3). The policies require data centers to cover 100% of costs. They also specify that data centers must provide financial guarantees to protect against default. As stated in the policy: "In the event of a default by the data center, the ratepayers in the member cities shall bear no financial liability. The data center must provide financial guarantees to cover any potential losses or liabilities arising from a default, ensuring that UMPA, the member cities and their ratepayers are fully protected" (UMPA Data Center Policy #1 3(a); UMPA Data Center Policy #2 7(a))."

***Energy use*** varies by the size of the data center, and UMPA's scaled policies establish requirements based on how easily they could provide sufficient power for the data center. UMPA's policies require a power purchasing agreement for all data centers over 5 megawatt hours (MWH), with increased power generating requirements for data centers over 50 MWH. See the table below for a breakdown of policies and UMPA's energy sourcing plans.

| Size | Policy | Energy Sourcing |
|---|---|---|
| <5 MWH | None | Energy can be supplied by current sources. |
| 5-50 MWH | UMPA Data Center Policy #1 | Energy can be purchased on the market. Data centers must bear 100% of costs of procuring energy and of any new infrastructure. |
| >50 MWH | UMPA Data Center Policy #2 | Data centers must construct a new power generation facility sufficient for their energy load (subject to UMPA review and approval) and transfer operation of the plant to UMPA with ownership to be negotiated. |

UMPA also requires that any power generating facilities must be connected to the grid (i.e., not "islanded") and must be under UMPA operation.

***Air pollution*** from data centers comes almost entirely from fossil fuel-based energy generation. Even those under 50 MW that do not have their own power generation facility typically have diesel-powered backup generators in the event of a power outage. Data centers that get electricity from UMPA without an additional energy generation facility will get a mix of whatever renewable and non-renewable sources are available on the market, which might be different from UMPA's portfolio mix where roughly 45% of energy comes from renewable sources. Data centers that build a new energy generation facility almost always build for natural gas, which is cleaner than coal but still produces carbon dioxide. See the table below for a comparison of annual carbon emissions from natural gas-powered energy generation at different levels.

| Scale | Energy Consumption | $CO_2$ Emissions | Homes Powered |
|---|---|---|---|
| Small Commercial Building | 1 MWh | 0 tons (910 lbs) | 0.10 |
| Large Commercial Facility | 10 MWh | 5 tons (9.1K lbs) | 0.95 |
| 30 MWh Data Center | 30 MWh | 14 tons (27.3K lbs) | 2.90 |
| 50 MWh Data Center | 50 MWh | 23 tons (45.5K lbs) | 4.80 |

| | | | |
|---|---|---|---|
| 100 MWh Data Center | 100 MWh | 46 tons (91.0K lbs) | 9.50 |
| 200 MWh Data Center | 200 MWh | 91 tons (182.0K lbs) | 19.00 |
| 500 MWh Data Center | 500 MWh | 228 tons (455.0K lbs) | 48.00 |

There are no baseline standards for air pollution that could serve as a legal limit. Data centers report a power use efficiency (PUE) rating that is a ratio of total energy used by the data center compared against the energy used for computing; therefore, the greater the value over a perfect ratio of 1:1, the more energy is spent on cooling and systems maintenance. However, PUEs vary widely depending on what type of cooling system the center uses. Water-intensive cooling systems have much lower PUEs, and so if Provo were to require a low PUE, it could push data centers to adopt more water-intensive methods.

Instead, staff recommend that data centers be required to not only show their energy efficiency strategies but also show what common industry practices they considered but did not use, and why.

Natural gas generation also produces volatile organic compounds (VOCs, which break down into ozone in sunlight) and nitrous oxide (NOx). Regional emissions of these pollutants are limited by the state Division of Air Quality credits program. Businesses that produce over the legal limit for these pollutants must purchase credits for the excess amount. Credits are capped, so if a data center wanted to purchase credits and none were available, they would have to either negotiate the purchase of the credits from current holders, not operate at such highly emitting levels, or pay heavy fines. In Utah County at the time of this report, there were not many NOx/VOC/PM2.5 credits (a combined set). There are enough for some large data centers and their power generation facilities but not many, according to local experts.

Staff recommend a setback of 200 feet between data centers and energy generating facilities and schools, parks, or residential properties. For buildings that produce excessive emissions and require credits, staff recommends increasing the setback to 500 feet.

***Water use*** varies depending on the type of cooling system, as discussed in the air pollution section. As with air pollution, there is no universal standard for water use. The national average for data centers that use water-based cooling is roughly 95 gallons per MWh. The gallons/MWh ratio is much lower for those that use non-water-based cooling methods or hybrid methods, though non-water coolers have higher energy demands. Limiting the amount of water used could push data centers toward more energy-intensive systems, requiring the construction of larger energy generation facilities and more air pollution.

Again, staff recommend that data center applicants be required to provide an environmental review that includes water and wastewater strategies used as well as those considered and not used, and why.

Provo City has sufficient water to sell to data centers. Public Works is considering a higher tier for water users that divert water without returning it to the system, as is commonly the case with evaporative cooling systems.

***Noise pollution*** levels for industrial uses are already established in the noise limits in 9.06.040. Limits are based on the property receiving the noise, rather than the property generating it.

| Classification of Property Receiving the Noise | At Property Line or Beyond (10 PM-7 AM) | At Property Line or Beyond (7AM-10 PM) |
|---|---|---|
| Residential | Maximum of 55 dBA | Maximum of 65 dBA |

Because noise limits are already well established, staff recommend that data center applicants be required to provide noise studies to ensure compliance.

***Vibrations*** from data centers have been problems in the past, but data centers building to current industry norms tend not to have vibrations that are discernable from adjacent properties. For the sake of caution, staff recommend requiring data center applicants to provide an estimate of vibrations produced from operations and an explanation of strategies used to reduce vibrations.

## STAFF ANALYSIS

Staff support the proposal to create the Data Center Overlay Zone.

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 establishes location, setback, and environmental analysis requirements for data centers in order to allow future policy makers to evaluate applicants on a case-by-case basis.**

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

**Staff response: Staff believe that the proposed amendment serves the public by allowing for a service that provides for an ever-increasing need.**

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

**Staff response: The amendment furthers the following General Plan goals and strategies:**

1. **Economic Development Strategy 2. Attract additional employers that provide higher-paying jobs, especially in the tech sector.**

2. **Economic Development Strategy 3. Develop policies and practices to support thriving economic centers, including infrastructure.**
3. **Economic Development Goal 1b. Attract technology-related business and other outside employers to Provo.**
4. **Resource Management Strategy 1. Adopt best practices in water use reduction and reuse.**
5. **Resource Management Strategy 2. Adopt policies to improve indoor and outdoor air quality, to the extent possible.**
6. **Resource Management Strategy 3. Support the goals in the Conservation and Resiliency Plan.**
7. **Resource Management Goal 1b. Promote the use of water conservative practices, including landscaping.**

(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 if the proposed conditions and limitation included in this legislation are met.**

(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.**

## FINDINGS OF FACT

1. Provo City has no specific land use or environmental standards for data centers, though UMPA policies sufficiently protect other electricity customers in Provo from any increased rates due to data centers.
2. Provo should expect to see an increase in data center applications in the coming years.
3. There are no baseline standards for energy or water for data centers. To work around this, data center developers could be required to provide environmental analyses and mitigation plans. If future Policy Commissioners and Councilors find the plans to be insufficient, they could reject the DC Overlay rezone application.

4. The six major areas of concern (increased rates for utility customers, energy use, air pollution, water use, noise pollution, vibrations) are all addressed in the proposed text for the DC Overlay Zone or resolved by UMPA policies.

## CONCLUSIONS

Data centers bring costs and benefits to their communities. Since data center systems can vary widely and the technology is constantly shifting, there are no universal quantifiable standards. That puts the burden on staff and policymakers to evaluate each data center application individually, though the DC Overlay's heavy reporting requirements shift some of that burden to the applicants to justify how their data centers' financial benefits are worth the environmental costs. Future Planning Commissioners and Councilors will have the discretion to deny applications for projects as they see fit. Staff recommend approval of the proposed overlay zone.

## ATTACHMENTS

1. Proposed Language for the Data Center Overlay Zone
2. UMPA Data Center Policy #1: Data Centers Connecting in Member Cities from 5 MW to 50 MW
3. UMPA Data Center Policy #2: Data Centers Connecting in Member Cities over 50 MW

**ATTACHMENT 1 – PROPOSED LANGUAGE FOR THE DATA CENTER OVERLAY ZONE**

# Chapter 14.34A
# DC – DATA CENTER OVERLAY ZONE

Sections:

**14.34A.010** **Purpose and Objectives.**
**14.34A.020** **Permitted Uses.**
**14.34A.030** **Lot Standards.**
**14.34A.040** **Project Plan Approval.**
**14.34A.050** **Development Standards for Data Centers of All Sizes.**
**14.34A.060** **Development Standards for Large Data Centers.**
**14.34A.070** **Other Requirements.**

## 14.34A.010 Purpose and Objectives

The Data Center Overlay Zone (DC Overlay) is established to provide prudent development standards for data centers and similar digital infrastructure facilities as well as any associated power generation facilities. The provisions of this zone are intended to minimize the negative environmental effects of data centers and power generation, especially to air quality, water use, and energy demands.

## 14.34A.020 Permitted Uses

The following principal uses and no others are permitted in the DC Overlay:

(1) Data centers;
(2) Energy generation facilities and transmission infrastructure, subject to Utah Municipal Power Authority (UMPA) policies.

## 14.34A.030 Lot Standards

Each lot or parcel in the DC Overlay must comply with PCC Section 15.03.100 (Adequate Public Facilities).

## 14.34A.040 Project Plan Approval

See PCC Sections 15.03.300 and 15.03.310.

**14.34A.050 Development Standards for Data Centers of All Sizes.**

(1) The DC Overlay may only be combined with Light Manufacturing (M1) and Planned Industrial Commercial (PIC) Zones. Development within the DC Overlay must comply with the development standards of the underlying zone unless otherwise specified in this Chapter.

(2) Data centers must also comply with all requirements listed in Provo City's Data Center Policy and Application Procedures as well as UMPA Data Center Policies.

(3) No data center or energy generation may be located closer than two hundred (200) feet to any school, park, or residential property, measured in a straight line between the closest property lines of lots on which the respective uses are located.

(a) Equipment that produces emissions in excess of state and federal base limits (or that requires emissions reduction credits to operate) may not be located closer than five hundred (500) feet to any school, park, or residential property, measured in a straight line between the closest wall enclosing the equipment and the closest property lines of lots on which the respective uses are located.

(4) Data centers must establish a mechanism (e.g., performance bond, etc.) to cover any financial obligations in the event of a default as an irrevocable guarantee to offset risks to taxpayers.

(5) The following additional information must be provided as part of the Zone Map Amendment application:

(a) A project narrative and development timeline, including construction milestones and phasing;

(b) Legal entity disclosures;

(c) A Community Benefit Plan including workforce training, infrastructure investments, renewable energy projects, and tax revenue projections;

(d) A statement of how the data center furthers the environmental goals in the Provo City General Plan and the Conservation and Resiliency Plan.

(e) An agreement with UMPA to ensure adequate compensation for the use of UMPA and Provo Power's transmission and distribution infrastructure;

(f) A detailed power load and generation plan;

(g) A site plan including all utility infrastructure (electric, water, wastewater);

(h) Noise studies to ensure compliance with PCC Section 9.06.040 and any requirements of the zone;

(i) An estimation of vibrations produced from operations and an explanation of strategies used to reduce vibrations (e.g., vibration isolation systems, floating floors, structural dampening);

(j) An environmental review that includes the identification and explanation of conservation strategies for the following resources, noting unused practical industry strategies and justification for not pursuing them on this project:

i. Energy efficiency (e.g., server clustering, high-efficiency cooling systems),

ii. Renewable energy,

iii. Water and wastewater (e.g., purple pipe irrigation, water alternatives);

(k) An air quality analysis and mitigation plan that includes CO2, NOx, VOCs, ozone, PM2.5, PM10, methane, and any other pollutants produced at the site;

(l) Confirmation of emissions credits, if required, which must be acquired within three months of approval of the Zone Map Amendment, or the Zone Map Amendment will be revoked;

(m) An end-of-life plan for all technological and other hazardous waste, which must be disposed of at an e-waste recycling facility licensed by the Department of Environmental Quality.

(6) The following additional standards apply to all energy generation facilities in the DC Overlay.

(a) Independent “islanded” power plants are prohibited. Any new power generation, whether renewable or non-renewable, produced by the data center to serve its own power demand must be interconnected with Provo City and follow UMPA policies.

(b) Data centers may also provide on-site energy through renewable sources (e.g., geothermal, solar, etc.) and are encouraged to draw from energy produced on-site to meet demand during times of heightened grid demand. On-site battery energy storage systems (BESS) must be appropriately encased to prevent leaking. On-site BESS must comply with the latest safety standards and certifications.

**14.34A.060 Development Standards for Large Data Centers.**

(1) This section applies to all data centers with aggregate power loads exceeding fifty megawatts (50 MW), per UMPA Data Center Policies.

(2) A new power generation facility (plant) must be constructed and must be sufficient to cover the projected load.

(3) As part of the Zone Map Amendment application, the developers must submit a site plan that includes the details of the new power generation facility. The site plan must be reviewed and approved by UMPA.

(4) The construction of the plant may be scaled but must be completed and operational before the data center's load requirement exceeds fifty megawatts (50 MW).

(5) The developer is responsible for all costs associated with the development, design, construction, and operation of the new plant. The developer is also responsible for any costs to update the local power grid infrastructure to accommodate the increased load and for any associated system load studies. Once the construction and commissioning of the power plant are complete, the plant will be transferred to UMPA, with ownership of the plant to be negotiated.

### 14.34A.070 Other Requirements

(1) *International Building Code.* The requirements of the International Building Code, as adopted by the Provo Municipal Council (the IBC), apply and must be met. If there is a conflict between the IBC and this Chapter, the IBC controls, unless the conflicting provision of this Chapter was adopted more recently than the Council's adoption of the IBC.

(2) The operator of a use permitted in this Chapter must comply with all other license requirements of the City or any public agency related to the use.

## ATTACHMENT 2 – UMPA DATA CENTER POLICY #1: DATA CENTERS CONNECTING IN MEMBER CITIES FROM 5 MW TO 50 MW

UTAH MUNICIPAL POWER AGENCY

# UMPA Data Center Policy #1

# Data Centers Connecting in Member Cities From 5 MW to 50 MW

## Purpose

This policy (Policy) outlines the requirements and obligations for data centers seeking to connect to the electrical grid in Provo, Spanish Fork, Salem, Nephi, Manti and Levan, member cities of Utah Municipal Power Agency (UMPA). The policy ensures that the costs and risks associated with the interconnection, power supply, and related infrastructure are appropriately managed and that member cities are fairly compensated for the use of their transmission and distribution resources.

## Scope

This policy applies to data centers whose load is between 5 MW and 50 MW with a load factor greater than 90% seeking to establish a new electrical interconnection within UMPA member cities. Loads greater than 50 MW must supply their own generation as required in a separate policy. All data centers less than 5 MW must comply with member cities' codes and approved rate schedules.

## Policy Requirements

### 1. Interconnection Cost Responsibility

a) Data centers applying to connect to the electrical grid within a UMPA member city are required to enter into an interconnection agreement (Interconnection Agreement) with the member city and bear 100% of the interconnection costs. This includes all costs associated with procurement, design, construction, testing, and commissioning of the necessary infrastructure to connect to the grid.

b) All costs associated with system load studies required by PacifiCorp and/or Rocky Mountain Power (RMP) and the member city will be covered by the data center.

c) The interconnection cost also covers any upgrades or modifications to existing transmission and distribution infrastructure required to accommodate the data center's load.

d) UMPA will assist member cities in negotiating Interconnection Agreements.

e) Data centers applying to connect to the electrical grid within a UMPA member city must understand that the timeline in which a data center is able to interconnect is subject to the timelines identified in the various interconnection studies.

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**2. Power Purchase Agreement (PPA)**

a) Data centers must negotiate a Power Purchase Agreement (PPA) with UMPA and the member city. The PPA will specify the terms and conditions of the power supply, including pricing, duration, and any specific requirements related to the data center's energy needs. UMPA will have primary responsibility for negotiation of the PPA and will consult regularly with the member city.

b) The PPA must be structured in a manner that ensures the data center's energy requirements are met without imposing risk or cost on UMPA, the member city that serves the data center or the other member cities.

**3. Default and Liability Protection**

a) In the event of a default by the data center, the ratepayers in the members city that serves the data center and the ratepayers in the other member cities shall bear no financial liability. The data center must provide financial guarantees to cover any potential losses or liabilities arising from a default, ensuring that UMPA, the member cities and their ratepayers are fully protected.

b) The data center must establish a mechanism, such as a performance bond or other suitable financial instrument, to cover the cost of any damages, unpaid bills, or other financial obligations in the event of a default.

**4. Advance Payment and Financial Security**

a) Data centers are required to make advance payments for power purchases as stipulated in the PPA. This includes prepayment for expected energy consumption, as well as any associated transmission and distribution costs.

b) To secure these obligations, the data center must provide a financial security instrument in the form of a deposit, an irrevocable line of credit, or a bond acceptable to UMPA and the members city that serves the data center. The amount of the financial security will be determined based on the anticipated energy usage and associated costs.

**5. Member City Rate Tariff for Service to Data Center Customers**

a) Prior to serving a data center, the member city will adopt a rate schedule or tariff (Tariff) that governs the services it provides to data centers that fall within the Scope of this Policy. The Tariff will reference and, to the extent applicable, incorporate the requirements of this Policy and will include such other terms and provisions as the member city deems necessary or desirable.

b) The Tariff shall provide that the rates and charges payable by the data center shall be as set forth in the Interconnection Agreement and the PPA. UMPA member cities




must receive adequate compensation for the use of their transmission and distribution infrastructure. The compensation will be determined by the member cities based on the extent of the capacity used by the data center and the impact on the local grid.

c) The terms of compensation will be included in the Interconnection Agreement and must ensure that member cities are fairly remunerated for the maintenance and costs associated with the data center's use of the grid.

d) Through the PPA, the Interconnection Agreement and/or the Tariff, member cities may also impose margins for their services and such additional charges as they deem necessary to recover their administrative and general expenses reasonably allocable to serving data centers.

**6. Data Center Request to Provide Generation (buy all/sell all metering)**

a) Data centers requesting to provide generation shall sign a PPA with UMPA. All power generated by the data center will be purchased by UMPA and compensated at UMPA's avoided cost.

b) The data center shall purchase the energy generated from the member city at the rate established in section 5.

## Limitations

a) Electricity acquired by UMPA pursuant to this Policy is not and shall not be deemed to be "S-1 Electricity" within the meaning of the Power Sale Agreements S-1 dated as of January 1, 2016 (Power Sale Agreements) between UMPA and the member cities.

b) All costs, expenses and charges incurred by UMPA pursuant to this Policy shall be paid by the applicable data center and shall not be recovered through the "S-1 Rate Schedule" under (and as such term is defined in) the Power Sale Agreements.

## Implementation

Failure by a data center to comply with the terms of this Policy may result in the denial of interconnection or termination of the PPA.

## Review and Amendment

This policy will be reviewed periodically and may be amended as necessary to reflect changes in technology, market conditions, or regulatory requirements. Any amendments will be subject to approval by the UMPA Board of Directors.

## Effective Date




This policy is effective immediately upon approval by the UMPA Board of Directors. All new data center interconnection requests received after this date will be subject to the terms of this policy.

## ATTACHMENT 3 – UMPA DATA CENTER POLICY #2: DATA CENTERS CONNECTING IN MEMBER CITIES OVER 50 MW

UTAH MUNICIPAL POWER AGENCY

# UMPA Data Center Policy #2

# Data Centers Connecting in Member Cities over 50 MW

## Purpose

This policy outlines the requirements and obligations for data centers seeking to connect to the electrical grid in Provo, Spanish Fork, Salem, Nephi, Manti and Levan, member cities of Utah Municipal Power Agency (UMPA) that are greater than 50 MW. The policy ensures that the costs and risks associated with the interconnection, power supply, and related infrastructure are appropriately managed and that member cities are fairly compensated for the use of their transmission and distribution resources.

## Scope

This policy applies to any new or expanding data center facilities with an aggregate power load requirement that exceeds 50 MW within the jurisdiction of UMPA and a member city.

## Policy Requirements

Any data center developer planning to install or expand data center operations that result in an aggregate power load of more than 50 MW must meet the following conditions:

1. **New Power Plant Requirement:** A new power generation facility must be constructed to supply the increased demand caused by the new data center operations. This facility must be sufficient to cover the projected load and ensure system reliability.

2. **Developer's Responsibility:** The developer is responsible for all costs associated with the development, design, construction, commissioning and operation of the new power plant. This includes, but is not limited to:

    a) Site selection and acquisition
    b) Environmental and regulatory compliance
    c) Engineering and design
    d) Procurement of generation equipment
    e) Transmission infrastructure upgrades or additions, if necessary
    f) Integration with the existing grid infrastructure
    g) Fuel cost

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3. **Transfer of Operational Control:** Once the construction and commissioning of the power plant are complete, operation of the plant will be transferred to UMPA. Ownership of the resource to be negotiated.

   **UMPA Responsibilities:**

   a) Operational Management: UMPA will be responsible for the day-to-day operations, including maintenance, monitoring, scheduling and optimization of the power plant to ensure reliability and efficiency.

   b) Grid Integration: UMPA will ensure the seamless integration of the new plant into the grid, providing necessary operational oversight to maintain grid stability.

   c) Schedule: UMPA will schedule the power generation to match the data center's load requirements and integrate it into the overall power supply plan for the region.

4. **Cost Recovery:** The developer will bear all financial responsibility for the construction and commissioning of the power plant, including all costs for upgrades to the local power grid infrastructure that may be necessary to accommodate the increased load.

   a) No costs for upgrades, expansions, or construction will be passed on to UMPA or member cities.

   b) Any required transmission line upgrades or other grid enhancements to support the new load must be financed and completed by the developer.

   c) All costs associated with system load studies by the member city and RMP will be paid by the developer.

5. **Compliance and Regulatory Approvals:** The developer must ensure that the new power plant complies with all local, state, and federal regulations, including environmental standards. All necessary permits and approvals must be obtained before construction begins.

   a) UMPA will review all plans for the new facility to ensure compliance with operational and technical standards.

   b) Any failure to comply with these requirements may result in penalties, delays, or denial of the data center's connection to the grid.

6. **Timeline and Milestones:** The construction of the new power plant must be completed and operational before the data center's load requirement exceeds 50 MW.

   a) UMPA and the developer will establish a mutually agreed-upon project timeline, including key milestones and deadlines for permitting, construction, and commissioning.

   b) Any delays in the power plant's completion will delay the commissioning and power-up of the data center facility.

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7. **Default and Liability Protection**

   a) In the event of a default by the data center, other ratepayers in UMPA member cities shall bear no financial liability. The data center must provide financial guarantees to cover any potential losses or liabilities arising from a default, ensuring that member cities and their ratepayers are fully protected.

   b) The data center must establish a mechanism, such as a performance bond or other suitable financial instrument, to cover the cost of any damages, unpaid bills, or other financial obligations in the event of a default.

8. **Compensation for Transmission and Distribution Capacity**

   a) UMPA member cities must receive adequate compensation for the use of their transmission and distribution infrastructure. The compensation will be determined based on the extent of the capacity used by the data center and the impact on the local grid.

   b) The terms of compensation will be included in the member cities' new tariff approved for the project and must ensure that member cities are fairly remunerated for the maintenance and costs associated with the data center's use of the grid.

## Limitations

a) Electricity acquired by UMPA pursuant to this Policy is not and shall not be deemed to be "S-1 Electricity" within the meaning of the Power Sale Agreements S-1 dated as of January 1, 2016 (Power Sale Agreements) between UMPA and the member cities.

b) All costs, expenses and charges incurred by UMPA pursuant to this Policy shall be paid by the applicable data center and shall not be recovered through the "S-1 Rate Schedule" under (and as such term is defined in) the Power Sale Agreements.

## Implementation

Failure to comply with the terms of this policy may result in the denial of interconnection.

## Review and Amendment

This policy will be reviewed periodically and may be amended as necessary to reflect changes in technology, market conditions, or regulatory requirements. Any amendments will be subject to approval by the UMPA Board of Directors.

UTAH MUNICIPAL POWER AGENCY

**Effective Date**

This policy is effective immediately upon approval by the UMPA Board of Directors. All new data center interconnection requests received after this date will be subject to the terms of this policy.

Provo City Planning Commission

# Report of Action

September 10, 2025

*ITEM 4 Development Services proposes adoption of city policy and amendments to Provo City Code Title 14 to address Data Processing Services, Electricity Regulating Substations and Electric Small Generation as Permitted Principal or Conditional Uses. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLOTA202501

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 10, 2025:

## RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Conditions of Approval:

- Add that the environmental analysis must include a requirement that the analysis include a comparison of water and power usage for data centers of similar size and for other industries of similar scales and lot size.
- Add a definition of data centers that establishes a minimum level for data centers to distinguish them from general server racks and also clarifies that they do not work with cryptocurrency.
- Add a requirement that data center applicants over a certain threshold must pay a fee to cover an independent environmental review by a third party of the City's choosing.

Motion By: Daniel Gonzales
Second By: Matt Wheelwright
Votes in Favor of Motion: Joel Temple, Barbara DeSoto, Melissa Kendall, Jonathon Hill, Lisa Jensen, Daniel Gonzales, Matt Wheelwright
*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**

- Citywide Application; all Neighborhood District Chairs received notification.

**NEIGHBORHOOD AND PUBLIC COMMENT**

- This item was City-wide or affected multiple neighborhoods.
- Neighbors or other interested parties were present or addressed the Planning Commission.

**CONCERNS RAISED BY PUBLIC**

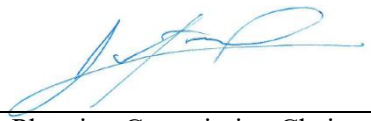
Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- One resident expressed a desire to do whatever the City could do limit data centers, citing concerns about water and energy use.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Commissioners Jensen and Gonzales expressed a desire for more information against which to compare applications. Staff lacks the expertise, and the City lacks the resources to hire a specialist. After discussing options, staff and the Commissioners agreed that the City could require developers of larger data centers to cover the cost of a third-party analysis by an independent expert. Commissioners also suggested adding a requirement that the analysis include a comparison of water and power usage for data centers of similar size and for other industries of similar scales and lot size.
- Commissioner Jensen asked for clarification about who would review the required power load and generation plan. That requirement came from UMPA, and UMPA and Provo Power would review them. She had similar questions about the performance bond requirement, which is also required by UMPA and would be negotiated with them. Commissioner Jensen appreciated how UMPA's policies allowed data centers but set a high bar to protect the community.
- Commissioner Hill asked that a definition of what qualifies as a data center, especially clarification about at what point is a data center and not just a server rack in an office.
- Commissioner Wheelwright expressed concerns about reported weights of data centers. A basic geotechnical analysis is already required and would find any site issues.
- Commissioner Temple expressed concerns about intensive water use while Utah is in the middle of a drought.



Planning Commission Chair

Bill Peperone

Director of Development Services

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

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

# EXHIBIT A

ORDINANCE 2025-____.

AN ORDINANCE AMENDING PROVO CITY CODE TITLE 14 TO CREATE A DATA CENTER OVERLAY ZONE. (25-____)

RECITALS:

It is proposed that Provo City Code Title 14 be amended to add chapter 14.34A Data Center Overlay Zone; and

On September 10, 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 7:0; and

On September 23, 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 Municipal Council of Provo City, Utah ordains as follows:

PART I:

Provo City Code Title 14 is hereby amended as set forth in Exhibit A.

PART II:

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

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

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

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

Exhibit A

# Chapter 14.34A
# DC – DATA CENTER OVERLAY ZONE

Sections:


**14.34A.010** **Purpose and Objectives.**
**14.34A.020** **Permitted Uses.**
**14.34A.030** **Lot Standards.**
**14.34A.040** **Project Plan Approval.**
**14.34A.050** **Development Standards for Data Centers of All Sizes.**
**14.34A.060** **Development Standards for Large Data Centers.**
**14.34A.070** **Other Requirements.**


## 14.34A.010 Purpose and Objectives

The Data Center Overlay Zone (DC Overlay) is established to provide prudent development standards for data centers and similar digital infrastructure facilities as well as any associated power generation facilities. The provisions of this zone are intended to minimize the negative environmental effects of data centers and power generation, especially to air quality, water use, and energy demands.

## 14.34A.020 Permitted Uses

The following principal uses and no others are permitted in the DC Overlay:

(1) Data centers;

(2) Energy generation facilities and transmission infrastructure, subject to Utah Municipal Power Authority (UMPA) policies.

## 14.34A.030 Lot Standards

Each lot or parcel in the DC Overlay must comply with PCC Section 15.03.100 (Adequate Public Facilities).

## 14.34A.040 Project Plan Approval

See PCC Sections 15.03.300 and 15.03.310.

## 14.34A.050 Development Standards for Data Centers of All Sizes.

(1) The DC Overlay may only be combined with Light Manufacturing (M1) and Planned Industrial Commercial (PIC) Zones. Development within the DC Overlay must comply with the development standards of the underlying zone unless otherwise specified in this Chapter.

(2) Data centers must also comply with all requirements listed in Provo City's Data Center Policy and Application Procedures as well as UMPA Data Center Policies.

(3) No data center or energy generation may be located closer than two hundred (200) feet to any school,

park, or residential property, measured in a straight line between the closest property lines of lots on which the respective uses are located.

(a) Equipment that produces emissions in excess of state and federal base limits (or that requires emissions reduction credits to operate) may not be located closer than five hundred (500) feet to any school, park, or residential property, measured in a straight line between the closest wall enclosing the equipment and the closest property lines of lots on which the respective uses are located.

(4) Data centers must establish a mechanism (e.g., performance bond, etc.) to cover any financial obligations in the event of a default as an irrevocable guarantee to offset risks to taxpayers.

(5) The following additional information must be provided as part of the Zone Map Amendment application:

(a) A project narrative and development timeline, including construction milestones and phasing;
(b) Legal entity disclosures;
(c) A Community Benefit Plan including workforce training, infrastructure investments, renewable energy projects, and tax revenue projections;
(d) A statement of how the data center furthers the environmental goals in the Provo City General Plan and the Conservation and Resiliency Plan.
(e) An agreement with UMPA to ensure adequate compensation for the use of UMPA and Provo Power's transmission and distribution infrastructure;
(f) A detailed power load and generation plan;
(g) A site plan including all utility infrastructure (electric, water, wastewater);
(h) Noise studies to ensure compliance with PCC Section 9.06.040 and any requirements of the zone;
(i) An estimation of vibrations produced from operations and an explanation of strategies used to reduce vibrations (e.g., vibration isolation systems, floating floors, structural dampening);
(j) An environmental review that includes the identification and explanation of conservation strategies for the following resources, noting unused practical industry strategies and justification for not pursuing them on this project:
    i. Energy efficiency (e.g., server clustering, high-efficiency cooling systems),
    ii. Renewable energy,
    iii. Water and wastewater (e.g., purple pipe irrigation, water alternatives);
(k) An air quality analysis and mitigation plan that includes CO2, NOx, VOCs, ozone, PM2.5, PM10, methane, and any other pollutants produced at the site;
(l) Confirmation of emissions credits, if required, which must be acquired within three months of approval of the Zone Map Amendment, or the Zone Map Amendment will be revoked;
(m) An end-of-life plan for all technological and other hazardous waste, which must be disposed of at an e-waste recycling facility licensed by the Department of Environmental Quality.

(6) The following additional standards apply to all energy generation facilities in the DC Overlay.

(a) Independent "islanded" power plants are prohibited. Any new power generation, whether renewable or non-renewable, produced by the data center to serve its own power demand must be interconnected with Provo City and follow UMPA policies.

(b) Data centers may also provide on-site energy through renewable sources (e.g., geothermal, solar, etc.) and are encouraged to draw from energy produced on-site to meet demand during times of heightened grid demand. On-site battery energy storage systems (BESS) must be appropriately encased to prevent leaking. On-site BESS must comply with the latest safety standards and certifications.

**14.34A.060 Development Standards for Large Data Centers.**

(1) This section applies to all data centers with aggregate power loads exceeding fifty megawatts (50 MW), per UMPA Data Center Policies.

(2) A new power generation facility (plant) must be constructed and must be sufficient to cover the projected load.

(3) As part of the Zone Map Amendment application, the developers must submit a site plan that includes the details of the new power generation facility. The site plan must be reviewed and approved by UMPA.

(4) The construction of the plant may be scaled but must be completed and operational before the data center's load requirement exceeds fifty megawatts (50 MW).

(5) The developer is responsible for all costs associated with the development, design, construction, and operation of the new plant. The developer is also responsible for any costs to update the local power grid infrastructure to accommodate the increased load and for any associated system load studies. Once the construction and commissioning of the power plant are complete, the plant will be transferred to UMPA, with ownership of the plant to be negotiated.

**14.34A.070 Other Requirements**

(1) *International Building Code.* The requirements of the International Building Code, as adopted by the Provo Municipal Council (the IBC), apply and must be met. If there is a conflict between the IBC and this Chapter, the IBC controls, unless the conflicting provision of this Chapter was adopted more recently than the Council's adoption of the IBC.

(2) The operator of a use permitted in this Chapter must comply with all other license requirements of the City or any public agency related to the use.

# *ITEM 4

Development Services proposes adoption of city policy and amendments to Provo City Code Title 14 to address Data Processing Services, Electricity Regulating Substations and Electric Small Generation as Permitted Principal or Conditional Uses.

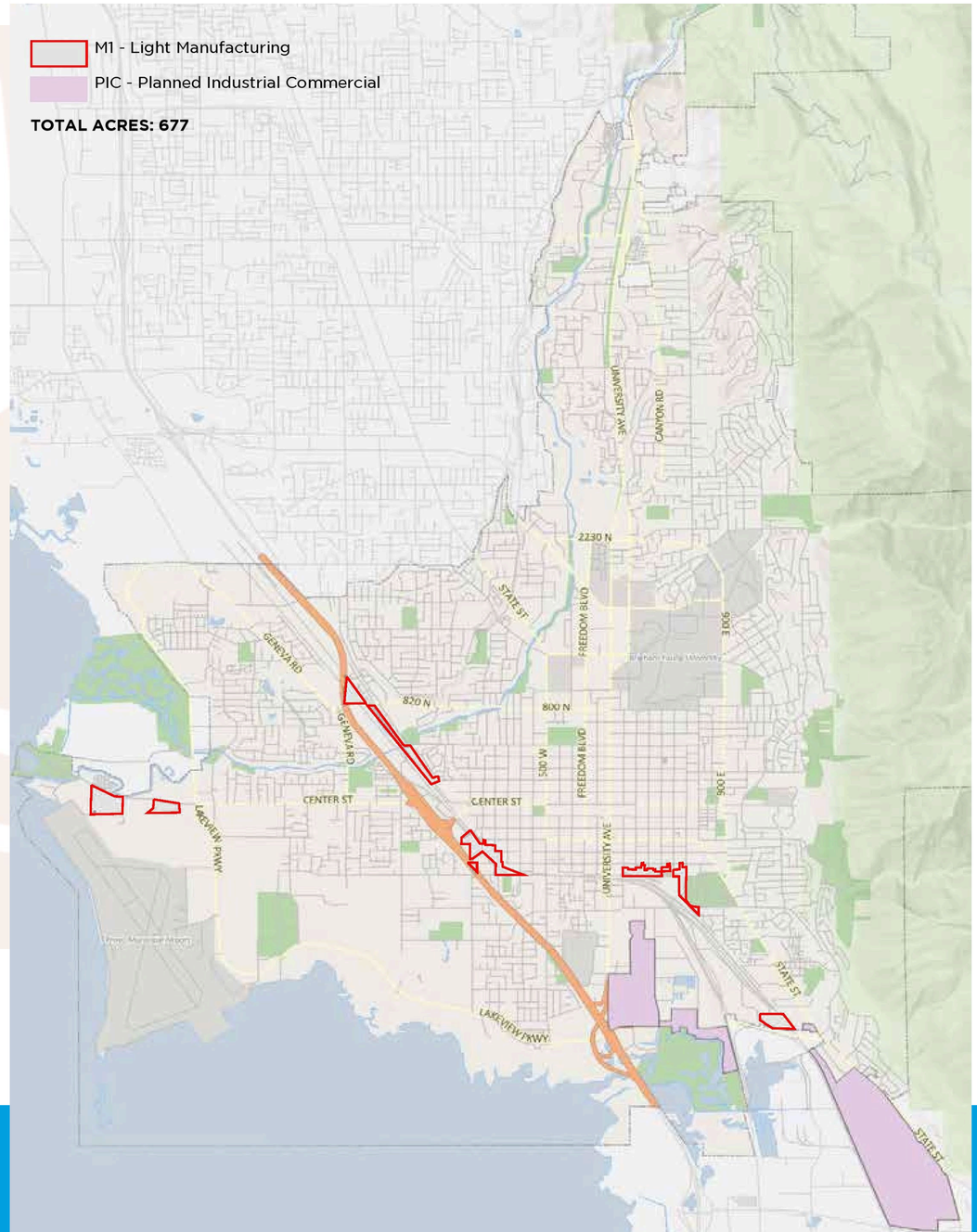
***Citywide Application***

PLOTA20250182

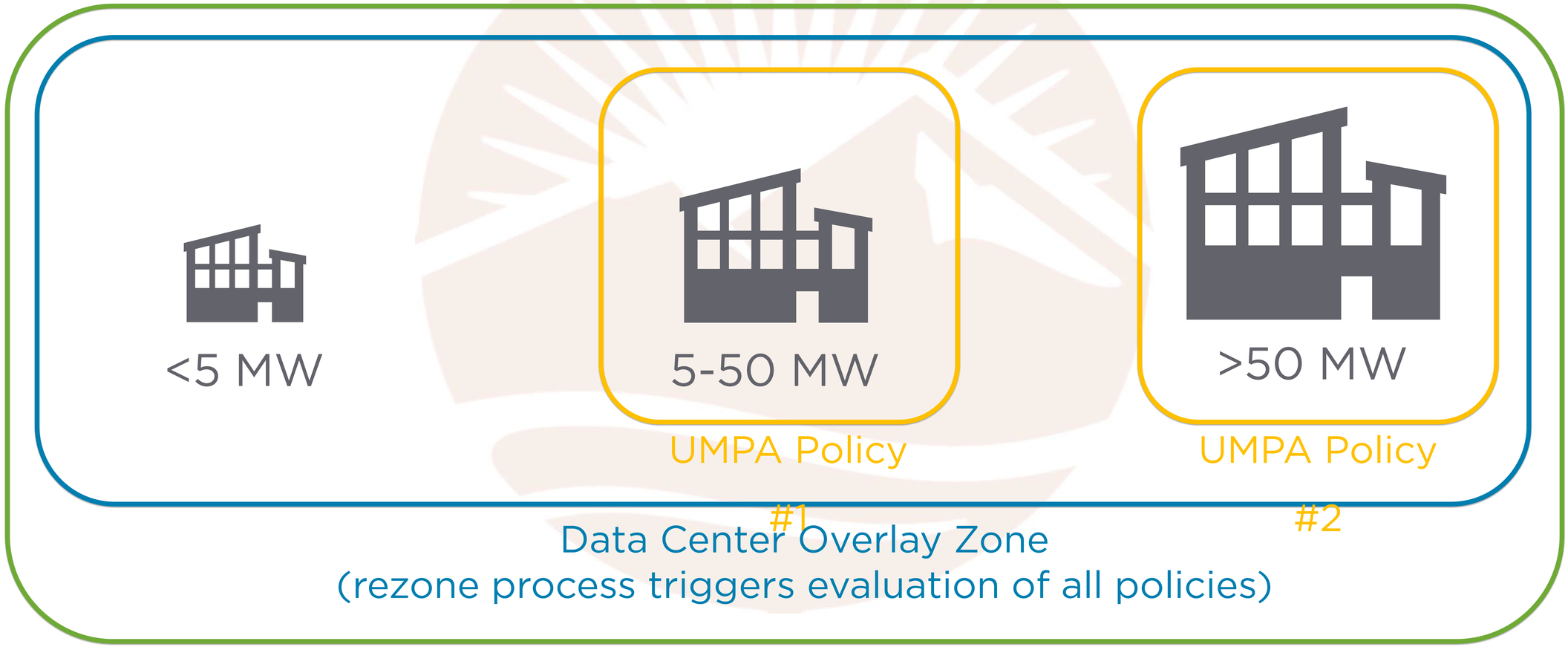
# OVERLAY ZONE

- Could be applied only to M1 and PIC Zones
  - Further limited by infrastructure
- Would allow data centers and energy generation facilities for data centers
- Would require rezone application for each prospective site
- Would require environmental analyses and mitigation plans
  - No universal baseline standards in the industry
  - Puts burden of justification on developers
  - Gives Planning Commissioners and Councilors enough information to approve or deny

**Proposed Zones for Data Center Overlay**



# NETWORK OF DATA CENTER POLICIES



# AREAS OF CONCERN ADDRESSED

**INCREASED COSTS FOR ENERGY CUSTOMERS**

- Resolved by UMPA policies
- Mechanism to cover financial obligations in the event of a default (e.g., bond)

**ENERGY USE**

- Detailed power load and generation plan
- <50 MWh – Power Purchase Agreement
- >50 MWh – new power generation facility and transferring operations to UMPA
- Environmental review and explanation of renewable energy options and energy efficiency strategies (and those not used and why)
- Encourages renewable sources

**AIR POLLUTION**

- 200/500 ft setbacks from schools, parks, residential properties
- Air quality analysis and mitigation plan
- Proof of emissions credits before building permit issued

**WATER USE**

- Environmental review for water and wastewater and explanation of conservation strategies use (and those not used and why)

**NOISE POLLUTION**

- Noise study to ensure compliance with existing code noise limits

**VIBRATIONS**

- Estimation of vibrations and list of reduction strategies

**OTHER**

- Community Benefit Plan
- Evaluation of how it meets General Plan and Conservation and Resiliency Plan Goals
- End-of-life plan for ewaste at DEQ facility

# PLANNING COMMISSION RECOMMENDATIONS

1. Add a definition that includes the minimum size to distinguish from an in-office server rack.

2. Require the applicant to cover the cost of an independent review of the environmental reporting.

3. Require a comparison of their anticipated energy and water consumption with other data centers of similar size and other industries of a similar scale.

# COMMISSION RECOMMENDATIONS - DEFINITION

**14.34A.010 Purpose and Objectives**

. . .

For the purposes of this Title, a “data center” is defined as a dedicated building or facility designed primarily for housing networked servers and computing infrastructure for continuous operation. It excludes computational facilities primarily engaged in cryptocurrency mining, blockchain validation, or other distributed ledger technology operations.

# COMMISSION RECOMMENDATIONS – ANALYSIS FEE

(5) Applicants for data centers with aggregate power loads of five megawatts (5 MW) or more must cover the cost of having their application reviewed by an independent environmental expert of the City's choice.

# COMMISSION RECOMMENDATIONS - COMPARISON

(~~5~~6) The following additional information must be provided as part of the Zone Map Amendment application:

. . .

(j) An environmental review that includes the identification and explanation of conservation strategies for the following resources, noting unused practical industry strategies and justification for not pursuing them on this project:

i. Energy efficiency (e.g., server clustering, high-efficiency cooling systems),
ii. Renewable energy,
iii. Water and wastewater (e.g., purple pipe irrigation, water alternatives), and
iv. A comparison of water and power usage for data centers of similar scales and for other structures of similar size for different industries;

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***Citywide Application***

PLOTA20250182

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iv. A comparison of water and power usage for data centers of similar scales and for other structures of similar size for different industries;

(k) An air quality analysis and mitigation plan that includes CO2, NOx, VOCs, ozone, PM2.5, PM10, methane, and any other pollutants produced at the site; and

(l) An end-of-life plan for all technological waste, which must be disposed of at an e-waste recycling facility licensed by the Department of Environmental Quality.

(7) The following additional standards apply to all energy generation facilities in the DC Overlay.

(a) Independent "islanded" power plants are prohibited. Any new power generation, whether renewable or non-renewable, produced by the data center to serve its own power demand must be interconnected with Provo City and follow UMPA policies.

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(8) Confirmation of emissions credits, if required, must be submitted for verification before a building permit may be issued.

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(2) The operator of a use permitted in this Chapter must comply with all other license requirements of the City or any public agency related to the use.

# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

| | |
|---|---|
| **Submitter:** | MDAYLEY |
| **Presenter:** | Melia Dayley, Council Policy Analyst |
| **Department:** | Recorder |
| **Requested Meeting Date:** | 09-23-2025 |
| **Requested Presentation Duration:** | 30 minutes |
| **CityView or Issue File Number:** | 25-092 |

**SUBJECT:** 9 A discussion regarding Provo City Code Chapter 14.30 Accessory Dwelling Units (25-092)

**RECOMMENDATION:** Discussion seeking Council motion for further action

**BACKGROUND:** During the September 9, 2025 Council Work Meeting, Council motioned for a review of Chapter 14.30, specifically section 14.30.040, and for staff to bring back recommendations.
This discussion will review possible amendments to Chapter 14.30.

**FISCAL IMPACT:** N/A

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
N/A

# 14.30 Accessory Dwelling Units

**Council Staff**

September 23, 2025

**Recommendation:**

# repealing entirety of 14.30.40

## 14.30.040

## Special Use Permit for Accessory Dwelling Unit.

A property owner, or the owners of multiple contiguous properties, seeking to allow an accessory dwelling unit on a parcel, or parcels, in an area where such units are otherwise prohibited by Chapter 14.30 (Accessory Dwelling Units), Provo City Code, may submit a text amendment application to the Development Services Department seeking to amend this Chapter in order to designate accessory dwelling units as a permitted use for all the applying properties. The application must comply with Section 14.02.020, Provo City Code, except that:

(1) The specific filing fee for this type of application, as listed on the Consolidated Fee Schedule, is required instead of the standard amendment fee; and

(2) The application does not need to comply with Section 14.02.020(1), Provo City Code, but instead must include the following:

(a) A list of addresses including the applying property, or properties, and all immediately adjacent residential properties. For purposes of this Section, "immediately adjacent residential property" means any property:

(i) For which residential use is a permitted use; and

(ii) That shares a common boundary with, is directly across from, is diagonally adjacent to, or is within the same cul-de-sac as an applying property, including any property separated from an applying property only by a local street, canal, right-of-way, or similar feature.

(b) The names, addresses, and signatures of the owners of at least sixty-six percent (66%) of the properties described in Subsection (2)(a)(ii) of this Section, indicating that they are in support of the amendment; and

(c) A completed rental dwelling license application that meets the requirements of Chapter 6.26 (Rental Dwellings), Provo City Code, for each applying property.

(3) Submission of the signatures required by Subsection (2)(b) of this Section does not guarantee approval of the application. They serve to demonstrate a degree of neighborhood support to the Council and are required in place of the standard text amendment fee in order to have the application considered. If an applicant wishes to apply without the required signatures, the application must meet all requirements of Section 14.02.020(1), Provo City Code, including payment of the standard amendment application fee and submission of a written petition to the Planning Commission meeting all the requirements in that Section. Final approval or denial of both types of application is at the sole discretion of the Provo City Municipal Council.

**Recommendation:**

# Amend map title & remove designated area labels

**14.30.020 Permitted Use of Accessory Dwelling Units.**

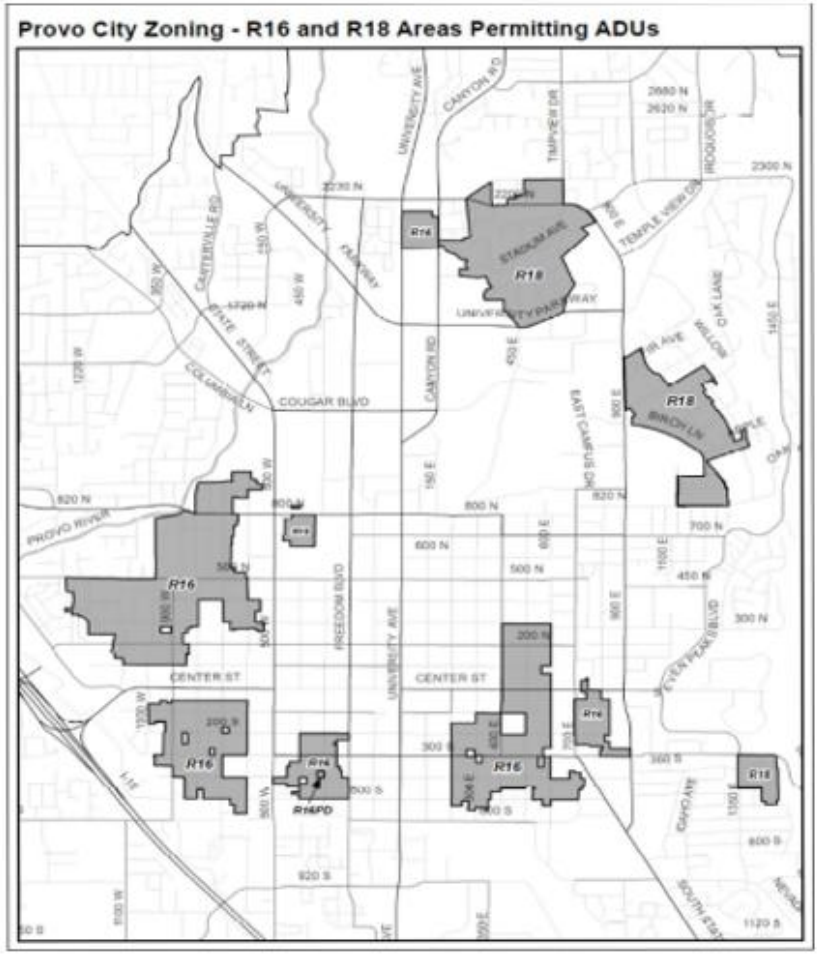
(1) Notwithstanding the regulation of permitted uses in other chapters of this Title, the regulation of the permitted use of accessory dwelling units is governed by this Section.

(2) Notwithstanding Section 14.30.010, Provo City Code, Utah Code Annotated Section 10-9a-530 allows the prohibition of accessory dwelling units in some areas zoned primarily for residential use. Accordingly, accessory dwelling units are prohibited in the following areas zoned primarily for residential use:

(a) All Project Redevelopment Option (PRO) zones;

(b) R2 zones with a Performance Development Overlay (R2PD);

(c) Areas designated RM, R16, R17, R18, R19, or R110, including such areas with the Performance Development Overlay, except as shown in the map below:



## No current recommendation

# 14.30.030 Accessory Dwelling Unit (ADU) Development Standards.

(4) *Occupancy.* A one (1) family dwelling with an ADU, which is authorized by and conforms to the requirements set forth in this Section, shall, for purposes of this Subsection, consist of two (2) component parts: the main dwelling unit and the ADU. Those two (2) parts shall be occupied as follows:

(a) Except as otherwise provided in Subsection (4)(d) of this Section, either the main dwelling unit or the ADU must be occupied by an owner occupant as that term is defined in Section 14.06.020, Provo City Code. If this requirement is not met, no ADU shall be permitted.

(b) The occupancy of the main dwelling unit shall be limited to one (1) "family" as that term is defined in Chapter 14.06, Provo City Code, except that if the ADU is also occupied, the occupancy of the main dwelling unit may not include the two (2) additional related or unrelated individuals described in Subsection (b)(i)(B) of the "family" definition in Section 14.06.020, Provo City Code.

(c) The ADU shall not be occupied by more than three (3) related or unrelated adults, together with any minor children of those adults.

(d) Owner occupancy shall not be required when the owner has submitted a temporary absence application prior to beginning of the temporary absence and meets the following criteria:

(i) The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, military service, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

(ii) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

(iii) The owner has resided in the residence for at least one (1) year prior to beginning the temporary absence.

# Chapter 14.30
# ACCESSORY DWELLING UNITS

Sections:

**14.30.010 Purpose and Objectives.**
**14.30.020 Permitted Use of Accessory Dwelling Units.**
**14.30.030 Accessory Dwelling Unit (ADU) Development Standards.**
~~**14.30.040 Special Use Permit for Accessory Dwelling Unit.**~~

## 14.30.010
## Purpose and Objectives.

(1) The purpose of the accessory dwelling unit (ADU) development standards is to encourage promotion of an environment for family life by providing for the establishment of ADUs in conjunction with one (1) family detached dwellings on individual lots. These development standards are hereby established to promote the use of ADUs; to provide flexibility for the changes in household size associated with life cycle; to offer financial security for home owners; and to offer security against problems associated with frailty in old age.

(2) "Accessory dwelling unit (ADU)" means a residential dwelling unit occupied as a separate dwelling unit on the same lot as a primary dwelling unit, either within the same building as the primary dwelling unit (referred to as an internal ADU), attached to the single-family dwelling, or in a detached building. An accessory building, as defined, is not a mobile home or other portable structure that does not qualify as an ADU.

(3) The use of an accessory dwelling unit in areas zoned primarily for residential use is a permitted use, except as otherwise provided in this Chapter.

(a) For purposes of this Chapter, the phrase "areas zoned primarily for residential use" means areas in the following zones: RA, R1, R2, LDR, MDR, HDR, CMU, VLDR, RM, RC, any Project Redevelopment Option (PRO) zone, and Specific Development Plan Overlay zones 2 through 5.

(Am 2021-46, Am 2024-03)

## 14.30.020
## Permitted Use of Accessory Dwelling Units.

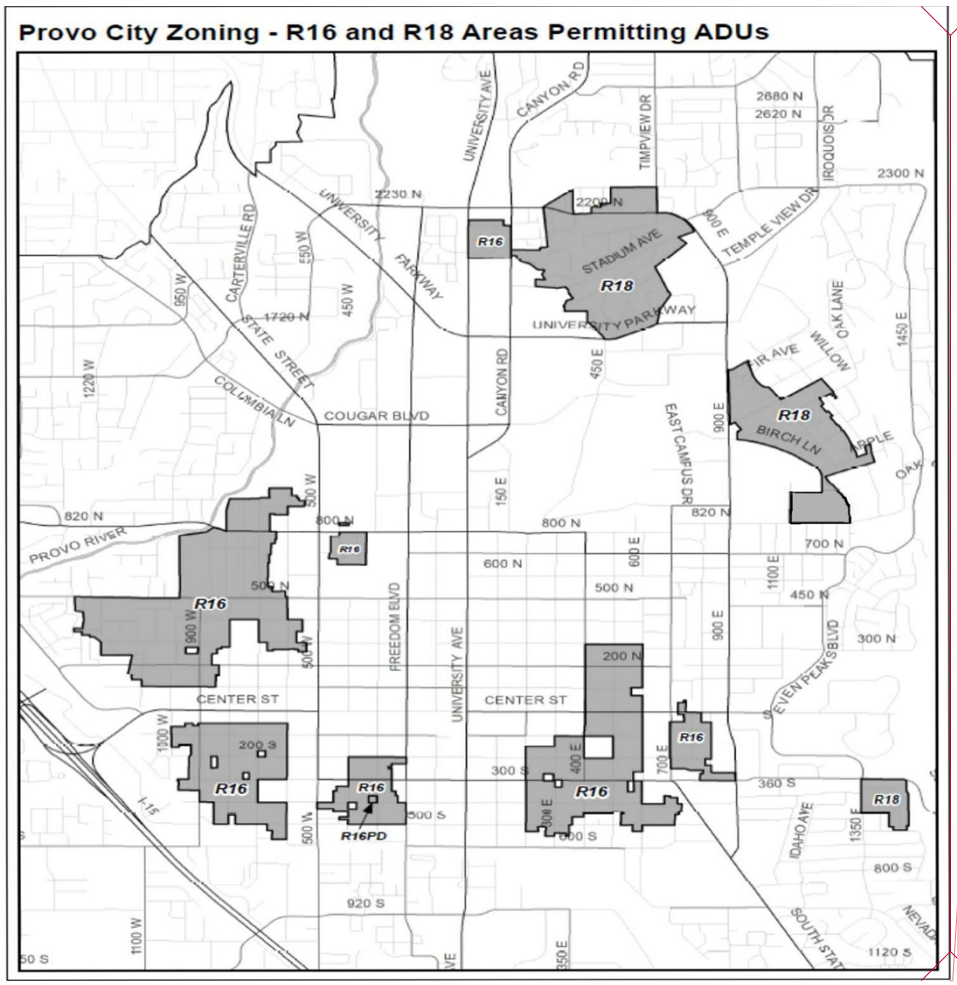
(1) Notwithstanding the regulation of permitted uses in other chapters of this Title, the regulation of the permitted use of accessory dwelling units is governed by this Section.

(2) Notwithstanding Section 14.30.010, Provo City Code, Utah Code Annotated Section 10-9a-530 allows the prohibition of accessory dwelling units in some areas zoned primarily for residential use. Accordingly, accessory dwelling units are prohibited in the following areas zoned primarily for residential use:

(a) All Project Redevelopment Option (PRO) zones;

(b) R2 zones with a Performance Development Overlay (R2PD);

(c) Areas designated RM, R16, R17, R18, R19, or R110, including such areas with the Performance Development Overlay, except as shown in the map below:




**Commented [MD1]:** Amend from "R16 and R18…" to "Specially designated ADU properties"

(3) Notwithstanding Subsection (2) of this Section, the use of an accessory dwelling unit in areas zoned primarily for residential use is a permitted use in all areas west of Interstate Highway 15, except the Specific Development Plan Overlay zone 5 (SDP-5) and R2 zones with a Performance Development Overlay (R2PD).

(Am 2021-46, Am 2022-46, Am 2024-03, Am 2024-20, Am 2024-21)

## 14.30.030
## Accessory Dwelling Unit (ADU) Development Standards.

ADUs shall be subject to the following development standards:

(1) *Number.* No more than one (1) ADU shall be permitted in conjunction with each one (1) family detached dwelling.

(2) *Location.* ADUs may be located only:

(a) Over an attached garage, provided the ADU has access to required parking and does not otherwise disrupt required covered parking;

(b) Inside a one (1) family detached dwelling;

(c) In an addition to a one (1) family detached dwelling; provided, that the addition will not alter the one (1) family character of the building; or

(d) As a detached accessory structure or within a detached accessory structure located in the rear and/or side yard in accordance with the following requirements:

(i) The accessory structure in which the ADU is located shall have a building footprint and height less than the main dwelling, but in no case shall the accessory structure be less than two hundred (200) square feet in area;

(ii) A detached ADU or a detached accessory structure containing an ADU shall be set back from any property line no less than ten (10) feet or the distance of the existing setback of the one (1) family dwelling from that same property line, whichever is less;

(iii) The accessory structure shall be architecturally compatible with the main dwelling;

(iv) The accessory structure shall be permanently affixed to a site-built foundation and shall be designed in accordance with Provo City adopted building codes;

(v) The accessory structure must be approved for, and permanently connected to, all required utilities with a connection and meter independent and separate from the one (1) family dwelling; and

(vi) Shipping containers shall not be permitted for use as an ADU unless they can meet all building codes and are clad with materials similar to and architecturally compatible with those of the main dwelling.

(3) *Appearance.* The ADU shall not alter the appearance of the structure as a one (1) family detached dwelling and shall not resemble in any degree a side-by-side, side-to-back, back-to-back, or other type of two-family dwelling. There shall be no external evidence from a street view of

occupancy by more than one (1) family, such as two (2) front doors on the main dwelling. The yard areas of the property shall be maintained free of weeds, junk, solid waste, or other materials constituting a violation of the Provo City Code. An ADU shall not be authorized on a property that has outstanding ordinance violations.

(4) *Occupancy.* A one (1) family dwelling with an ADU, which is authorized by and conforms to the requirements set forth in this Section, shall, for purposes of this Subsection, consist of two (2) component parts: the main dwelling unit and the ADU. Those two (2) parts shall be occupied as follows:

(a) Except as otherwise provided in Subsection (4)(d) of this Section, either the main dwelling unit or the ADU must be occupied by an owner occupant as that term is defined in Section 14.06.020, Provo City Code. If this requirement is not met, no ADU shall be permitted.

(b) The occupancy of the main dwelling unit shall be limited to one (1) "family" as that term is defined in Chapter 14.06, Provo City Code, except that if the ADU is also occupied, the occupancy of the main dwelling unit may not include the two (2) additional related or unrelated individuals described in Subsection (b)(i)(B) of the "family" definition in Section 14.06.020, Provo City Code.

(c) The ADU shall not be occupied by more than three (3) related or unrelated adults, together with any minor children of those adults.

(d) Owner occupancy shall not be required when the owner has submitted a temporary absence application prior to beginning of the temporary absence and meets the following criteria:

(i) The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, military service, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

(ii) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

(iii) The owner has resided in the residence for at least one (1) year prior to beginning the temporary absence.

(5) *Parking.* A one (1) family dwelling with an ADU must have at least four (4) off-street parking spaces.

(a) Two (2) tandem parking spaces (front to rear) are permitted.

(b) Parking spaces for a one (1) family dwelling with an associated ADU may be located on a driveway in a required front yard if:

(i) The driveway leads to the minimum number of required covered off-street parking spaces; or

(ii) The property is listed on the Provo City Landmarks Registry.

(c) Parking spaces allowed under Subsection (5)(b) of this Section may not be between the primary dwelling and the street.

(d) In no case may the number of off-street parking spaces be less than the number of vehicles being maintained on the premises.

(e) Parking must comply with all other regulations of Chapter 14.37, Provo City Code.

(6) *Utility Meters.* A one (1) family dwelling with an internal ADU shall have at least one (1) but no more than two (2) meters for each water, gas, and electricity utility service, and each meter shall be in the property owner's name. A detached ADU or a detached accessory structure containing an ADU must have its own separate meter, and each meter shall be in the property owner's name.

(7) *Addresses.* The ADU shall have its own address assigned by Provo City.

(8) *Outside Entrances.* Outside entrances to the ADU shall be on the side or rear of the building. Only one (1) front entrance shall be visible from the front yard.

(9) *Building Codes.* All existing construction and remodeling shall comply with building codes in effect at the time of the original construction or remodeling. Newly constructed ADUs shall meet current building codes.

(10) *Rental Dwelling License.* In accordance with Chapter 6.26 (Rental Dwellings), Provo City Code, any person operating an ADU under this Chapter must obtain a rental dwelling license (RDL). This RDL is in addition to any building permits that may be necessary.

(a) In addition to complying with Chapter 6.26 (Rental Dwellings), Provo City Code, to be eligible for an RDL a person operating an ADU under this Chapter must:

(i) Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters;

(ii) Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses. Floor plans must have the interior connection clearly labeled;

(iii) Pay an application fee as shown on the Consolidated Fee Schedule adopted by the Municipal Council;

(iv) Cooperate with the Development Services Department in recording a deed restriction with the County Recorder evidencing the restrictions under which the ADU is constructed and occupied. This deed restriction must run with the land as long as the property contains an ADU as provided in this Chapter;

(v) Renew the rental dwelling license annually; and

(vi) Establish at the time of the initial application and at every renewal that the dwelling is the owner's primary residence.

(b) Noncompliance with the standards of this Section is just cause for the denial or revocation of a rental dwelling license for an ADU. Revocation will be in accordance with the license regulations in Chapters 6.01 (License Administration) and 6.26 (Rental Dwellings), Provo City Code.

(c) Notwithstanding Section 6.01.090, Provo City Code, a rental dwelling license for an ADU automatically expires one (1) year after the date of the approval, or upon transfer of the property to another owner, whichever occurs first.

(Am 2021-46, Am 2022-17, Am 2022-46, Am 2024-03, Am 2024-59, Am 2025-36)

## ~~14.30.040~~

## ~~Special Use Permit for Accessory Dwelling Unit.~~

~~A property owner, or the owners of multiple contiguous properties, seeking to allow an accessory dwelling unit on a parcel, or parcels, in an area where such units are otherwise prohibited by Chapter 14.30 (Accessory Dwelling Units), Provo City Code, may submit a text amendment application to the Development Services Department seeking to amend this Chapter in order to designate accessory dwelling units as a permitted use for all the applying properties. The application must comply with Section 14.02.020, Provo City Code, except that:~~

~~(1) The specific filing fee for this type of application, as listed on the Consolidated Fee Schedule, is required instead of the standard amendment fee; and~~

~~(2) The application does not need to comply with Section 14.02.020(1), Provo City Code, but instead must include the following:~~

~~(a) A list of addresses including the applying property, or properties, and all immediately adjacent residential properties. For purposes of this Section, "immediately adjacent residential property" means any property:~~

~~(i) For which residential use is a permitted use; and~~

(ii) That shares a common boundary with, is directly across from, is diagonally adjacent to, or is within the same cul-de-sac as an applying property, including any property separated from an applying property only by a local street, canal, right-of-way, or similar feature.

(b) The names, addresses, and signatures of the owners of at least sixty-six percent (66%) of the properties described in Subsection (2)(a)(ii) of this Section, indicating that they are in support of the amendment; and

(c) A completed rental dwelling license application that meets the requirements of Chapter 6.26 (Rental Dwellings), Provo City Code, for each applying property.

(3) Submission of the signatures required by Subsection (2)(b) of this Section does not guarantee approval of the application. They serve to demonstrate a degree of neighborhood support to the Council and are required in place of the standard text amendment fee in order to have the application considered. If an applicant wishes to apply without the required signatures, the application must meet all requirements of Section 14.02.020(1), Provo City Code, including payment of the standard amendment application fee and submission of a written petition to the Planning Commission meeting all the requirements in that Section. Final approval or denial of both types of application is at the sole discretion of the Provo City Municipal Council.

# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

| | |
|---|---|
| **Submitter:** | JMCKNIGHT |
| **Presenter:** | Brian Torgersen, Airport Director; Jeremy Headman, Fire Chief |
| **Department:** | Public Works |
| **Requested Meeting Date:** | 09-23-2025 |
| **Requested Presentation Duration:** | 25 minutes |
| **CityView or Issue File Number:** | 25-094 |

**SUBJECT:** 10 A resolution approving the appropriation of \$158,396 to add three full-time firefighters for the airport for the fiscal year ending June 30, 2026. (25-094)

**RECOMMENDATION:** Provo Fire Department in cooperation with the Provo Airport requests an appropriation of $158,396 in the General Fund and a corresponding appropriation in the Airport Fund chargebacks to add 3 full time fire fighter positions.

**BACKGROUND:** This request is to provide for continuous ARFF coverage at the Provo Airport necessitated by the increase in the Airport's ARRF Index to Index C.

**FISCAL IMPACT:** $158,396 from the General Fund

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
Page 61 of the 2023 General Plan states "Provo should continue to invest in and expand its airport and flight offerings while promoting the city's accessibility regionally, nationally, and internationally." Maintaining sufficient fire protection coverage is an essential component of Airport commercial operations.

RESOLUTION <<Document Number>>

A RESOLUTION APPROVING THE APPROPRIATION OF $158,396 TO ADD THREE FULL-TIME FIREFIGHTERS FOR THE AIRPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2026. (25-094)

RECITALS:

It is proposed that $158,396 be appropriated in the General Fund to hire three full-time firefighters that will be stationed at the Provo Airport, which will be reimbursed by a chargeback from the Airport Fund;

The funding source for the appropriation is Airport Fund revenues;

On October 7, 2025, the Municipal Council met to consider the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

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

THEREFORE, the Provo Municipal Council resolves as follows:

PART I:

An appropriation of $158,396 in the General Fund for three full-time firefighters at the Airport is authorized.

PART II:

An appropriation of $158,396 in the Airport Fund to reimburse the General Fund for services provided at the Airport is authorized.

PART II:

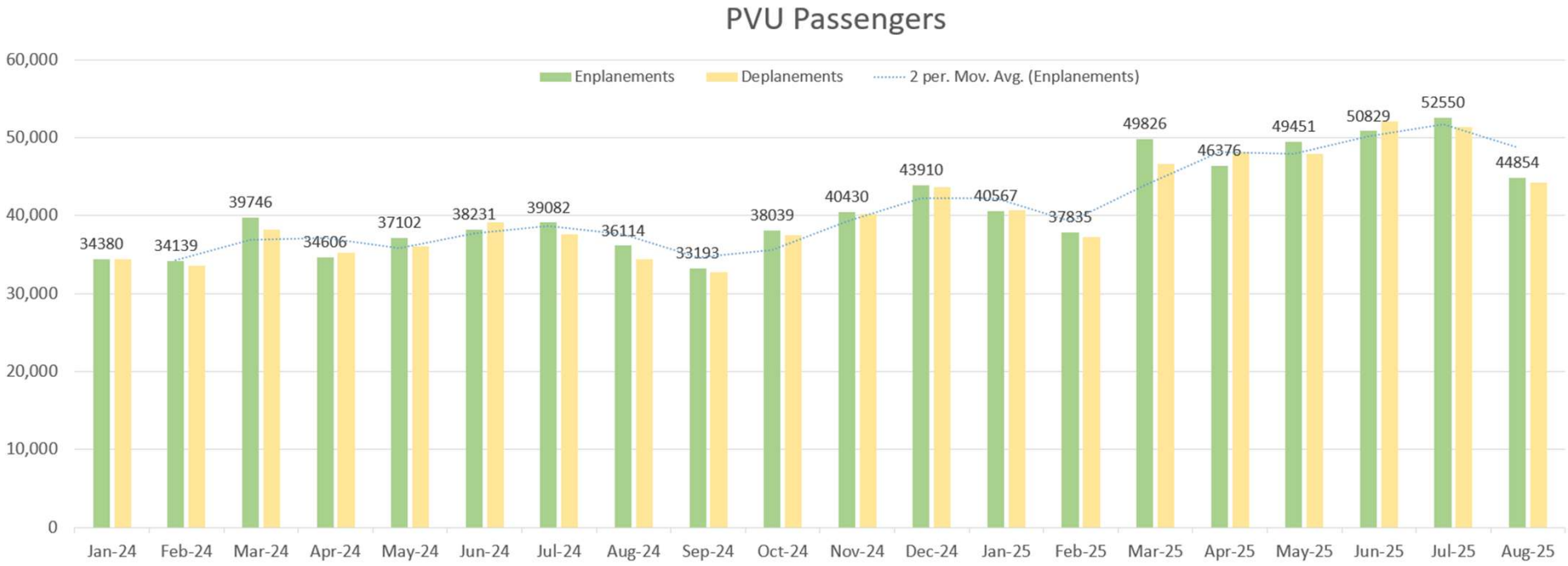
This resolution takes effect immediately.

# AIRPORT APPROPRIATION

9/23/25

provo PUBLIC WORKS

# PVU Passengers




TOTAL PVU PASSENGERS

- 2022 – 417,336
- 2023 – 816,126
- 2024 – 910,150
- 2025 – 1,065,000?

June 2025 - 102,908 Passengers!

July 2025 – 103,908 Passengers!

# Airport ARFF Index

## ARFF Index B Aircraft

90 ft - 126 ft

Average Daily Departures




CRJ-700 → 4




A-319 & A-320 → 5

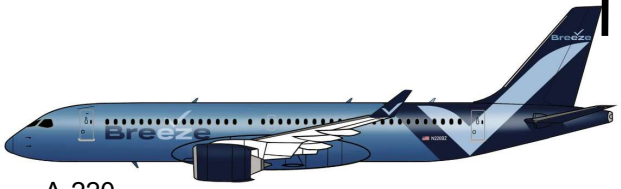
Total: 9

5 or more

## ARFF Index C Aircraft

126 ft – 159 ft

Average Daily Departures




A-220 → 5




B-737 Max → 0

Total: 5

Less than 5

5 or more

## ARFF Index B Requirement

FF FF/AO

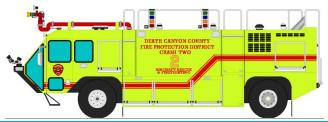
3 MINUTES



## ARFF Index C Requirement

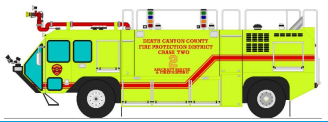
FF

3 MINUTES



FF/AO

4 MINUTES






RED-1

provo ARFF



RED-2,3,&4







# Proposed Airport ARFF Staffing - Index C

## Index C Requires 24/7/365 ARFFCoverage – January 1, 2026

- 3 ARFF Captains (current ARFF employees)
- Add 3 Full Time ARFF Firefighter Positions



# Benefits of adding full time ARFF staff

- Airport Operations will no longer fill ARFF shifts - freeing them up to take care of the operations of the airport.
  - 2.5 FTE equivalent back to Airport Operations
  - No immediate need for additional Operations Staffing
- Dedicated professional Firefighters at the airport 24hrs 7 days a week
- Major reduction in overtime and provides consistency at the Airport
- Firefighters will be better trained for the intricacies of airport firefighting

# Addition of 3 Full Time Employees

- Request appropriation of $158,396 to add three full-time Airport Firefighters for FY2026.
- FY25 revenues - $1.1 M above budget and expenditures $65K under budget
- Airport to fund these positions from higher than anticipated FY2025 Airport revenues (fund balance)

# Questions





# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

**Submitter:** AWRIGHT
**Presenter:** Andrea Wright, Budget Analyst
**Department:** Finance
**Requested Meeting Date:** 01-01-2018
**Requested Presentation Duration:** 15 minutes
**CityView or Issue File Number:** 25-095

**SUBJECT:** 11 A presentation regarding the Fiscal Year 2025 Budget Carryover Report (25-095)

**RECOMMENDATION:** Presentation only

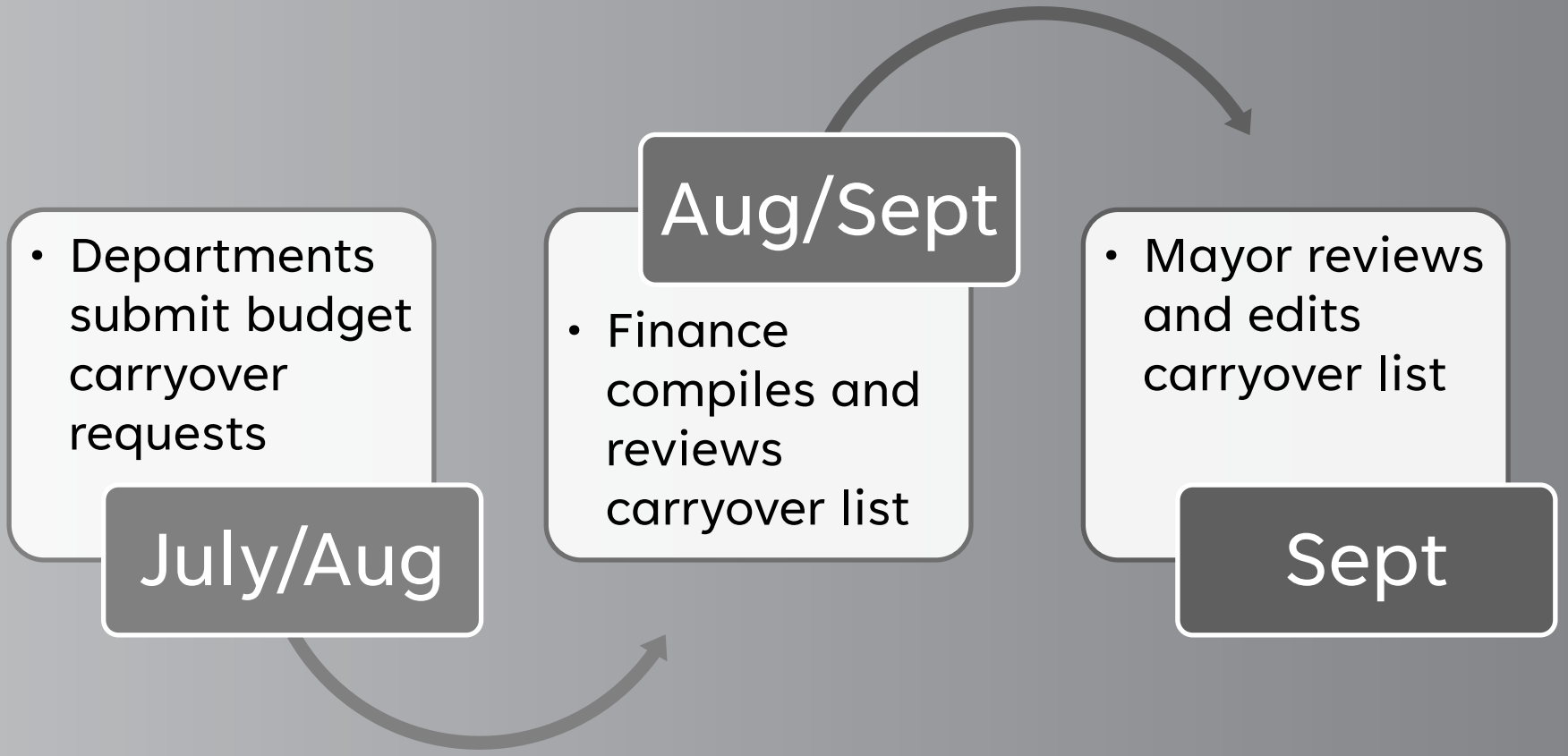
**BACKGROUND:** At the close of each fiscal year, Finance compiles a carryover list detailing budget amounts from the old year that should be "carried over" into the new year. The final carryover list is approved by the Mayor and then presented to the Council in a work meeting each fall.

**FISCAL IMPACT:** Yes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
Yes

# BUDGET CARRYOVERS- FY25 TO FY26

# What is the carryover process?



# What types of requests are carried over?

| Request Type | Examples |
|---|---|
| Encumbered on a Purchase Order | |
| Historically-universally-agreed-upon carryover | (Capital accounts, grant balances, tuition reimbursements) |
| FY24 Budget Unspent | (Savings for projects, projects tied to revenue sources, appropriations not yet spent) |
| Other critical equipment need | Operating Category balance we would like to use to fund large format plotter printer |
| Per Budget Ordinance | Vehicle Replacement |

# What does the budget ordinance authorize?

Budgets described below are automatically continued and re-apportioned from the prior fiscal year:

- **Equipment Maintenance and Replacement:** The City has been setting aside funds to provide funding to maintain general fund facilities and equipment over their useful lives. Any unused funds are continued and re-appropriated for expenditure in Fiscal Year 2026 in the following funds/accounts:
    - General Fund Facilities
    - Parks & Recreation Facilities Capital Fund
    - Vehicle replacement accounts
    - Computer bank accounts

- **Ongoing projects:** Budgets in the following areas fund projects or costs that often span multiple fiscal years. As a result, the following budget balances are continued and re-apportioned for expenditure in Fiscal Year 2026:
    - Wildland reimbursement budget
    - Capital improvement funds
    - Grants
    - My Hometown Initiative
    - Public Safety Radios
    - Neighborhood Matching Grants

- **Other expenses** in the following areas vary from year to year. As a result, the following budget balances are continued and re-apportioned for expenditure in Fiscal Year 2026:
    - Indigent defense
    - Tuition reimbursements
    - Elections - Every other year, the City has the responsibility to provide the funding for an election. To make the budget more comparable from year to year, half of the anticipated cost of the election is budgeted each year. Any unused funds are continued and re-appropriated for expenditure in Fiscal Year 2026.

# FY25 GENERAL FUND FINAL SAVINGS

| | |
|---|---|
| 2025 Payroll Turnover balance in excess | 95,379.01 |
| Operating Budget Savings After Carryovers | 1,028,880.45 |
| General Fund Surplus Available | 1,124,259.46 |
| | |
| Amount Added to Innovation Fund/Employee Recognition | (400,000.00) |
| Amount available to add to Local Government Disaster Fund | (144,851.89) |
| General Fund Balance Added | 579,407.57 |

# Questions?



# FY25 to FY26 Operating Budget Carryover

| Function | Source | Purpose | Carryover Amount | Available Budget | Added to Fund Balance |
|---|---|---|---|---|---|
| *Key:* | **Encumbered on a Purchase Order** | | | | |
| | **Historically-universally-agreed-upon carryover** | | | | |
| | **FY25 Budget Unspent** | | | | |
| | **Other critical equipment need** | | | | |
| | **Per Budget Ordinance** | | | | |
| **Council** | | | | | |
| | FY25 Budget Unspent | Anticipated travel, printing, professional services and council programs | 100,564.46 | 204,412.87 | |
| | FY25 Budget Unspent | Neighborhood District Matching Grants from FY25 - No FY25 POs | 69,705.34 | | |
| | | | **170,269.80** | **204,412.87** | **34,143.07** |
| **Mayor's Office** | | | | | |
| | | No Carryover Requested | - | 175,145.43 | |
| | | | **-** | **175,145.43** | **175,145.43** |
| **Recorder** | | | | | |
| | FY25 Budget Unspent | Elections | 100,000.00 | 101,580.19 | |
| | | | **100,000.00** | **101,580.19** | **1,580.19** |
| **Human Resource** | | | | | |
| | | No Carryover Requested | | 4,734.89 | |
| | | | **-** | **4,734.89** | **4,734.89** |
| **Finance** | | | | | |
| | FY25 Budget Unspent | Per Budget Ordinance - Indigent Defense | 4,076.20 | 4,787.89 | |
| | | | **4,076.20** | **4,787.89** | **711.69** |
| **Legal** | | | | | |
| | | No Carryover Requested | - | 30,909.48 | |
| | | | **-** | **30,909.48** | **30,909.48** |
| **Development Services** | | | | | |
| | FY25 Budget Unspent | Front Counter Cubicle change - project started in April | 2,400.00 | 266,155.23 | |
| | FY25 Budget Unspent | Wayfinding appropriation from scooter revenue | 127,000.00 | | |
| | FY25 Budget Unspent | Per Budget Ordinance - My HomeTown | - | | |
| | | | **129,400.00** | **266,155.23** | **136,755.23** |
| **Economic Development** | | | | | |
| | | No Carryover Requested | - | 17,371.82 | |
| | | | **-** | **17,371.82** | **17,371.82** |
| **Information Systems** | | | | | |
| | Encumbered on a Purchase Order | Qualtrics Contract, HPE Aruba Networking Switch, Stone Security, Forensics Computer | 47,130.00 | 266,423.32 | - |
| | | | **47,130.00** | **266,423.32** | **219,293.32** |
| **General Services** | | | | | |
| | FY25 Budget Unspent | Per Budget Ordinance - Vehicle replacement | 3,371,005.29 | 4,022,798.39 | |
| | FY25 Budget Unspent | Per Budget Ordinance - Grant related | 266,191.53 | | |
| | FY25 Budget Unspent | Per Budget Ordinance - Tuition Reimbursement | 16,068.15 | | |
| | FY25 Budget Unspent | Per Budget Ordinance - Employee Recognition | 249,748.26 | | |
| | | | **3,903,013.23** | **4,022,798.39** | **119,785.16** |

| | | | | | |
|---|---|---|---|---|---|
| **Police Department** | | | | | |
| | | No Carryover Requested | - | 5,197.72 | - |
| | | | **-** | **5,197.72** | **5,197.72** |
| **Streets Division** | | | | | |
| | Encumbered on a Purchase Order | Asphalt, Traffic Control, Trailer, Trench Box, Saw | 70,332.48 | 319,252.48 | 248,920.00 |
| | | | **70,332.48** | **319,252.48** | **248,920.00** |
| **Engineering Division** | | | | | |
| | | No Carryover Requested | - | 15,102.18 | |
| | | | **-** | **15,102.18** | **15,102.18** |
| **Parks & Recreation** | | | | | |
| | FY25 Budget Unspent | DP 61218 Grow Pro - BRT Landscape Maint. | 33,132.50 | 206,873.80 | |
| | FY25 Budget Unspent | Per Budget Ordinance - Rec Capital Fund | 263,155.69 | | |
| | | | **296,288.19** | **206,873.80** | **(89,414.39)** |
| **Non-General Fund Carryover** | | | | | |
| **Justice Court** | | | | | |
| | | No Carryover Requested | - | 14,437.48 | |
| | | | **-** | **14,437.48** | **14,437.48** |
| **Dispatch** | | | | | |
| | FY25 Budget Unspent | Grant funding | 127,920.25 | 127,920.25 | |
| | | | **127,920.25** | **127,920.25** | **-** |
| **Library** | | | | | |
| | | No Carryover Requested | - | 114,395.35 | - |
| | | | **-** | **114,395.35** | **114,395.35** |
| **Covey Center** | | | | | |
| | | No Carryover Requested | - | - | |
| | | | **-** | **-** | **-** |
| **Performance Fund** | | | | | |
| | | No Carryover Requested | | - | |
| | | | **-** | **-** | **-** |
| **Rental Rehab** | | | | | |
| | FY25 Budget Unspent | Remaining Budget | 154,887.90 | 154,887.90 | |
| | | | **154,887.90** | **154,887.90** | **-** |
| **CDBG** | | | | | |
| | FY25 Budget Unspent | CDBG Admin | 115,067.95 | 1,193,728.13 | |
| | FY25 Budget Unspent | CDBG Special Funds | 190,337.00 | | |
| | FY25 Budget Unspent | Operating budget for small business loans and improvements | 81,075.00 | | |
| | FY25 Budget Unspent | CDBG Capital Projects | 982,671.96 | | |
| | | | **1,369,151.91** | **1,193,728.13** | **(175,423.78)** |
| **RDA - Tax Increment** | | | | | |
| | FY25 Budget Unspent | Carryover All Remaining Budgets | 4,024,269.47 | 4,024,269.47 | |
| | | | **4,024,269.47** | **4,024,269.47** | **-** |
| **Mountain Vista** | | | | | |
| | | No Carryover Requested | - | 12,072,808.41 | |
| | | | **-** | **12,072,808.41** | **12,072,808.41** |
| **Home Consortium** | | | | | |
| | FY25 Budget Unspent | Operating budget for HOME projects throughout the City | 5,725,337.58 | 5,650,578.26 | |
| | | | **5,725,337.58** | **5,650,578.26** | **(74,759.32)** |

| | | | | | |
|---|---|---|---|---|---|
| **RDA - New Development** | | | | | |
| | FY25 Budget Unspent | Carryover All Remaining Budgets | **123,481.62** | 123,481.62 | |
| | | | **123,481.62** | **123,481.62** | - |
| **RDA- Special Purpose Grants** | | | | | |
| | FY25 Budget Unspent | OIP Down Payment Assistance | 525,639.66 | 525,639.66 | |
| | | | **525,639.66** | **525,639.66** | - |
| **Golf** | | | | | |
| | FY25 Budget Unspent | Driving range and medical school property transitions projects | 96,450.97 | 96,450.97 | |
| | | | **96,450.97** | **96,450.97** | - |
| **Water** | | | | | |
| | Encumbered on a Purchase Order | Water Reuse, Water Rights, Booster Station Repair and Asphalt Patching | 14,126.72 | 90,460.40 | |
| | FY25 Budget Unspent | Carryover remaining Balance Historically agreed upon - capital | 76,333.68 | | |
| | | | **90,460.40** | **90,460.40** | - |
| **Wastewater** | | | | | |
| | Encumbered on a Purchase Order | FY25 Open DPs for ongoing projects | 270,345.99 | 378,660.14 | |
| | FY25 Budget Unspent | Carryover remaining Balance Historically agreed upon - capital | 20,093.50 | | |
| | | | **290,439.49** | **378,660.14** | **88,220.65** |
| **Energy** | | | | | |
| | Encumbered on a Purchase Order | FY25 Open DPs for ongoing projects | 24,558.00 | 3,961,216.65 | |
| | FY25 Budget Unspent | Rebate program, supplies, contract services, equipment, etc. | 220,413.00 | | |
| | FY25 Budget Unspent | Per Budget Ordinance Unspent Grant Money | 280,289.00 | | |
| | | | **525,260.00** | **3,961,216.65** | **3,435,956.65** |
| **Airport** | | | | | |
| | Encumbered on a Purchase Order | FY25 Open DPs for ongoing projects | 22,857.95 | 68,675.00 | |
| | FY25 Budget Unspent | Carryover remaining Balance Historically agreed upon - capital | 6,821.71 | | |
| | | | **29,679.66** | **68,675.00** | **38,995.34** |
| **Ice Sheet** | | | | | |
| | Encumbered on a Purchase Order | FY25 Open DPs for ongoing projects | 225,875.00 | 470,138.54 | 244,263.54 |
| | | | **225,875.00** | **470,138.54** | **244,263.54** |
| **Sanitation** | | | | | |
| | Encumbered on a Purchase Order | FY25 DP Tipping fees | 95,395.95 | 1,454,151.06 | |
| | FY25 Budget Unspent | For purchase of a trommel screen for material separation at the compost yard | 186,030.00 | | |
| | FY25 Budget Unspent | Carryover remaining Balance Historically agreed upon - capital | 135,437.28 | | |
| | FY25 Budget Unspent | Per Budget Ordinance | 1,027,707.60 | | |
| | | | **1,444,570.83** | **1,454,151.06** | **9,580.23** |
| **Storm Drain** | | | | | |
| | Encumbered on a Purchase Order | FY25 DPs | 24,070.00 | 265,629.45 | |
| | FY25 Budget Unspent | Carryover remaining Balance Historically agreed upon - capital | 44,390.91 | | |
| | FY25 Budget Unspent | Vehicle Replacement | 150,758.10 | | |
| | | | **219,219.01** | **265,629.45** | **46,410.44** |
| **Customer Service** | | | | | |
| | FY25 Budget Unspent | Software upgrades and configurations | 416,000.00 | 679,358.47 | |
| | | | **416,000.00** | **679,358.47** | **263,358.47** |

| | | | | | |
|---|---|---|---|---|---|
| **Employee Benefits** | | | | | |
| | | No Carryover Requested | - | 208,954.54 | |
| | | | **-** | **208,954.54** | **208,954.54** |
| **Vehicle Maintenance** | | | | | |
| | Encumbered on a Purchase Order | FY25 DPs | 25,365.02 | 100,476.62 | |
| | FY25 Budget Unspent | Carryover remaining Balance Historically agreed upon - capital | 27,112.05 | | |
| | FY25 Budget Unspent | Carryover remaining Balance Historically agreed upon - Vehicle Replacement | 540.50 | | |
| | | | **53,017.57** | **100,476.62** | **47,459.05** |
| **Vehicle Replacement** | | | | | |
| | FY25 Budget Unspent | Per Budget Ordinance | 8,559,595.45 | 8,614,692.50 | |
| | | | **8,559,595.45** | **8,614,692.50** | **55,097.05** |
| **Computer Bank** | | | | | |
| | FY25 Budget Unspent | Per Budget Ordinance | 851,244.25 | 851,244.25 | |
| | | | **851,244.25** | **851,244.25** | **-** |
| **Facility Services** | | | | | |
| | FY25 Budget Unspent | General Fund Facilities Maintenance - Ongoing Projects | 2,699,319.39 | 2,699,319.39 | - |
| | | | **2,699,319.39** | **2,699,319.39** | **-** |
| **Telecom Internal Services** | | | | | |
| | FY25 Budget Unspent | Per Budget Ordinance | 198,677.20 | 198,677.20 | - |
| | | | **198,677.20** | **198,677.20** | **-** |
| **Total Non-General Fund Carryover** | | | **27,750,497.61** | **44,140,251.71** | **16,389,754.10** |

**Mayor's Signature** **Approval Date**

# PROVO MUNICIPAL COUNCIL
# WORK SESSION
# STAFF REPORT

| | |
|---|---|
| **Submitter:** | DOUGR |
| **Presenter:** | James Cornaby, Parks & Grounds Superintendent |
| **Department:** | Parks and Rec |
| **Requested Meeting Date:** | 07-08-2025 |
| **Requested Presentation Duration:** | 45 minutes |
| **CityView or Issue File Number:** | 25-015 |

**SUBJECT:** 12 A presentation regarding the Dog Park Master Plan and its implementation strategy (25-015)

**RECOMMENDATION:** A review of a study conducted by the Parks and Recreation Department with planning constultant Blu Line Design to identify locations and amenities for dog parks in Provo.

**BACKGROUND:** In May 2015, Provo opened its first fenced, off-leash dog park at Bicentennial Park, one of the first in Utah County. As the Parks and Recreation Master Plan identifies a level of service for dog parks in Provo, a Dog Park Master Plan and Implementation Strategy was conducted and funding for an additional dog park identified in the department capital improvement plan.

**FISCAL IMPACT:** Included in FY 2026 CIP

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**
This study is compatable with the General Plan, Parks and Recreation Master Plan, Capital Improvement Plan and other City goals and Council objectives.

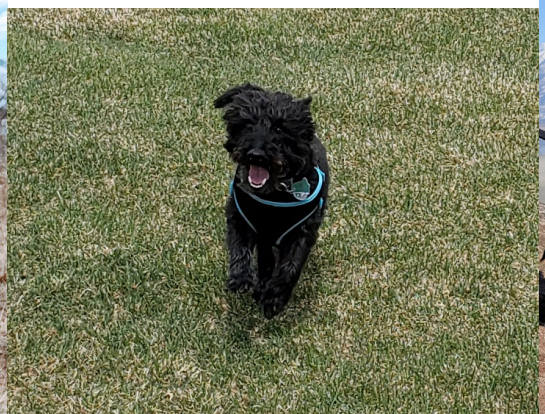


# Provo City
# Off-Leash Dog Park Master Plan

2025

provo
PARKS & RECREATION







# RESOLUTION ADOPTING THE DOG PARK MASTER PLAN

PLACEHOLDER UNTIL THE RESOLUTION PASSES

# ACKNOWLEDGMENTS

The Provo City Parks and Recreation Dog Park Master Plan was developed by the Provo City Parks and Recreation Department with the technical expertise of blu line design and ETC Institute. Special thanks go to many residents, park and recreation facility and community leaders for their insight and support throughout this study.

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# APPENDICES

Appendix A ETC Institute - Dog Park Survey

# CHAPTER ONE - EXECUTIVE SUMMARY

## 1.1 Project Purpose and Goal

Provo City is located along the Wasatch Range of the Rocky Mountains, forty miles south of Salt Lake City. With a growing population of 116,000, Provo is a community that values park and recreation facilities and services. To meet the needs of current and future park users, the 2021 Provo Parks and Recreation Master Plan recommends looking for opportunities for off-leash facilities for dog owners. The Master Plan also projects level of service recommendations of an additional 3 off-leash dog park areas by 2030.

Provo City's goal is to develop a comprehensive Off-Leash Dog Park Master Plan and Implementation Strategy. The plan should assess community needs through statistically valid surveys and other outreach methods to determine the appropriate capacity, locations, and range of services for off-leash dog parks within the city. Based on selection criteria outlined in the new Dog Park Master Plan, the Implementation Strategy will identify potential locations and amenities for community and regional-sized dog parks. The strategy will also address environmental considerations and incorporate community feedback.

## 1.2 Project Process Overview

The following are brief descriptions of each of the key steps in developing this plan.

- Coordination with City – City staff will provide relevant data, insights, and other information regarding local operations.
- Establish criteria and standards for selecting sites and designing new off-leash dog parks.
- Facilitate the public input process by identifying, describing, and implementing a comprehensive strategy for citizen involvement in the Dog Park Master Plan development. Ensure that residents, user groups, associations, and other stakeholders have opportunities to participate in the process. Build credibility for the master planning effort through public and stakeholder engagement.
- Statistically Valid Survey – Conduct a city-wide, statistically valid survey to assess community needs for dog park facilities. The survey must achieve a return rate that accurately represents a diverse sampling of the community population. This data will serve as a baseline to identify community needs and concerns regarding dog park amenities and inform the planning process.
- Identify service area gaps within the city to determine optimal locations for additional off-leash dog parks. Conduct at least two Public Open Houses during key milestones in the planning process. These events will provide an opportunity for residents to learn about the City's efforts and offer input regarding their needs, opinions, and concerns related to off-leash dog park facilities in Provo.
- Develop prototypical designs to guide the site selection process for potential new off-leash dog park facilities. These designs should identify key site-specific amenities and functionality, including separate areas for large and small dogs, to ensure an engaging, safe, sustainable, and interactive experience for both pets and their owners. The designs will serve as a guideline for the implementation of new

facilities, fostering a high-quality user experience.
- Recommend policies and regulations for the operation and management of off-leash dog parks, drawing from existing laws and policies while incorporating insights from successful dog parks in other jurisdictions. These recommendations should focus on best practices for ensuring safety, usability, and community engagement, fostering a positive environment for both dogs and their owners.

## 1.3 Planning and Implementation Process

The following are brief descriptions of each of the key steps in developing the implementation portion of the plan.

- Phased Site Implementation Plan - Develop a phased site implementation plan to align with community needs and available funding. This plan should prioritize locations based on demand and funding availability, ensuring a structured approach to facility development.
- Provo City Dog Park Implementation Strategy Matrix - Create a comprehensive Implementation Strategy Matrix for Provo City Dog Parks.
- Feasibility Assessment - Conduct a thorough assessment of each preferred site to evaluate its feasibility for construction.
- Develop Concept Plan for final identified sites.
- Operational Best Management Practices - Identify and outline detailed operational best management practices for the dog parks

## 1.4 Summary of Off-Leash Dog Park Master Plan

Following the assessment of the City's current dog park, nearby dog parks and a randomized dog park survey, a variety of key findings were identified to support the implementation of the Master Plan. These key findings help to guide decision- making by the year 2030 as recommended by the Provo City Parks and Recreation Master Plan (2021).

# CHAPTER TWO - RESEARCH AND EXISTING SERVICES

## 2.1 Introduction

Research for the Off-Leash Dog Park Master Plan centered on identifying the elements that contribute to a successful off-leash dog park system. This included examining the factors that support effective planning and design, as well as the policies, procedures, and regulations that have proven successful in the operation, maintenance, and management of such facilities. To gather this information, three primary research activities were undertaken, each aimed at securing knowledge related to these key areas:

- Review of existing local plans and studies as well as case studies outside of Utah.
- Evaluation of existing off-leash dog parks located within Provo City (Figure 2.1), Utah County and the Salt Lake Valley.
- Administration of a randomized Dog Park survey to Provo City residences.

## 2.2 Evaluation of Existing Utah and Salt Lake County Dog Parks

An inventory and analysis of 24 existing off-leash dog parks within Utah County and Salt Lake Valley was conducted to identify existing physical site conditions, potential maintenance issues, and gather anecdotal commentary from users in order to inform our design standards for the Provo City Off-Leash Dog Park Master Plan.

Elements evaluated in the analysis included size, surface material, access, drainage, site amenities, and user feedback, as available. The analysis also included notations for improvements needed and whether the facilities are under or overused.
The dog parks evaluated included:

- Bicentennial Park Dog Park, Spanish Fork Dog Park, Spanish Fork Dog Park 2, Orem Dog Park, Eagle Mountain Dog Park, Saratoga Ridge Dog Park, American Fork Dog Park, Art Dye Dog Park, Electric Park Dog Park, Dog Park at Willow Park, Draper Dayland Dog Park, K9 Memorial Dog Park, Galena Hills Dog Park, Sandy City Dog Park, West Jordan Off-Leash Dog Park, Millrace Off-Leash Dog Park, South Salt Lake Lions Park, Fairmont Dog Park, Parley's Historic Nature Park, Herman Franks Dog Park, Rotary Glen Dog Park, Memory Grove Park, Lindsey Gardens Park, Ferguson Park

### 2.2.1 Existing Off-Leash Dog Park Inventory Matrix

An inventory and evaluation matrix was prepared to document the characteristics of existing off-leash dog parks located within Utah County and the Salt Lake Valley. This information is summarized in Table 2.1, Existing Off-Leash Dog Parks Inventory and Evaluation. Several site amenities were recorded for each park, covering both physical features and operational elements. These amenities were organized into the following five categories:

- Surface Materials – identifies the primary ground coverings used within each facility.
- Access – describes how users enter and navigate the site.

- Drainage – notes water sources and potential drainage concerns caused by natural or constructed site conditions.
- Site Amenities – includes features that enhance the park's appeal, improve user comfort, and encourage longer visits.
- Maintenance/Compliance – identifies upkeep practices and compliance with relevant local, state, and federal standards for park development.

While no formal ranking system was applied, the information gathered provided valuable insight into design strengths, common challenges, and emerging trends. These findings directly informed the development of design standards for the Provo City Off-Leash Dog Park Master Plan, ensuring the new facilities reflect best practices observed in the region.

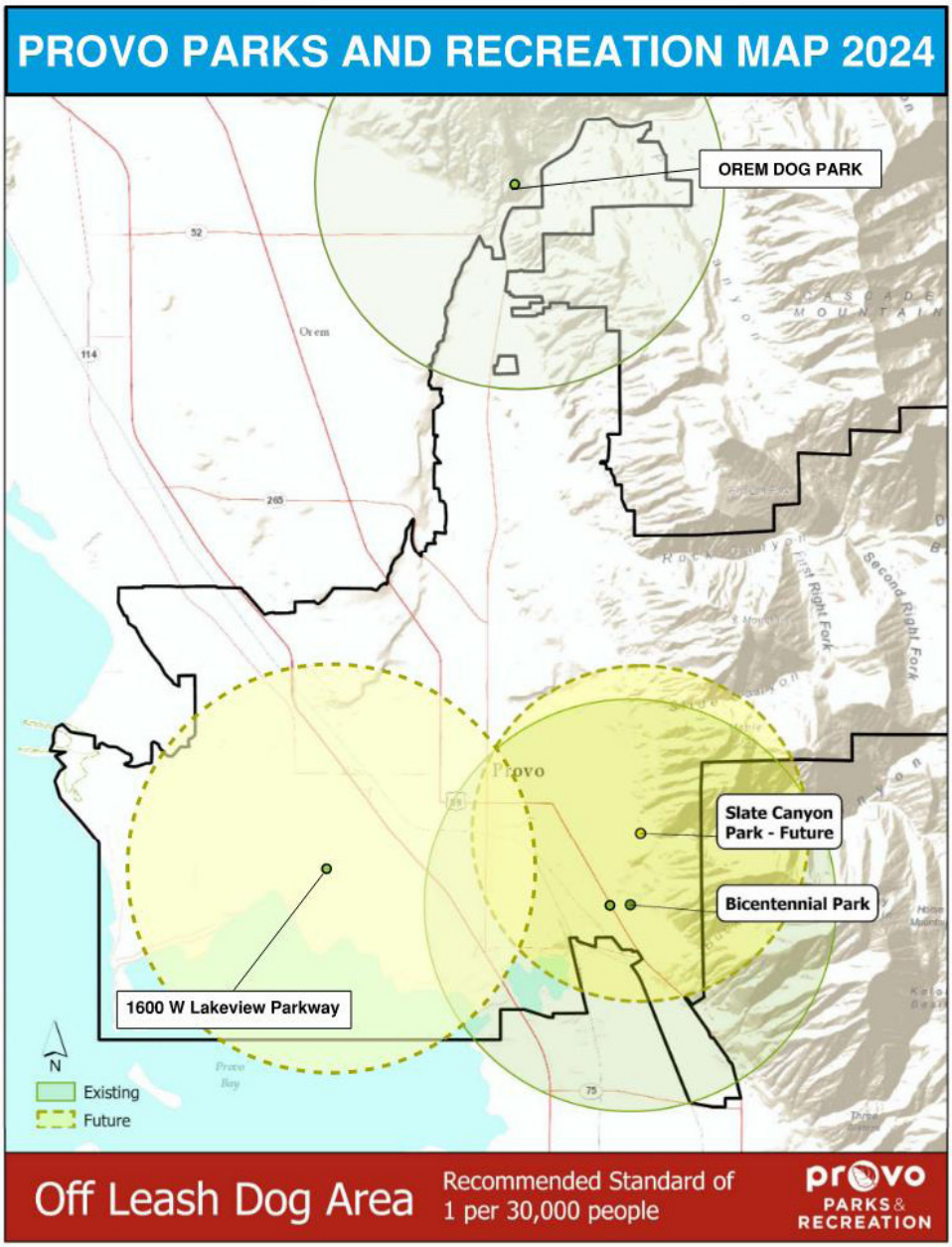



FIGURE 2.1 Provo City Off-Leash Dog Park Map

### 2.2.2 Existing Off-Leash Dog Parks Summary of Relevant Conclusions

Across the 24 off-leash dog parks inventoried, grass was the most common surface material, appearing in various combinations such as grass/sand, grass with wood mulch, and grass/gravel. Other materials included dirt/sand, decomposed granite, bark chips, and native surfaces. Tree cover varied widely, with many parks featuring trees without shrubs, few native trees, or mixed tree-and-shrub plantings, while others offered minimal or no vegetation. Pathway materials ranged from concrete and decomposed granite to asphalt or gravel, though some parks provided no formal paths at all. These observed patterns, along with variations in seating, shade structures, and other amenities, directly informed the design standards for the Provo City Off-Leash Dog Park Master Plan, ensuring that the new facilities build upon successful regional precedents while addressing common gaps in comfort, accessibility, and durability.

Adjacent Public Lands Context - See 2.4

## 2.3 Summary of Dog Park Survey

A summary of findings for the Provo Dog Park Survey can be found in Section 3.3.

**Utah County**

| Name | Acreage | Pod 1 | Pod 2 | Pod 3 | Dog Area Material | Trees and Shrubs | Seating | Shade Structures | Path Materials | Address | City | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bicentennial Park Dog Park | 0.64 | 0.64 | - | - | Dirt/Sand | Trees, no shrubs | | | | 1400 E 1440 S | Provo | |
| Spanish Fork Dog Park | 2.98 | 1.5 | 1.33 | 0.15 | Grass, wood mulch | Trees, no shrubs | | | | 400 S 600 E St | Spanish Fork | Has ability to close one side & has self contained agility cource |
| Spanish Fork Dog Park 2 | | 0.5 | - | - | Grass | Tree border | | | | 1150 E 600 S St. | Spanish Fork | |
| Orem Dog Park | 1.04 | 0.92 | 0.12 | - | Dirt/Sand | Few Trees, native | | | | 987-989 Provo River Pkwy | Orem | Large and small dog separation |
| Eagle Mountain Dog Park | 1.31 | 1.09 | 0.22 | - | Grass | Few Trees, native | | | | 455 Lehi-Fairfield Rd | Eagle Mountain | Large and small dog separation? |
| Saratoga Ridge Dog Park | 1.71 | 1.71 | - | - | Grass/Rock Mulch | Trees & shrubs | | | | Mount Saratoga Blvd | Saratoga Springs | 1 large park with small agility space, shrubs to outside |
| American Fork Dog Park | 0.86 | 0.56 | 0.3 | - | Dirt/Sand/Pea Gravel? | Few Trees, no shrubs | | | | 530 S | American Fork | Looks barren, large and small separated |
| Art Dye Dog Park | 3.21 | 3.21 | - | - | Grass, wood mulch | Lots of mature trees | | | | 1000 N 550 E St. | American Fork | Agility course in corner |
| Electric Park Dog Park | 0.45 | 0.45 | - | - | Decomposed Granite | 2 trees, no shrubs | | | | 32 N Maple Leaf Dr. | Spanish Fork | |
| Dog Park at Willow Park | 2.52 | 2.41 | 0.11 | - | Grass, wood mulch, gravel | Trees, native | 1 picnic table | 1 structure | Asphalt/Concrete | 2998 W 300 N. St. | Lehi | Large and Small Separation |

**Salt Lake County**

| Name | Acreage | Pod 1 | Pod 2 | Pod 3 | Dog Area Material | Trees and Shrubs | Seating | Shade Structures | Path Materials | Address | City | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Draper Dayland Dog Park | 2.54 | 1.97 | 0.43 | 0.14 | Grass/dirt/water | Trees and native | Benches Throughout | 4 Structures | Asphalt | 300 E 134 S | Draper | Interior Grass area casn be closed off, small dog park to side |
| K9 Memorial Dog Park | 3.03 | 1.49 | 1.54 | - | Grass | Trees, shrubs | Large Boulders | 2 Structures | Decomposed Granite | Main St | Herriman | 2 pods can be individually closed |
| Galena Hills Dog Park | 3.31 | 3.2 | 0.11 | - | Grass | Trees, native | Few benches | 2 Structures | Decomposed Granite | 12500 S 550 W | Draper | |
| Sandy City Dog Park | 1.89 | 1.1 | 0.79 | | Grass/Sand/Gravel | Trees | Picnic tables | | Gravel | 9980 S 300 E | Sandy | 2 pods can be individually closed |
| West Jordan Off-Leash Dog Park | 3.74 | 1.85 | 1.49 | 0.4 | Grass/Sand | Several trees | Benches | 3 shade | Concrete | 5982 New Bingham Hwy | West Jordan | 1 grass run, 1 gravel run, 1 small dog grass area |
| Millrace Off-Leash Dog Park | 1.7 | 1.61 | 0.05 | 0.04 | Bark Chips/Gravel | Ttrees | Benches | 2 Shade | Concrete | 1200W 5400S | Taylorsville | 2 small dog areas, 1 large |
| South Salt Lake Lions Park | 0.51 | 0.51 | - | - | Grass/Sand/dirt | Trees | Benches | 1 shade | Concrete | 361 E Roberts Ave | South Salt Lake | |
| Fairmont Dog Park | 1.43 | 1.43 | | | Grass/Gravel | Lots of trees | | | No path | 1119-1101 S Ashton Ave | Salt Lake City | Park looked better when they had it divided. |
| Parley's Historic Nature Park | 0 | | | | Natural | | | | | | Salt Lake City | |
| Herman Franks Dog Park | 1.42 | 1.42 | | | Sand | | Benches | | | | Salt Lake City | |
| Rotary Glen Dog Park | 6.84 | | | | Grass/Sand | | | | | | Salt Lake City | |
| Memory Grove Park | 3.18 | | | | Grass/Natural | | | | | | Salt Lake City | |
| Lindsey Gardens Park | 5.9 | | | | Grass | | | | | | Salt Lake City | |
| Ferguson Park | 2.25 | 2.25 | | | Native | Trees and native | Benches | 1 shade structure | asphalt, dirt | 7722 S Propspector Dr | Cottonwood Heights | All Natural park |

FIGURE 2.2 Utah & Salt Lake County Off-Leash Dog Park Evaluation Matrix

## 2.4 Adjacent Public Lands Context (USFS)

Many Provo residents and visitors use nearby U.S. Forest Service (USFS) lands (Uinta-Wasatch-Cache National Forest) for hiking with dogs in a more natural setting. These areas are not City parks and are governed by USFS rules and any posted Forest Orders. Including this context clarifies how the City's fenced, in-town off-leash parks complement—rather than replace—unfenced, open-space experiences on federal lands.

How USFS dog rules generally work

- Developed/high-use sites: In locations such as trailheads, campgrounds, picnic/interpretive areas, and other busy nodes, dogs are required to be on a physical leash.
- Undeveloped areas (dispersed use): Outside developed/high-use sites, dogs may be off-leash only if they remain under immediate voice control and within sight of the handler at all times. Handlers are fully responsible for the dog's behavior, including recall.
- Waste & sanitation: Users must pick up and pack out waste. Trash service is limited at many USFS sites; plan accordingly.
- Wildlife, livestock, and other users: Do not allow dogs to harass wildlife or livestock. Leash up when passing other users—especially children, runners, cyclists, and equestrians—and yield appropriately on narrow trails.
- Posted orders & seasons: Obey any posted Forest Orders (e.g., watershed protections, seasonal closures, area-specific leash requirements). When in doubt, leash up and follow current signage.

Safety, enforcement, and stewardship

- Safety & preparedness: Conditions vary (steep terrain, heat/cold, water crossings, limited cell service). Carry water for dogs, avoid overheating, and monitor paws on abrasive surfaces.
- Enforcement: USFS law-enforcement officers can cite violations under federal regulations and Forest Orders.
- Stewardship emphasis: Because these are natural environments, good trail etiquette—staying on durable surfaces, avoiding wildlife disturbance, and packing out all pet waste—protects habitats and other users' experience.

How this informs City design and operations

- Design: City off-leash parks should continue to emphasize clear entries, posted rules, accessible paths (concrete preferred), reliable shade/water/waste—features not guaranteed on USFS lands.
- Operations: Communications, signage, and digital maps should make the jurisdictional shift clear so users choose the right setting for their dogs (predictable fenced parks vs. natural trail experiences) and know which rules apply where.

# CHAPTER THREE - PUBLIC PARTICIPATION

## 3.1 Introduction

Public participation for the Provo City Off-Leash Dog Park Master Plan was a coordinated, multi-layered process designed to gather diverse perspectives and ensure the final recommendations reflect community needs, operational realities, and long-term planning considerations. Engagement activities included two public open houses, a statistically valid randomized community survey, targeted stakeholder meetings with City staff and agency partners, and ongoing updates to the Parks and Recreation Advisory Board.

The public open houses, held in spring 2025 (Figures 3.8 and 3.9), provided opportunities for residents to review project goals, potential site maps, and conceptual designs, and to share feedback on preferred amenities and park locations. The statistically valid survey, conducted citywide during the winter of 2024–2025, gathered responses from 404 households, yielding a ±4.9% margin of error at the 95% confidence level. Survey results (Figures 3.1–3.7) provided reliable data on dog ownership, park usage, feature preferences, and community concerns.

To complement these public-facing efforts, a focused stakeholder meeting was held on April 9, 2025, involving representatives from various City departments, the US Forest Service, and other operational and planning staff outside the main project management team. This meeting addressed technical, regulatory, and site-specific considerations for developing off-leash dog parks. In addition, the project team met three times with the Parks and Recreation Advisory Board to review progress, receive feedback, and ensure alignment with the City's broader parks and recreation goals.

## 3.2 Stakeholder Meetings

The April 9, 2025 stakeholder meeting brought together Provo City staff from multiple departments, representatives from the US Forest Service, and other key individuals with relevant operational, planning, and enforcement expertise. The group's purpose was to provide targeted technical input to inform site selection criteria, design standards, and operational guidelines.

Key discussion topics included:

- Enforcement and Animal Control – Current enforcement policies both inside and outside designated off-leash dog parks, the clarity and consistency of signage, and concerns related to off-leash hours in parks other than Bicentennial.
- Public Works and Water Resources – Location restrictions near drinking water wells and ASR zones, stormwater management practices, watershed protection, and potential design responses to prevent contamination.
- Planning and Development Services – Anticipated growth areas, the potential role of developers and HOAs in creating private pet-friendly amenities, and policy approaches to integrate private off-leash facilities into new developments.
    1. New residential developments with HOAs should continue to submit a Pet Waste Management Plan at site plan review, detailing station locations and

counts, O&M responsibilities and funding, signage/communication, and stormwater best practices; HOA-managed facilities do not count toward City dog-park LOS.

- US Forest Service – Leash requirements on adjacent federal lands, enforcement capabilities, and strategies for managing public use in interface areas. All Provo trail heads connecting to US Forest Service land, where off-leash use is permitted.
- City Council Representative Input – General support for well-planned fenced dog parks, location preferences that minimize conflicts with playgrounds and high-use event spaces, and the importance of geographic equity in park distribution.
- The input from this meeting played a critical role in refining the Master Plan's recommendations, ensuring they address not only public demand but also operational feasibility, environmental stewardship, and inter-agency coordination.

## 3.3 Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board served as an important review and guidance body throughout the planning process. The project team met with the board on three occasions—beginning with the January 16, 2025 presentation of the Dog Park Master Plan and Implementation Strategy, followed by an update meeting on May 15, 2025, and concluding with a June 12, 2025 presentation of refined site concepts.

At each meeting, the board was briefed on progress, including updates on public engagement results, stakeholder feedback, and the evolving site selection process. Presentations included survey results, site ranking summaries, and conceptual design graphics. Board members provided feedback on proposed site locations, distribution across the city, desired amenities, and considerations for minimizing conflicts with other park uses.

The board's role was twofold: to ensure the plan aligned with the City's broader parks and recreation goals, and to provide direction on priorities for phased implementation. Their feedback influenced both the short-term site recommendations and the long-term development strategy outlined in later chapters.

During its update meetings, the Parks & Recreation Advisory Board discussed the concept of time-limited off-leash hours in general parks and expressed a preference for fenced, designated off-leash areas as the primary strategy for Provo at this time.

## 3.4 Statistically Valid Survey

A citywide, statistically valid survey was conducted during the winter of 2024–2025 to ensure that the Provo City Off-Leash Dog Park Master Plan was guided by reliable, representative data. Administered by ETC Institute, the survey was distributed to a random sample of households via mail, with the option to respond online. To protect data integrity, online respondents were required to provide and verify their home address against the random sample list before their submission was accepted.

The goal of collecting at least 400 responses was exceeded, with 404 surveys completed, achieving a ±4.9% margin of error at the 95% confidence level. Responses reflected a demographically and geographically balanced cross-section of Provo residents.

Key findings from the survey included:

- Dog Ownership and Usage – 58% of respondents currently own a dog, and 38% reported using a dog park in or around Provo within the past two years. Bicentennial Park was by far the most frequently visited (80% of dog park users), followed by Spanish Fork Dog Park and Orem City Dog Park (both 28%).
- Feature Preferences – The most important features identified were fenced areas (60%), waste stations (41%), water stations (34%), and double-gated entries (28%). Shaded areas, open play areas, and good drainage were also frequently cited as priorities (Figures 3.3 and 3.6).
- Common Concerns – The top dislikes about dog parks were aggressive dogs (65%), lack of maintenance (64%), and inattentive owners (56%) (Figure 3.7).
- Location and Accessibility – Residents indicated they would be most likely to visit dog parks located within a short walking distance from their home, though convenience by car was also important.
- Community Input on Locations – Open-ended responses revealed strong interest in geographically distributed parks, with frequent mentions of Rock Canyon, west-side properties near Lakeview Parkway, Stutz Park, and areas along the Provo River Trail.
- Survey results provided a clear set of community priorities for site selection, design standards, and operational policies, ensuring that future off-leash dog parks address both desired amenities and common concerns.

The following scatter plot graph indicates where completed surveys were received from residents in Provo City.

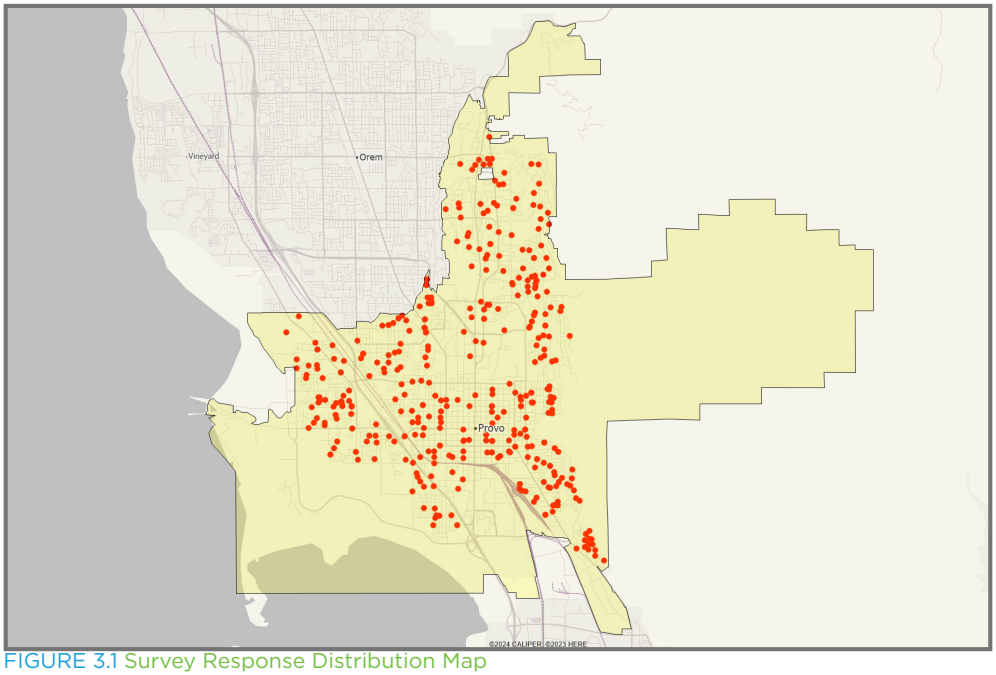



FIGURE 3.1 Survey Response Distribution Map

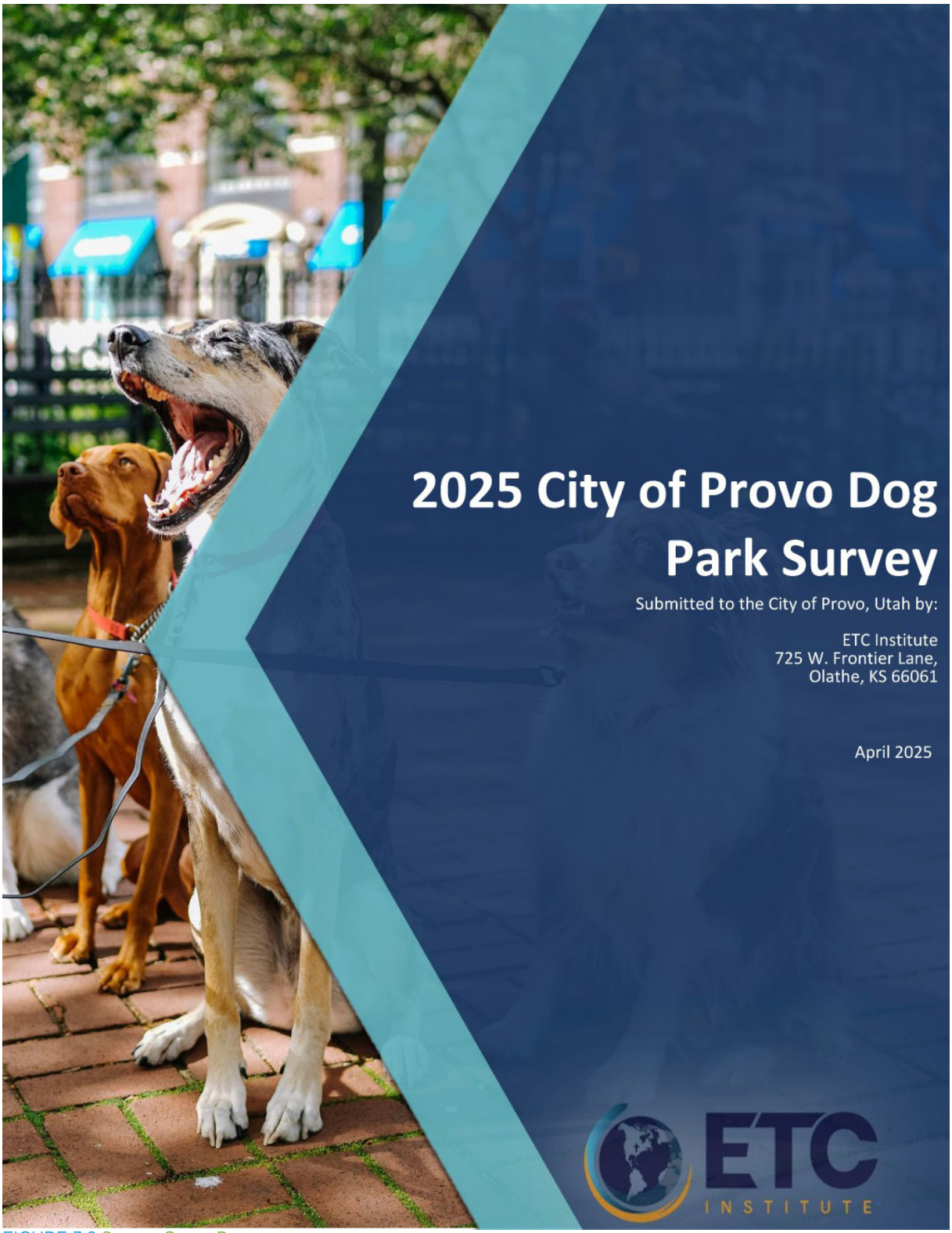



FIGURE 3.2 Survey Cover Page

The major findings of the survey are summarized on the following pages. Complete survey results are provided as a separate document.

### 3.4.1 Dog Ownership and Size of Dogs

Residents were asked about their dog ownership.

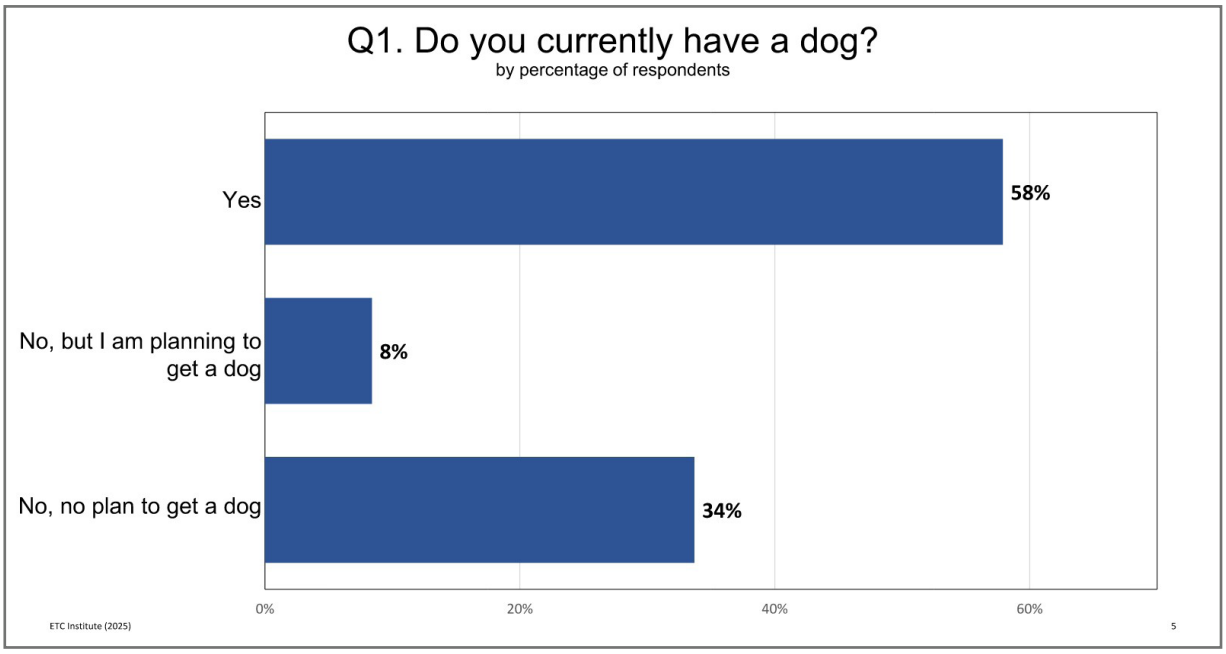



FIGURE 3.3 Dog Ownership

Residents were asked the size of their dogs. Provo residents with dogs primarily have large dogs.

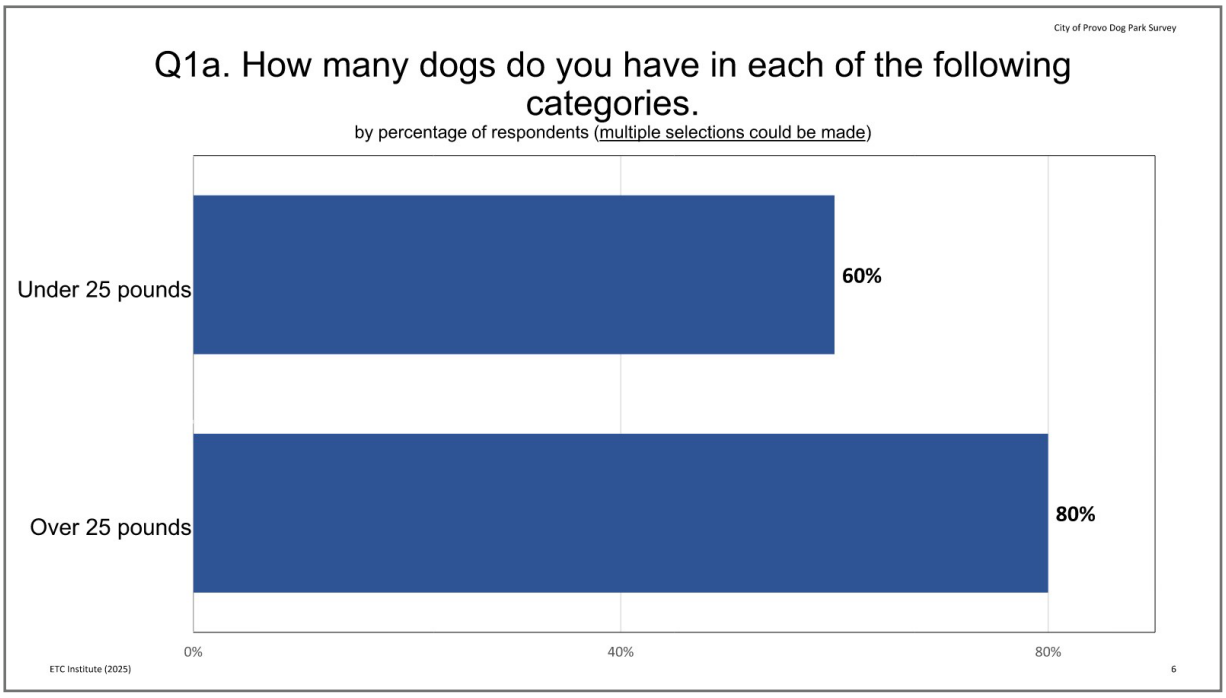



FIGURE 3.4 Dog Size

### 3.4.2 Dog Park Usage - Location and Frequency

Residents were asked how often they go to dog parks

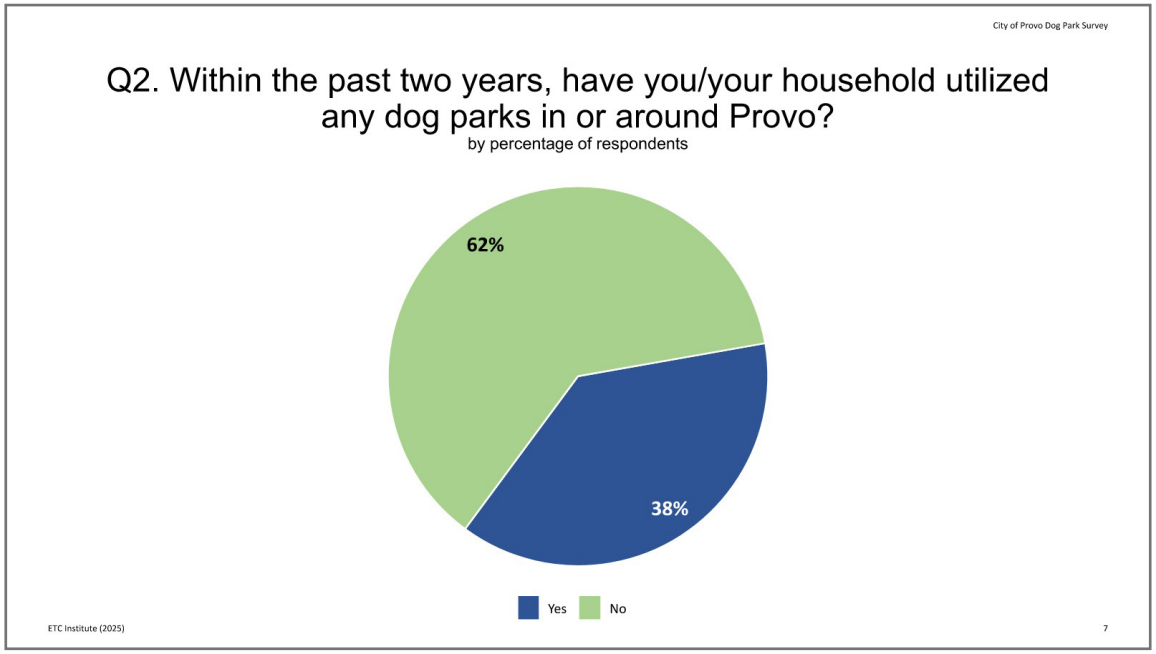



FIGURE 3.5 Dog Park Usage

Residents were asked where they go to dog parks. Bicentennial Park was the most visited.

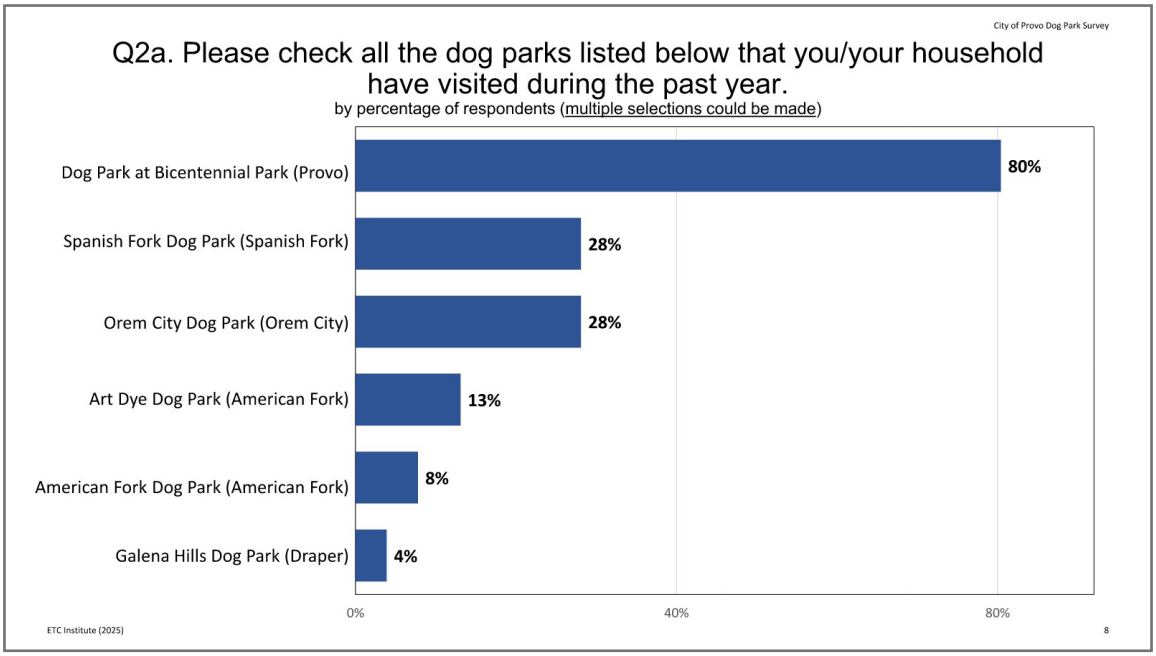



FIGURE 3.6 Location and Frequency

Residents were asked how often they go to the dog parks they had previously selected.

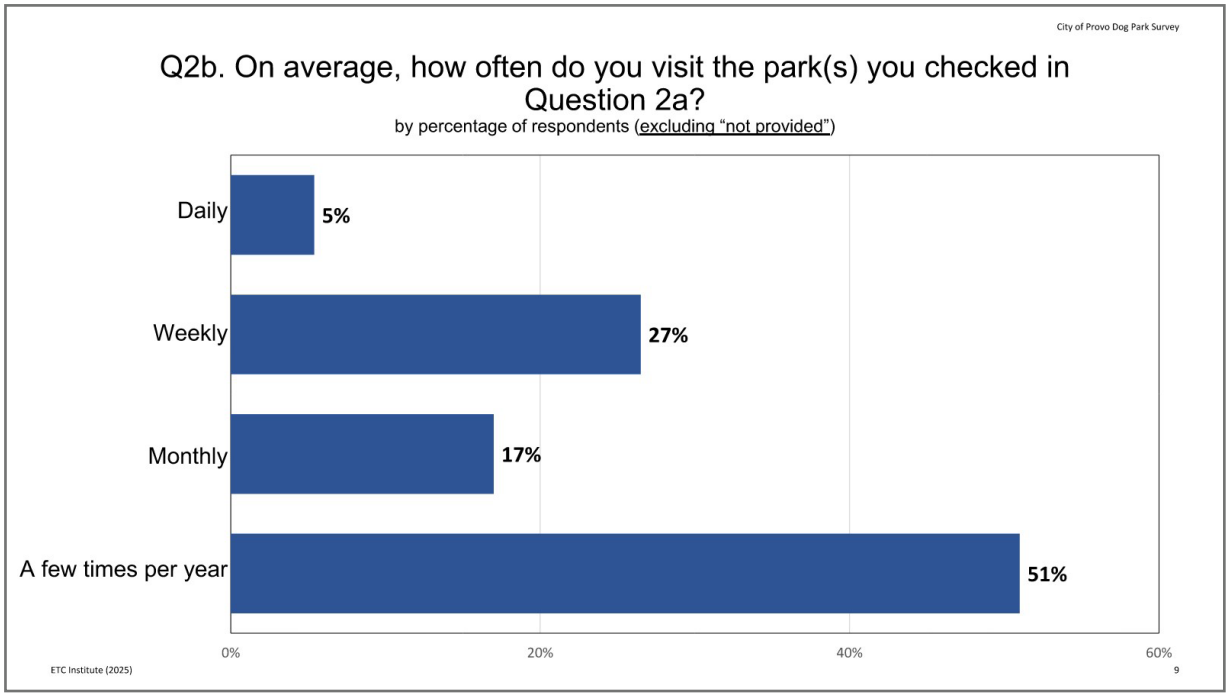



FIGURE 3.7 Frequency of Dog Park Visits

Residents were asked how often they would go to a dog park based on distance.

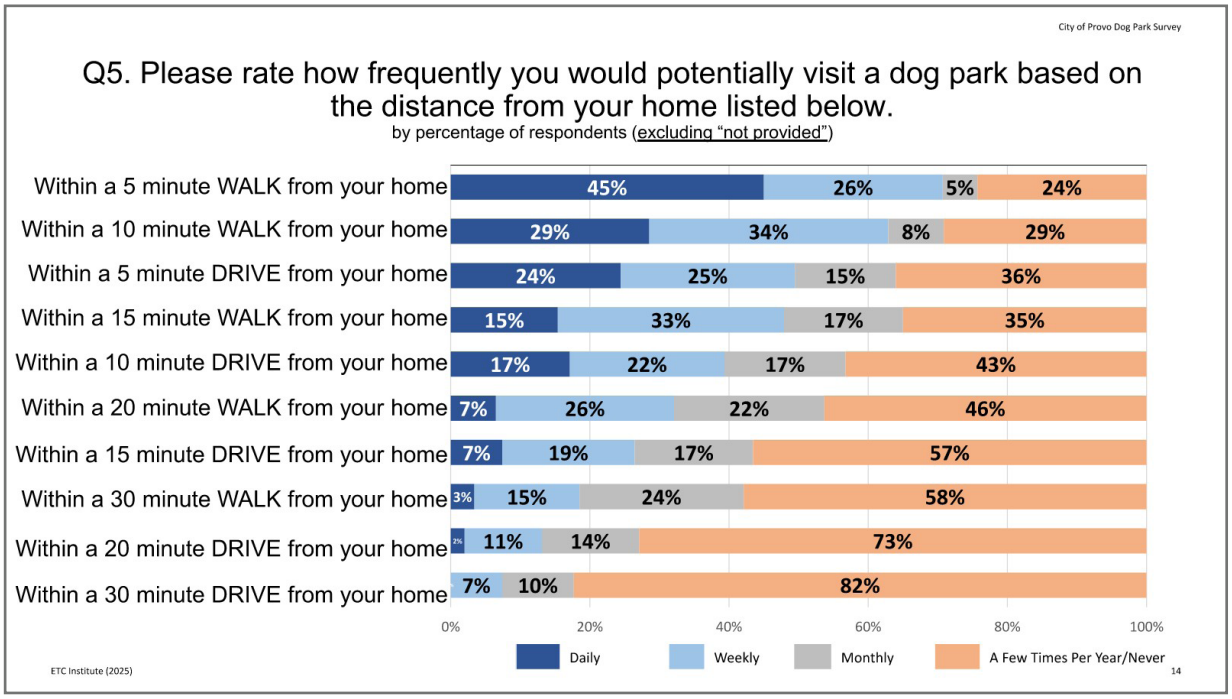



FIGURE 3.8 Willingness to Travel

### 3.4.3 Dog Park Positive Features

Residents were asked what features they enjoy.

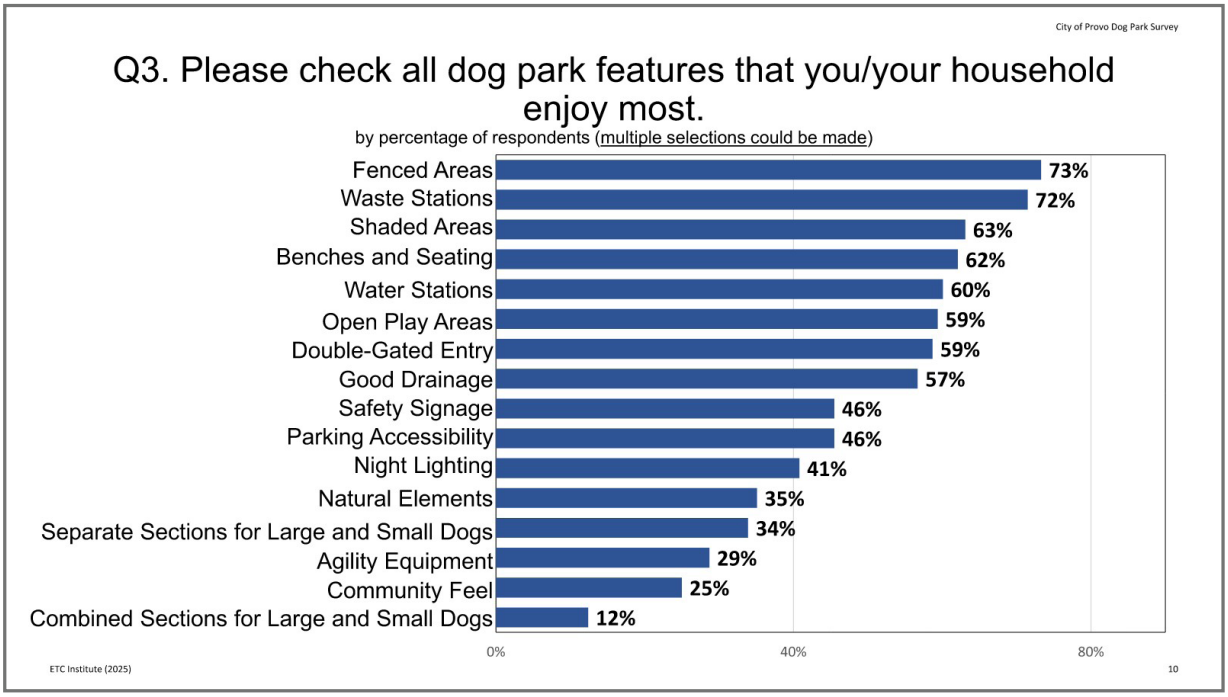



FIGURE 3.9 Enjoyable Dog Park Features

Residents were asked which features are the most important

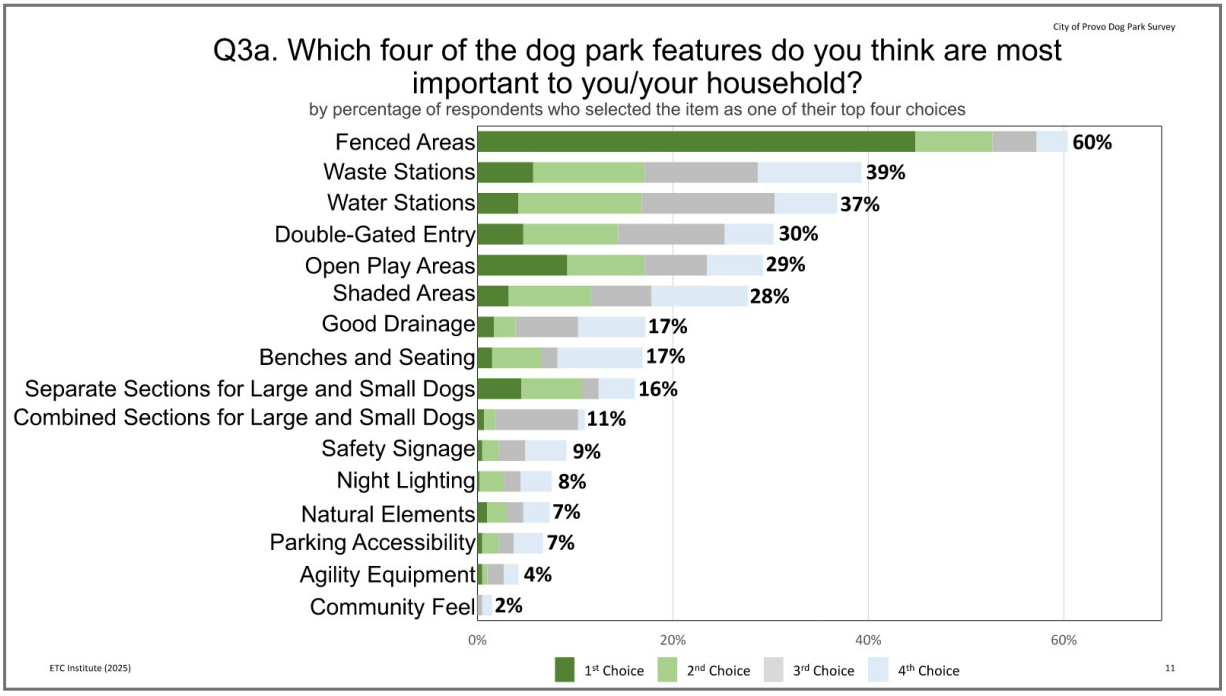



FIGURE 3.10 Important Features

### 3.4.4 Dog Park Negative Features

Residents were asked what features they do not like about dog parks

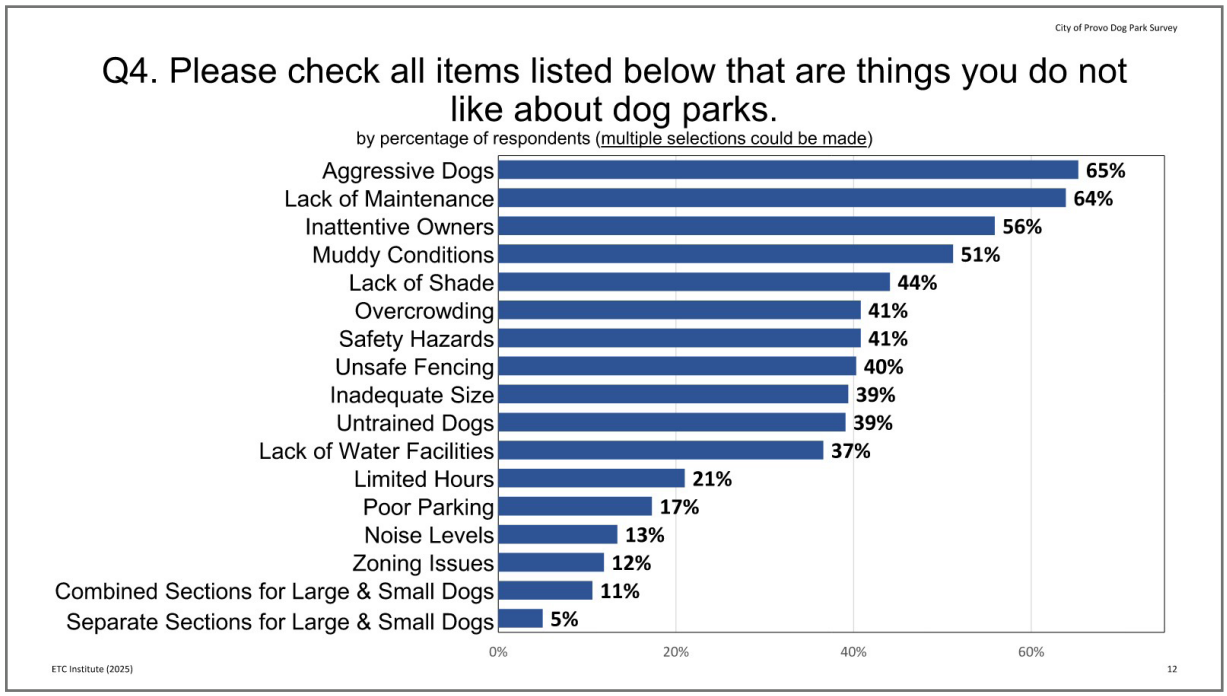



FIGURE 3.11 Items Not Liked

Residents were asked what features are not important in dog parks

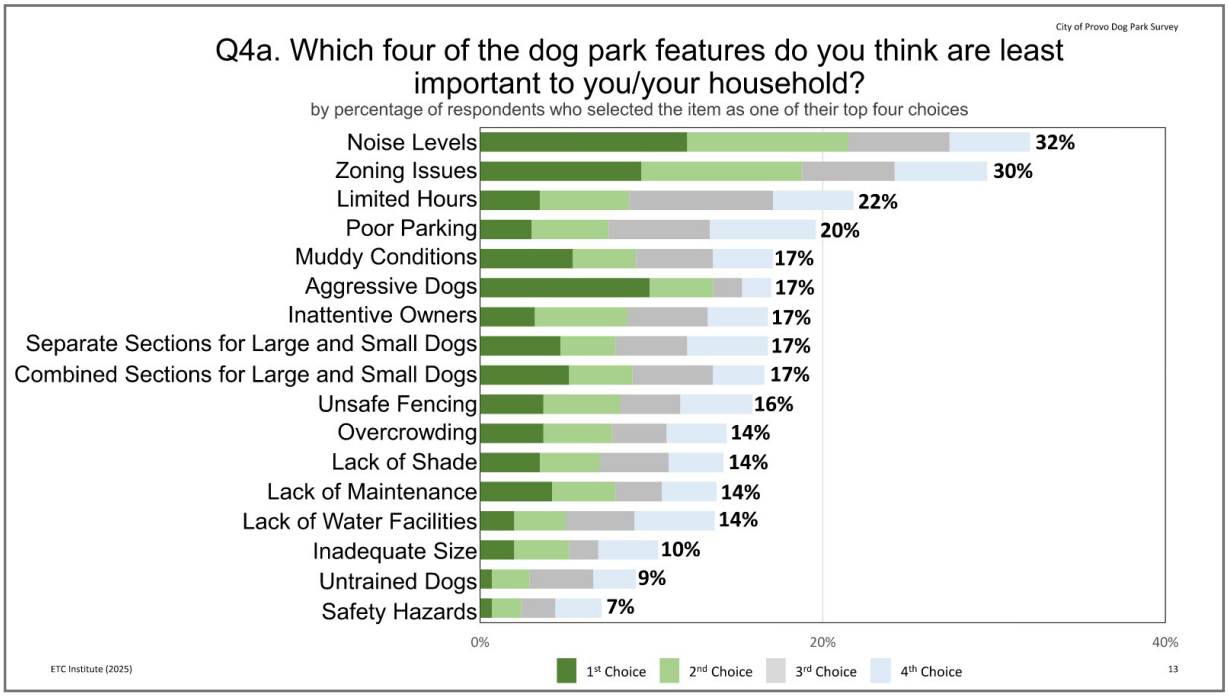



FIGURE 3.12 Least Important Features

## 3.5 Public Open Houses

Two public open houses were held in spring 2025 to provide direct, in-person opportunities for residents to review and comment on the planning process.

- Open House 1 (February 2025) – Focused on introducing the project, explaining the planning process, and presenting generalized potential locations for dog parks. Attendees were invited to identify preferred locations on large-format maps, review sample design elements, and complete comment forms to capture early-stage input.

- Open House 2 (May 2025) – Presented refined site selection maps, preliminary design concepts, and summarized results from the statistically valid survey. Participants reviewed and provided feedback on the proposed concepts, prioritized amenities, and identified potential issues for specific sites.

Across both open houses, more than 50 people participated, providing location-specific suggestions, voicing concerns about off-leash dog behavior outside of designated areas, and offering support for fenced, well-maintained parks with shade, seating, and water access.

### 3.5.1 Methodology

The combined engagement process—which included the statistically valid survey, stakeholder meeting, three Parks and Recreation Advisory Board updates, and two public open houses—produced a consistent set of themes that shaped the Master Plan:

- High Demand for Additional Off-Leash Facilities – Residents expressed strong support for more fenced dog parks located throughout the city, with emphasis on equitable geographic distribution.
- Amenity Priorities – Fenced areas, waste stations, water stations, shaded seating, and double-gated entries were identified as the most important features for new facilities.
- Maintenance and Enforcement – Many respondents stressed the need for consistent upkeep, enforcement of park rules, and strategies to address aggressive dogs and inattentive owners.
- Location Preferences – Frequently suggested areas included Rock Canyon Park, properties along Lakeview Parkway, and west-side parcels with trail connections.
- Design and User Experience – Larger, grassy spaces were preferred over sand or gravel surfaces, with support for rotating-use areas to maintain turf quality and reduce wear.

This comprehensive feedback provided a clear mandate for the Master Plan's site selection and design recommendations, ensuring that proposed dog parks will be responsive to both the desires and concerns of the Provo community.




FIGURE 3.13 Public Open House 1 - Team




FIGURE 3.14 Public Open House 1 - Purpose, Scope and Timeline

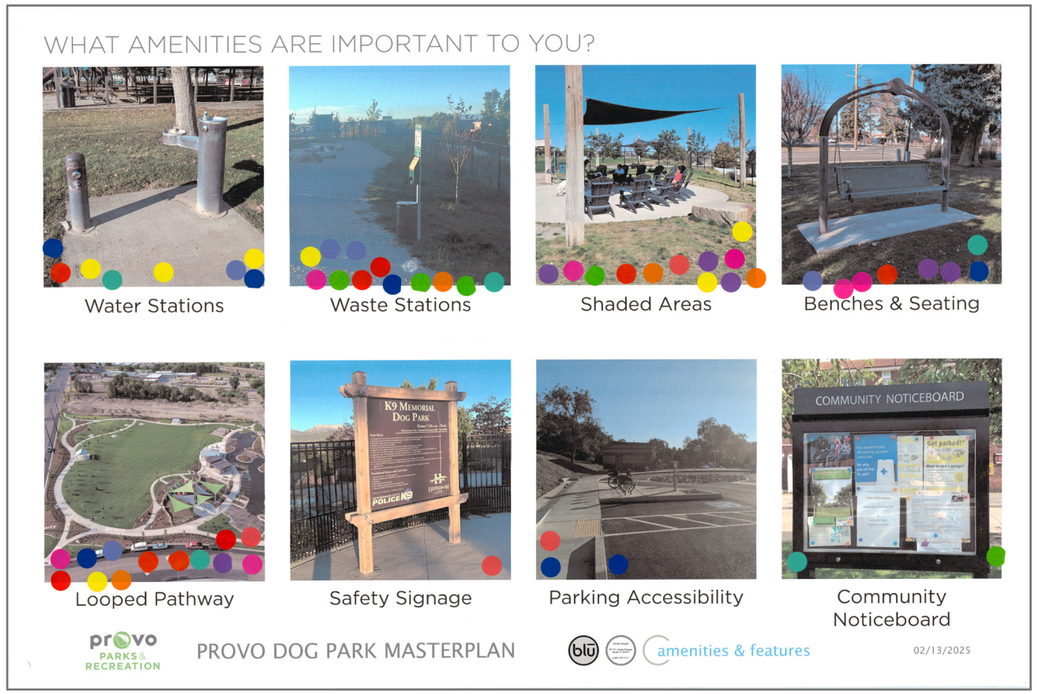



FIGURE 3.15 Public Open House 1 - Important Amenities 1

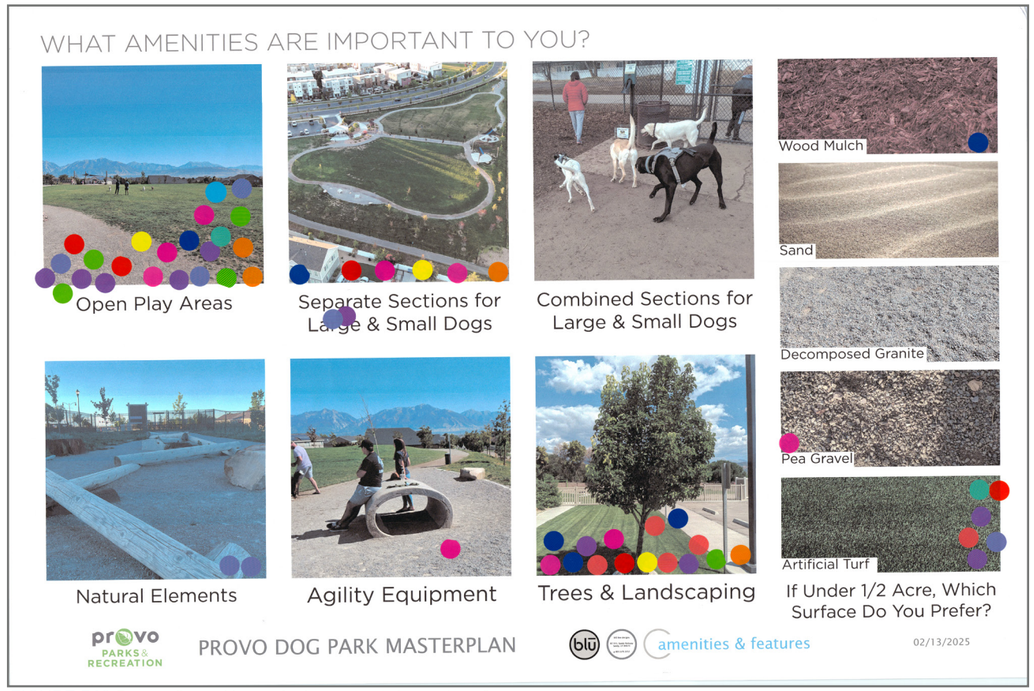



FIGURE 3.16 Public Open House 1 - Important Amenities 2

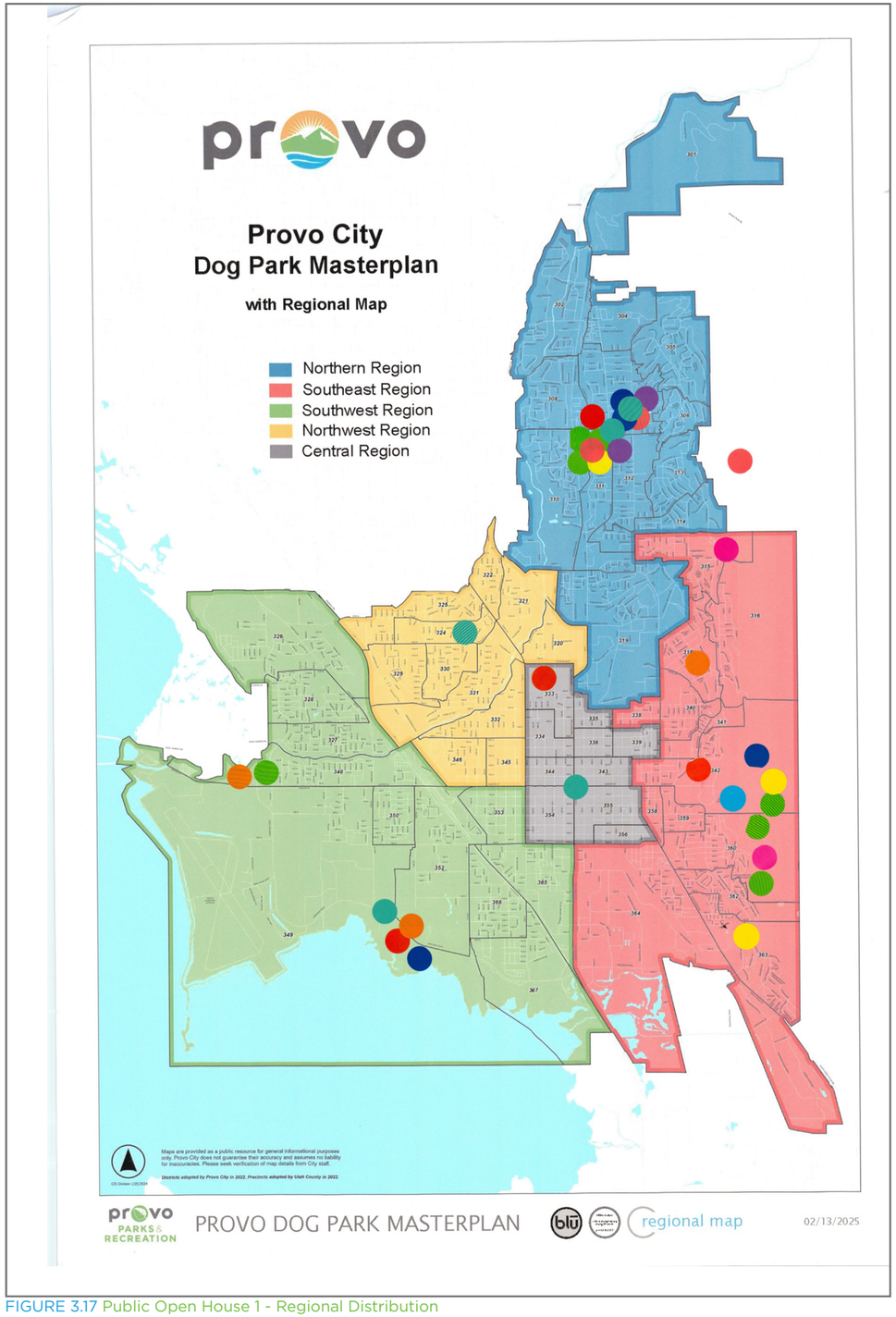
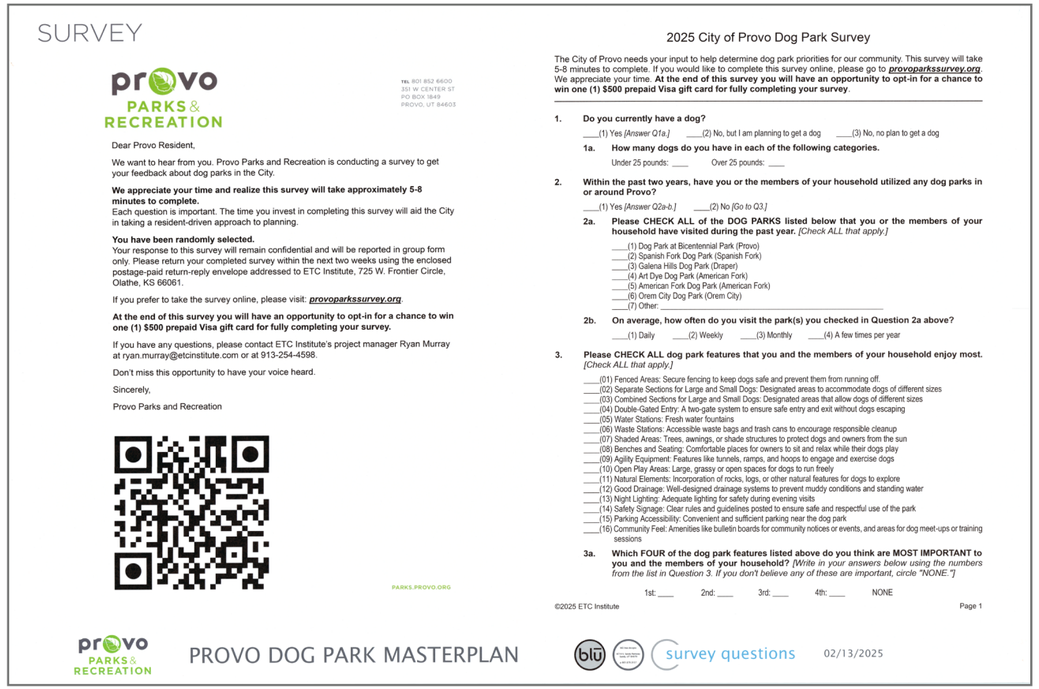



FIGURE 3.17 Public Open House 1 - Regional Distribution


SURVEY

PARKS & RECREATION

TEL 801 852 6600
351 W CENTER ST
PO BOX 1849
PROVO, UT 84603

Dear Provo Resident,

We want to hear from you. Provo Parks and Recreation is conducting a survey to get your feedback about dog parks in the City.

**We appreciate your time and realize this survey will take approximately 5-8 minutes to complete.**
Each question is important. The time you invest in completing this survey will aid the City in taking a resident-driven approach to planning.

**You have been randomly selected.**
Your response to this survey will remain confidential and will be reported in group form only. Please return your completed survey within the next two weeks using the enclosed postage-paid return-reply envelope addressed to ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061.

If you prefer to take the survey online, please visit: ***provoparkssurvey.org***.

**At the end of this survey you will have an opportunity to opt-in for a chance to win one (1) $500 prepaid Visa gift card for fully completing your survey.**

If you have any questions, please contact ETC Institute's project manager Ryan Murray at ryan.murray@etcinstitute.com or at 913-254-4598.

Don't miss this opportunity to have your voice heard.

Sincerely,

Provo Parks and Recreation

PARKS.PROVO.ORG

2025 City of Provo Dog Park Survey

The City of Provo needs your input to help determine dog park priorities for our community. This survey will take 5-8 minutes to complete. If you would like to complete this survey online, please go to ***provoparkssurvey.org***. We appreciate your time. **At the end of this survey you will have an opportunity to opt-in for a chance to win one (1) $500 prepaid Visa gift card for fully completing your survey.**

**1. Do you currently have a dog?**
___(1) Yes *[Answer Q1a.]* ___(2) No, but I am planning to get a dog ___(3) No, no plan to get a dog

**1a. How many dogs do you have in each of the following categories.**
Under 25 pounds: ____ Over 25 pounds: ____

**2. Within the past two years, have you or the members of your household utilized any dog parks in or around Provo?**
___(1) Yes *[Answer Q2a-b.]* ___(2) No *[Go to Q3.]*

**2a. Please CHECK ALL of the DOG PARKS listed below that you or the members of your household have visited during the past year.** *[Check ALL that apply.]*
___(1) Dog Park at Bicentennial Park (Provo)
___(2) Spanish Fork Dog Park (Spanish Fork)
___(3) Galena Hills Dog Park (Draper)
___(4) Art Dye Dog Park (American Fork)
___(5) American Fork Dog Park (American Fork)
___(6) Orem City Dog Park (Orem City)
___(7) Other: _____

**2b. On average, how often do you visit the park(s) you checked in Question 2a above?**
___(1) Daily ___(2) Weekly ___(3) Monthly ___(4) A few times per year

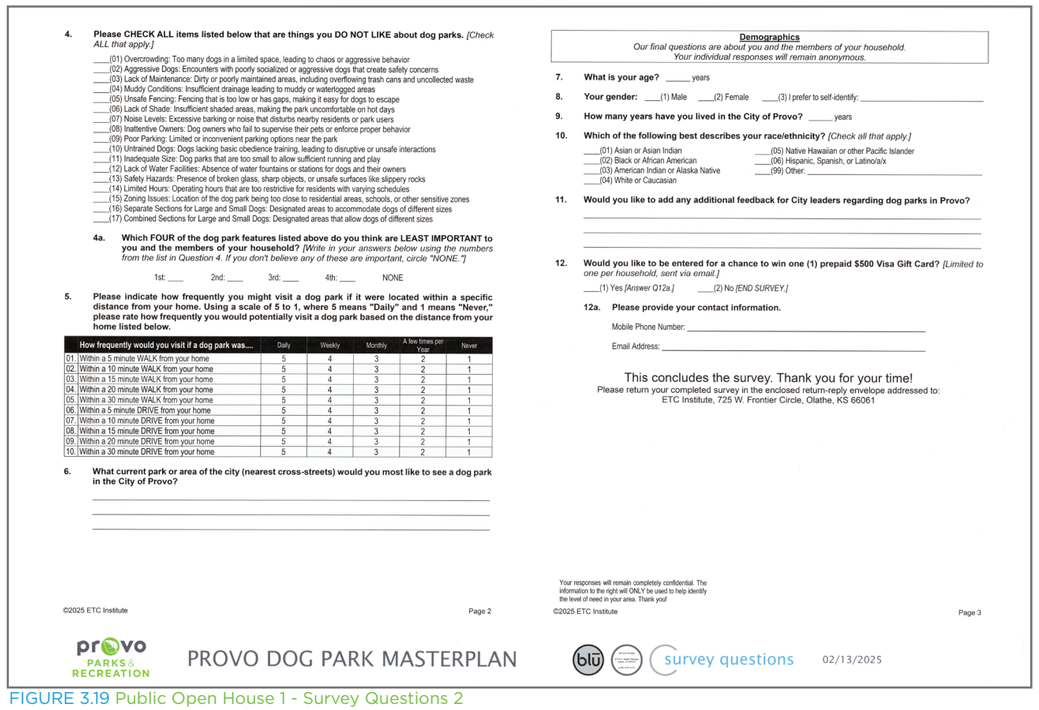
**3. Please CHECK ALL dog park features that you and the members of your household enjoy most.** *[Check ALL that apply.]*
___(01) Fenced Areas: Secure fencing to keep dogs safe and prevent them from running off.
___(02) Separate Sections for Large and Small Dogs: Designated areas to accommodate dogs of different sizes
___(03) Combined Sections for Large and Small Dogs: Designated areas that allow dogs of different sizes
___(04) Double-Gated Entry: A two-gate system to ensure safe entry and exit without dogs escaping
___(05) Water Stations: Fresh water fountains
___(06) Waste Stations: Accessible waste bags and trash cans to encourage responsible cleanup
___(07) Shaded Areas: Trees, awnings, or shade structures to protect dogs and owners from the sun
___(08) Benches and Seating: Comfortable places for owners to sit and relax while their dogs play
___(09) Agility Equipment: Features like tunnels, ramps, and hoops to engage and exercise dogs
___(10) Open Play Areas: Large, grassy or open spaces for dogs to run freely
___(11) Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore
___(12) Good Drainage: Well-designed drainage systems to prevent muddy conditions and standing water
___(13) Night Lighting: Adequate lighting for safety during evening visits
___(14) Safety Signage: Clear rules and guidelines posted to ensure safe and respectful use of the park
___(15) Parking Accessibility: Convenient and sufficient parking near the dog park
___(16) Community Feel: Amenities like bulletin boards for community notices or events, and areas for dog meet-ups or training sessions

**3a. Which FOUR of the dog park features listed above do you think are MOST IMPORTANT to you and the members of your household?** *[Write in your answers below using the numbers from the list in Question 3. If you don't believe any of these are important, circle "NONE."]*
1st: ___ 2nd: ___ 3rd: ___ 4th: ___ NONE

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PROVO DOG PARK MASTERPLAN survey questions 02/13/2025

FIGURE 3.18 Public Open House 1 - Survey Questions 1


**4. Please CHECK ALL items listed below that are things you DO NOT LIKE about dog parks.** *[Check ALL that apply.]*
___(01) Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior
___(02) Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns
___(03) Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans and uncollected waste
___(04) Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas
___(05) Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape
___(06) Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days
___(07) Noise Levels: Excessive barking or noise that disturbs nearby residents or park users
___(08) Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior
___(09) Poor Parking: Limited or inconvenient parking options near the park
___(10) Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions
___(11) Inadequate Size: Dog parks that are too small to allow sufficient running and play
___(12) Lack of Water Facilities: Absence of water fountains or stations for dogs and their owners
___(13) Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks
___(14) Limited Hours: Operating hours that are too restrictive for residents with varying schedules
___(15) Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones
___(16) Separate Sections for Large and Small Dogs: Designated areas to accommodate dogs of different sizes
___(17) Combined Sections for Large and Small Dogs: Designated areas that allow dogs of different sizes

**4a. Which FOUR of the dog park features listed above do you think are LEAST IMPORTANT to you and the members of your household?** *[Write in your answers below using the numbers from the list in Question 4. If you don't believe any of these are important, circle "NONE."]*
1st: ___ 2nd: ___ 3rd: ___ 4th: ___ NONE

**5. Please indicate how frequently you might visit a dog park if it were located within a specific distance from your home. Using a scale of 5 to 1, where 5 means "Daily" and 1 means "Never," please rate how frequently you would potentially visit a dog park based on the distance from your home listed below.**

| How frequently would you visit if a dog park was.... | Daily | Weekly | Monthly | A few times per Year | Never |
|---|---|---|---|---|---|
| 01. Within a 5 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 02. Within a 10 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 03. Within a 15 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 04. Within a 20 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 05. Within a 30 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 06. Within a 5 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 07. Within a 10 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 08. Within a 15 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 09. Within a 20 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 10. Within a 30 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |

**6. What current park or area of the city (nearest cross-streets) would you most like to see a dog park in the City of Provo?**

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**Demographics**
*Our final questions are about you and the members of your household.*
*Your individual responses will remain anonymous.*

**7. What is your age?** _____ years

**8. Your gender:** ___(1) Male ___(2) Female ___(3) I prefer to self-identify: _____

**9. How many years have you lived in the City of Provo?** _____ years

**10. Which of the following best describes your race/ethnicity?** *[Check all that apply.]*
___(01) Asian or Asian Indian
___(02) Black or African American
___(03) American Indian or Alaska Native
___(04) White or Caucasian
___(05) Native Hawaiian or other Pacific Islander
___(06) Hispanic, Spanish, or Latino/a/x
___(99) Other: _____

**11. Would you like to add any additional feedback for City leaders regarding dog parks in Provo?**

**12. Would you like to be entered for a chance to win one (1) prepaid $500 Visa Gift Card?** *[Limited to one per household, sent via email.]*
___(1) Yes *[Answer Q12a.]* ___(2) No *[END SURVEY.]*

**12a. Please provide your contact information.**
Mobile Phone Number: _____
Email Address: _____

This concludes the survey. Thank you for your time!
Please return your completed survey in the enclosed return-reply envelope addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The information to the right will ONLY be used to help identify the level of need in your area. Thank you!

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PROVO DOG PARK MASTERPLAN survey questions 02/13/2025

FIGURE 3.19 Public Open House 1 - Survey Questions 2

### 3.5.2 Open House Number 1 Results Summary

Residents were asked what features they would like to see in dog parks. The results are below:

- Open Play Areas – 23
- Trees & Landscaping – 15
- Looped Pathway / Walking Path – 13
- Waste Stations – 12
- Shaded Areas – 12
- Separate Sections for Large & Small Dogs – 8
- Water Stations – 8
- Benches & Seating – 8
- Parking Accessibility – 3
- Natural Elements – 2
- Community Noticeboard – 2
- Safety Signage – 1
- Agility Equipment – 1
- Combined Sections for Large & Small Dogs – 0
- If under 1/2 Acre, Which Surface do you Prefer?
  - Artificial Turf - 6
  - Wood Mulch - 1
  - Pea Gravel - 1
  - Sand - 0
  - Decomposed Granite - 1

| 1st Public Open House Results - Closest Park | # Votes |
|---|---|
| Quail Orchard/Stutz Park area | 13 |
| Slate Canyon | 8 |
| Provo City 18 Acres (Southwest) | 4 |
| Provo River Gateway Park | 2 |
| Rock Canyon Park | 1 |
| Lions Park | 1 |
| North Park | 1 |
| Foothills Park | 1 |
| Maeser Park | 1 |
| Bicentennial Park | 1 |
| **Total votes** | **33** |

| 1st Public Open House Physical Survey Responses | # Votes |
|---|---|
| Stutz Park | 3 |
| Slate Canyon | 3 |
| Quail Orchard Park | 2 |
| Southwest | 2 |
| Canyon Road | 1 |
| Whatever can provide the most space | 1 |
| Provo School District Property – Grandview or Dixon | 1 |
| Pioneer Park | 1 |
| West, where new development is happening | 1 |
| 3700 N. | 1 |
| Bicentennial Park uphill area | 1 |
| Every neighborhood district | 1 |
| **Total votes** | **18** |

FIGURE 3.20 Public Open House 1 - Regional Distribution Results and Resident Survey

# OUR PURPOSE, SCOPE & TIMELINE

The purpose of this project is to outline a comprehensive master plan and implementation strategy for establishing new dog parks in the community. This initiative aims to create safe, engaging, and well-designed spaces for dogs and their owners, promoting both animal welfare and community engagement. Our objective is to identify new locations for multi-functional dog parks that accommodate various sizes, foster community interaction and ensure sustainable and low maintenance facilities.

## Project Timeline

| | |
|---|---|
| Planning & Data Gathering | 5 - 6 Weeks |
| Public Feedback & Survey * | 10 - 12 Weeks |
| Site Ranking & Conceptual Design | 3 - 4 Weeks |
| Site Specific Design | 4 - 6 Weeks |
| Final Masterplan | 4 - 6 Weeks |

* We are here now

## Additional Feedback Survey





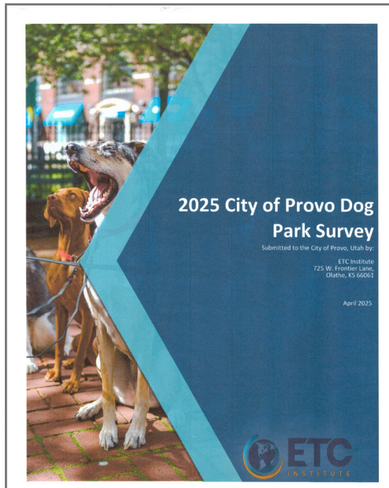


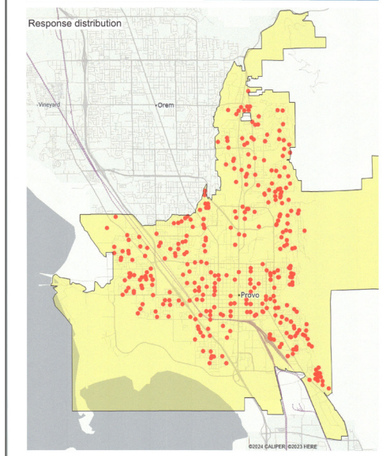


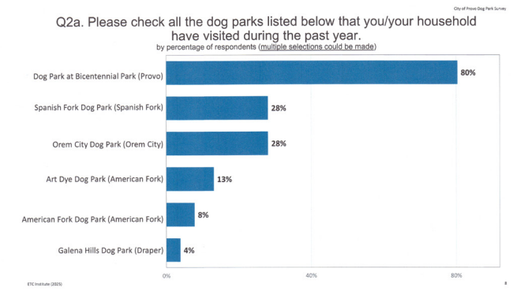


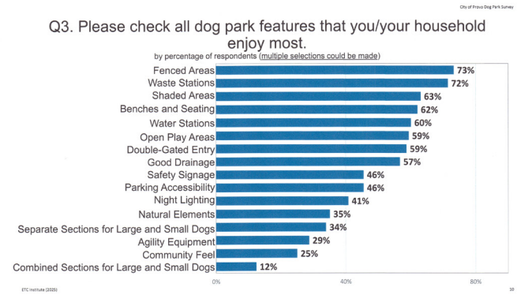
PROVO DOG PARK MASTERPLAN — purpose, scope & timeline — 04/23/2025

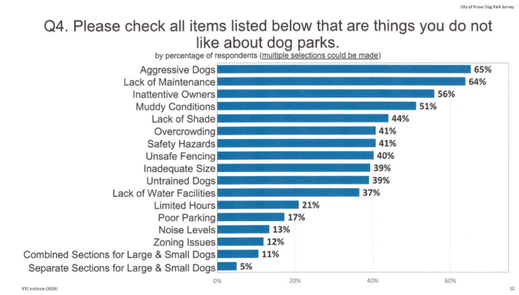
FIGURE 3.21 Public Open House 2 - Purpose, Scope and Timeline Update

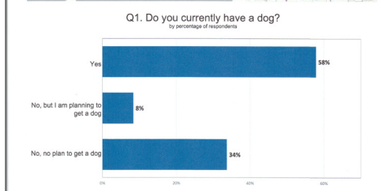


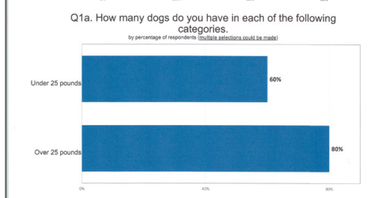



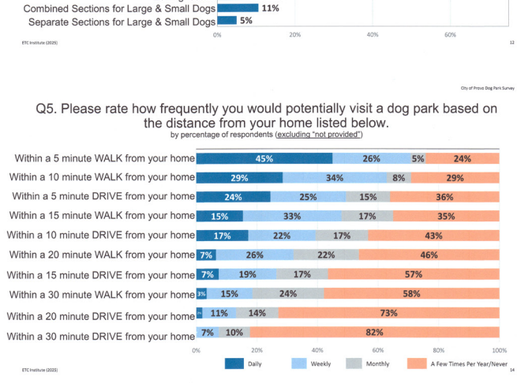




PROVO DOG PARK MASTERPLAN — Survey Results — 04/23/2025

FIGURE 3.22 Public Open House 2 - Survey Results*

*Statistically valid survey results were presented to the public during public open house 2, not a result of public open house 2.

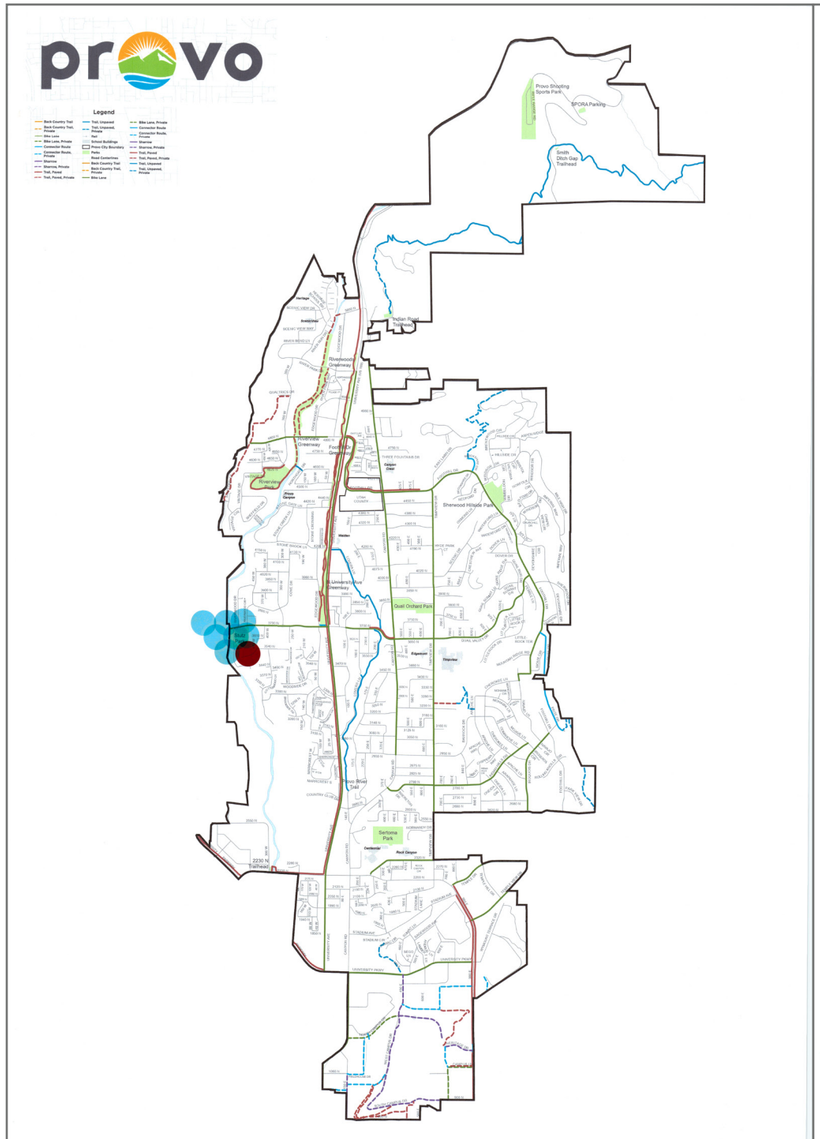



FIGURE 3.23 Public Open House 2 - Northern Region Map

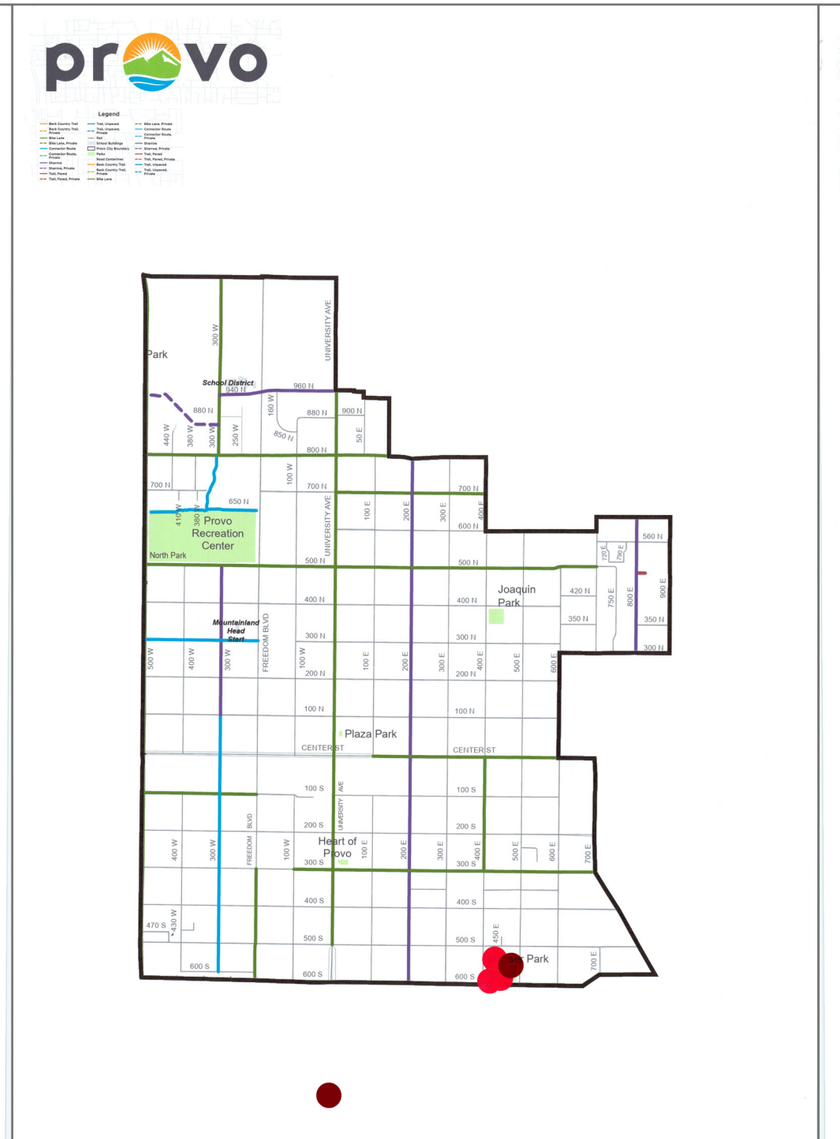



FIGURE 3.24 Public Open House 2 - Northwest Region Map

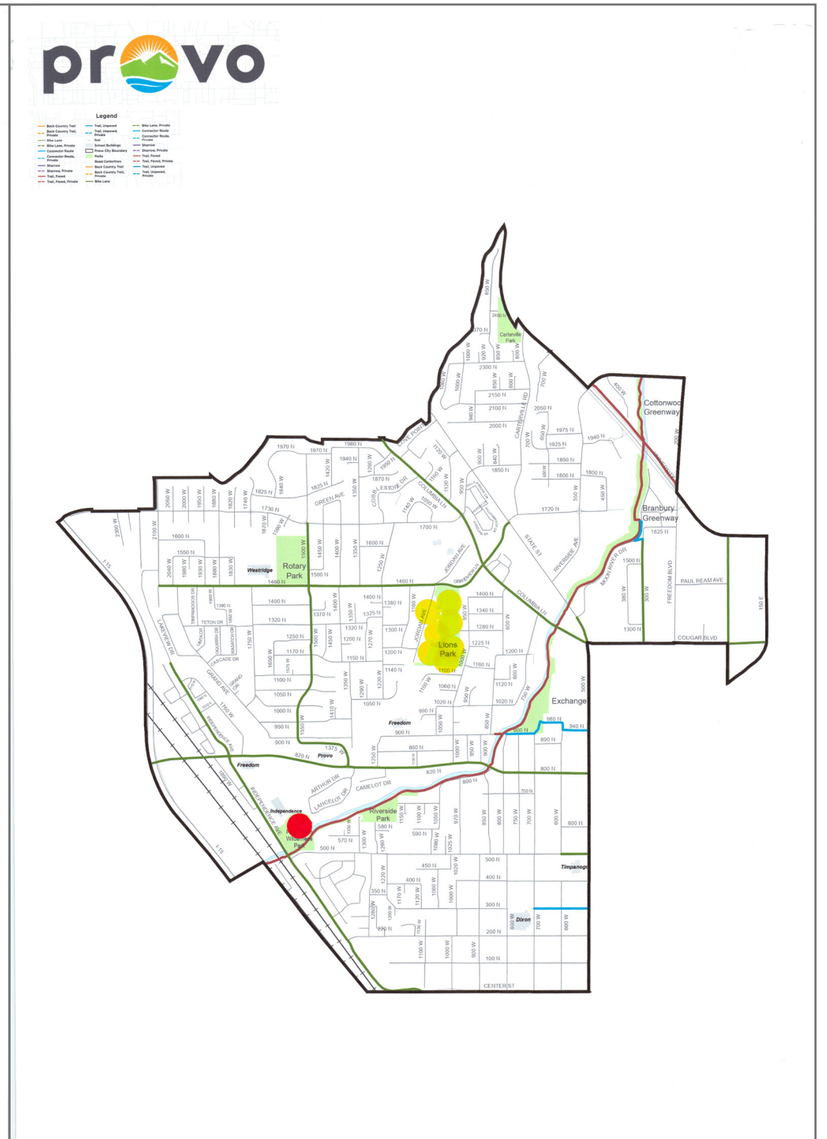



FIGURE 3.25 Public Open House 2 - Northwest Region Map

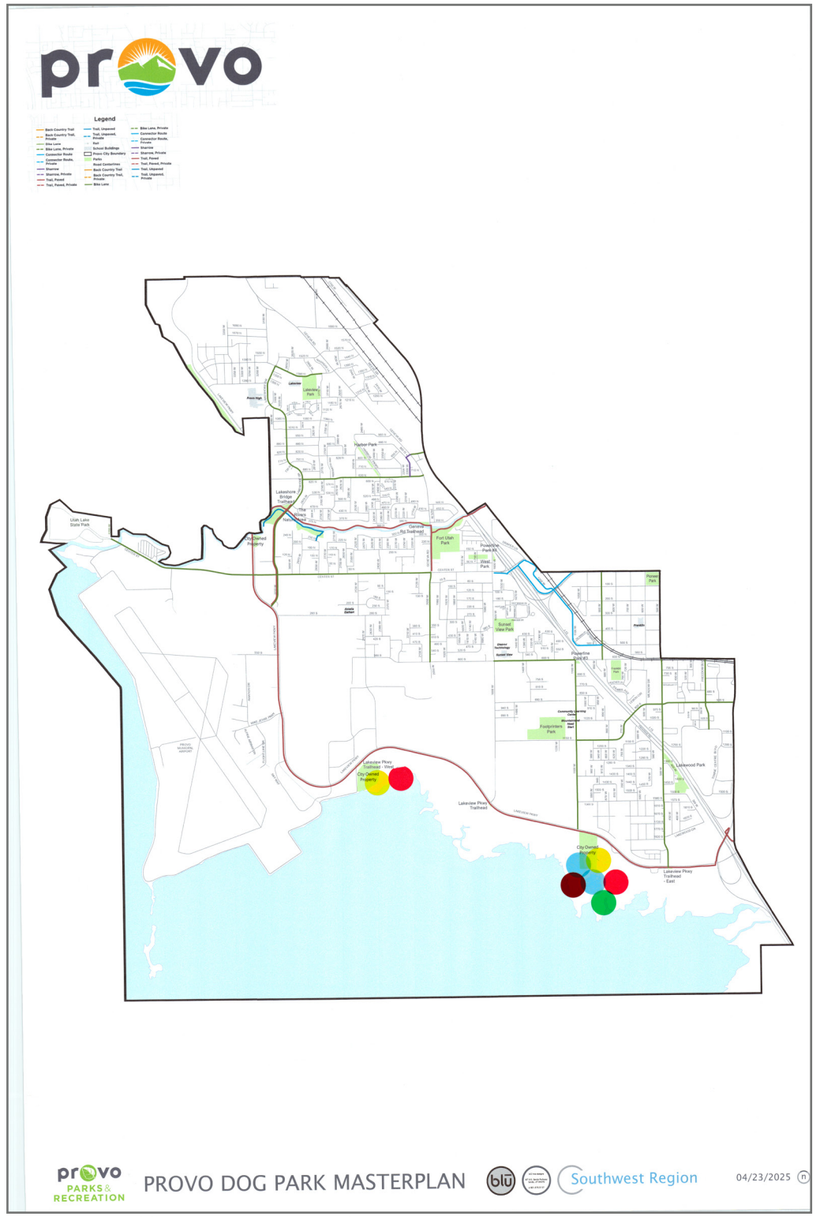



FIGURE 3.26 Public Open House 2 - Southwest Region Map

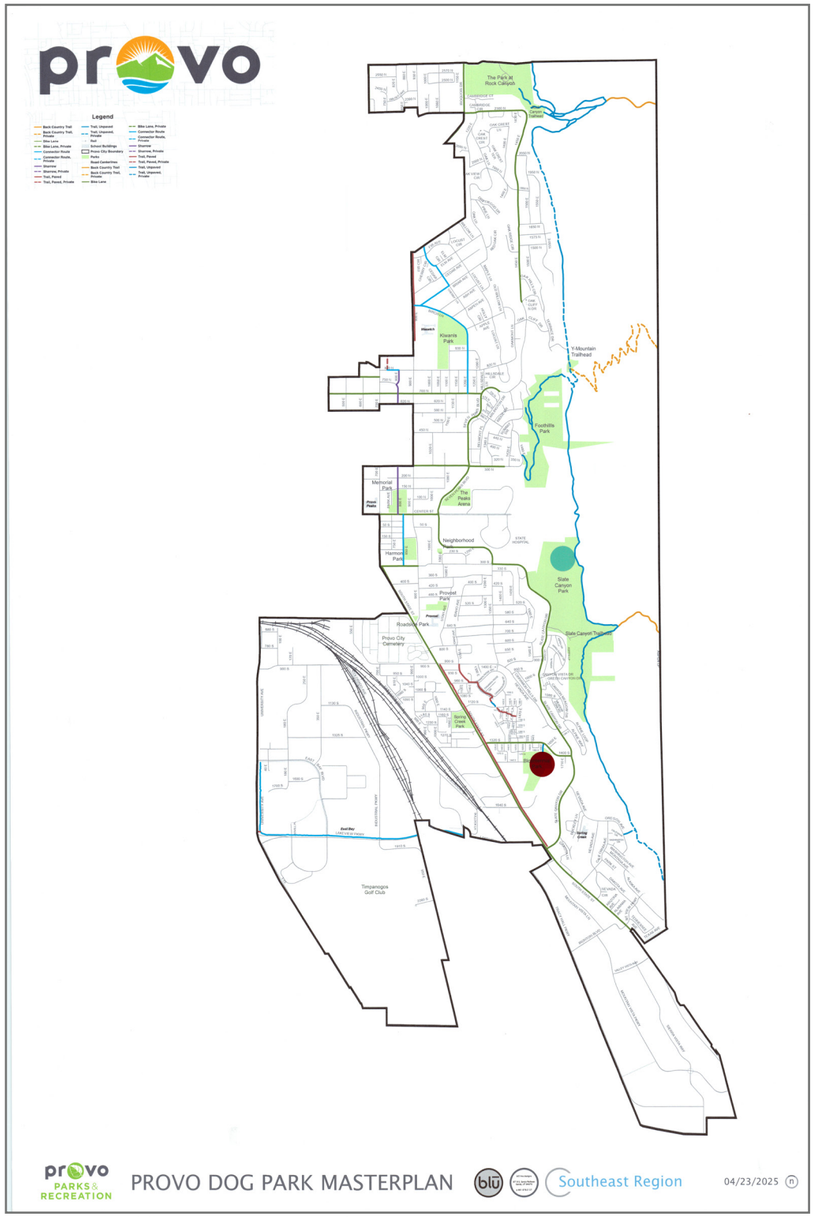



FIGURE 3.27 Public Open House 2 - Southeast Region Map

### 3.5.3 Open House 2 Summary Results

Below are the results from the second open house sticker placement that were more specific to named parks and parcels.

| 2nd Public Open House Results - Closest Park | # Votes | Region | Respondent Region |
|---|---|---|---|
| Bicentennial Park | 1 | Southeast | Southeast |
| Slate Canyon | 1 | Southeast | Northern |
| Stutz Park | 7 | Northern | Northern |
| Stutz Park | 1 | Northern | Southeast |
| Maeser Park | 3 | Central | Central |
| Maeser Park | 1 | Central | Southeast |
| Undetermined Location | 1 | Central | Southeast |
| City Owned Property 18 acre | 2 | Southwest | Northern |
| City Owned Property 18 acre | 1 | Southwest | Central |
| City Owned Property 18 acre | 1 | Southwest | Southwest |
| City Owned Property 18 acre | 1 | Southwest | Northwest |
| City Owned Property 18 acre | 1 | Southwest | Southeast |
| City Owned Property Lakeview Parcel | 1 | Southwest | Central |
| City Owned Property Lakeview Parcel | 1 | Southwest | Northwest |
| **Total votes** | **23** | | |

| 2nd Public Open House Results - Additional Feedback | # Votes |
|---|---|
| Not at Lions Park | 2 |
| No dog park | 1 |
| Off Leash Options | 1 |
| **Total votes** | **4** |

FIGURE 3.28 Public Open House 2 - Summary of Votes

### 3.5.4 Public Input for Location Options Summary Results

Below are the results from all of the public input from the open houses and open ended comments in the survey results regarding potential site selection.

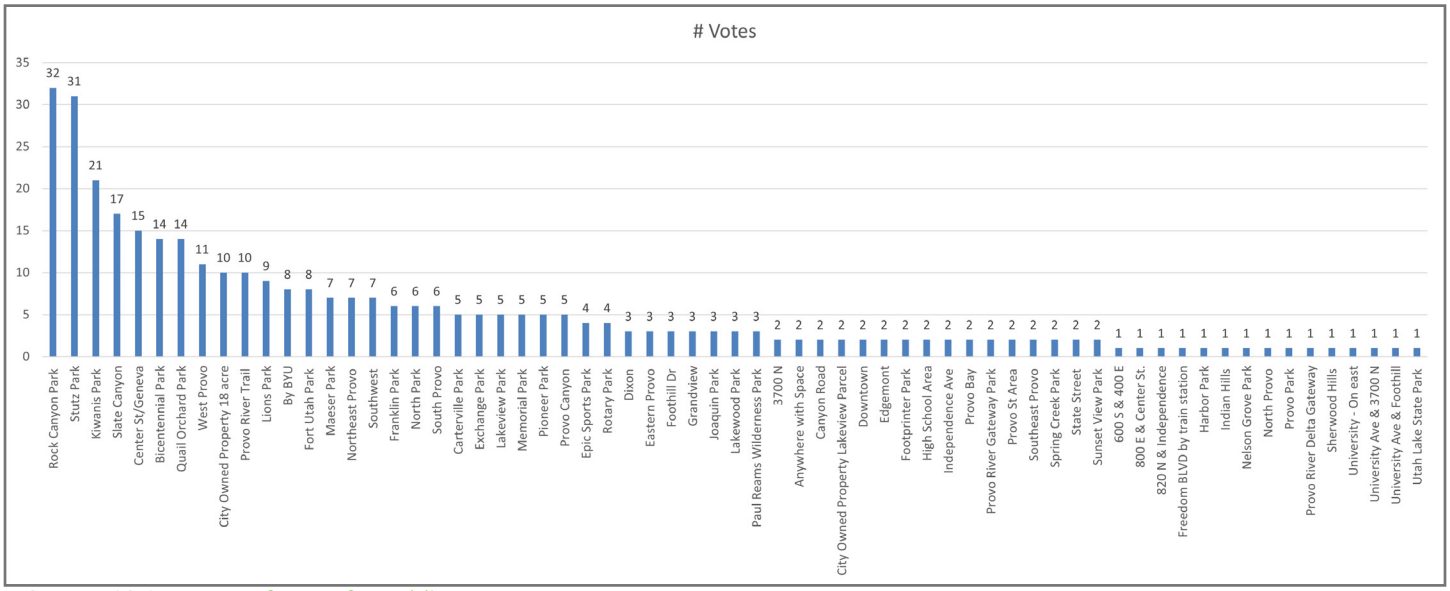



FIGURE 3.29 Summary of Votes for Public Input

# CHAPTER FOUR - PARK TYPES AND DESIGN STANDARDS

## 4.1 Introduction

Off-leash dog parks are defined by their service area, size, and function. Service area refers to the population area measured by a mile radius generally served by a specific type of dog park. The typical service area and size for each type of dog park in this plan reflects the community feedback, survey results, and best practices identified in Chapters 1–3. These updated classifications ensure the facilities are designed to meet local needs while maintaining consistency with regional benchmarks. Prototypical designs for each type are provided in Chapter 6.

## 4.2 Off-Leash Dog Park Classifications

For the purposes of this Master Plan, off-leash dog parks are categorized by size and function as follows:

| Park Type | Size Range | Service Area | Purpose & Typical Features |
|---|---|---|---|
| **Regional (Large)** | 5+ acres | Citywide and regional draw; serves multiple jurisdictions | Large-scale facility with multiple large fenced sections for rotation, natural and improved surfacing, loop trails (unpaved and paved), restrooms, shade structures, ample parking, drinking fountains, waste stations, and seating. Often located in standalone sites or large multi-use parks. |
| **Community (Medium)** | 1–3 acres | ~5-mile radius | Balanced mix of open play space and separation areas. Fully fenced with double-gated entries, separate large/small dog areas, turf or alternative surfacing, shade, seating, water access, waste stations, and perimeter paths. Typically located in community parks or city-owned parcels with good access and utilities. |
| **Neighborhood (Small)** | ½–1 acre | Up to 2-mile radius; walkable from surrounding neighborhoods | Convenient, close-to-home off-leash space. Fully fenced with double-gated entries, turf or alternative surfacing, waste stations, shade, and limited seating. Parking may be minimal or none, focusing on walk-in access. |

FIGURE 4.1 Off-Leash Dog Park Classifications

### 4.2.1 Regional Dog Parks (Large)

- Size: 5 acres or larger
- Service Area: Citywide and regional draw, often serving multiple jurisdictions
- Purpose: Provide a wide range of experiences for all types of dog owners, with ample space for dogs to run and explore.
- Typical Location: Standalone sites or large multi-use parks, preferably in areas where space allows for separation from sensitive uses and resources.
- Amenities: Multiple large fenced sections for rotation, natural and improved surfacing, unpaved and paved loop trails, restrooms, shade structures, parking, drinking fountains, waste stations, and seating.

### 4.2.2 Community Dog Parks (Medium)

- Size: 1 to 3 acres
- Service Area: Approximately 5-mile radius, serving multiple neighborhoods or a section of the city
- Purpose: Offer a balanced mix of open play space, separation areas, and user amenities to serve a substantial population while fitting into mid-sized park parcels.
- Typical Location: Within community parks or city-owned parcels where parking, utilities, and pedestrian access are available.
- Amenities: Fully fenced, double-gated entries, separate large and small dog areas, turf or alternative surfacing, shade, seating, water access, waste stations, and perimeter paths.

### 4.2.3 Neighborhood Dog Parks (Small)

- Size: ½ acre to 1 acre
- Service Area: Up to 2-mile radius, walkable from surrounding neighborhoods
- Purpose: Provide convenient, close-to-home off-leash opportunities, particularly in denser neighborhoods or areas underserved by larger parks.
- Typical Location: Within neighborhood parks or shared open space areas.
- Amenities: Fully fenced, double-gated entries, artificial turf or alternative surfacing, waste stations, shade, and limited seating. Parking may be minimal or none, focusing on walk-in access.

## 4.3 Design Standards

Specific design features and amenities for the three different types of dog parks have been identified in Figure 4.2, Off-Leash Dog Park Design Standards. These standards provide a guideline for what is recommended for each type of dog park and are not inclusive. Certain features and amenities listed may be expanded or eliminated based on site specific constraints and challenges or available resources. However, it should be noted that the majority of these items were identified to be the most desirable by dog park users and operators of successful dog parks.

For sizing and siting, this plan uses a system level-of-service target and distance-based coverage rather than a fixed “population served” per park type. The system LOS is at least one off-leash area per 30,000 residents citywide. Coverage is defined by type: Neighborhood parks (½–1 acre) serve the nearby community within ~2 miles (walk/short drive), Community parks (1–3 acres) serve within ~5 miles, and Regional parks (5+ acres) provide a citywide draw.

## 4.4 Design Elements

- Key design elements common to all dog parks, regardless of size, include:
- Fencing: Minimum 6 feet in height, with durable materials and secure gates
- Double-Gated Entries: For safe dog entry/exit and staging areas
- Separation Areas: For large and small dogs, with flexible use for turf rotation or maintenance
- Surfacing: Turf grass or non-organic granular material (½ inch minus or smaller) for durability and drainage
- Water Access: City provided drinking fountains for people and dogs, hose bibs, and wash-off stations. Dog owners to provide their own bowls for water distribution.
- Shade and Shelter: Trees, pavilions, or shade structures to protect users from sun exposure
- Waste Management: Adequate waste stations and trash receptacles, strategically located for ease of use
- Accessibility: ADA-compliant paths and amenities, allow service animals
- Lighting and Visibility: Where feasible, to enhance safety and extend usable hours

| Amenity / Feature | Neighborhood (Small)½–1 acre | Community (Medium)1–3 acres | Regional (Large)5+ acres |
|---|---|---|---|
| **Fencing** | 6' height, durable materials | 6' height, durable materials | 6' height, durable materials |
| **Double-Gated Entry** | 1 minimum | 2+ depending on layout | Multiple, at each major entry |
| **Separate Large/Small Dog Areas** | May be combined in very small sites | Preferred | Preferred |
| **Surface Materials** | **Preferred:** artificial turf; alternative: non-organic granular (½" minus or smaller) | Turf and/or non-organic granular; rotation possible | Combination of turf, natural, and granular surfacing; rotational use areas |
| **Water Access*** | Dog drinking fountain or hose bib | Dog and human drinking fountains; hose bibs | Multiple water stations for dogs and people, including wash-off areas |
| **Shade** | Trees or shade structures | Trees, shade structures, or pavilions | Trees, large shade structures, pavilions |
| **Seating** | Benches | Benches, picnic tables | Benches, picnic tables, shelters |
| **Waste Stations / Trash Receptacles** | 1–2 strategically located | Multiple, at each entry and throughout park | Multiple, at each entry and throughout park |
| **Lighting** | Optional; for safety if park open in evenings | Recommended for evening use | Recommended for evening use and security |
| **Pathways** | Preferred: concrete; secondary: decomposed granite; *exception* : decomposed granite or compacted earth in natural-design parks | Preferred: concrete; secondary: decomposed granite; *exception* : decomposed granite or compacted earth in natural-design parks | Preferred: concrete; secondary: decomposed granite; *exception* : decomposed granite or compacted earth in natural-design parks |
| **Parking** | Minimal or none (walk-in emphasis) | On-site or shared parking | Dedicated, ample parking |
| **Restrooms** | Not required | Recommended if co-located in larger park | Required |
| **Signage** | Rules and etiquette sign at entry | Rules, etiquette, and wayfinding signs | Rules, etiquette, wayfinding, and interpretive signage |

FIGURE 4.2 Off-Leash Dog Park Standards

*City to accommodate a water fill point and drainage. Dog owners are responsible for providing a bowl for their dog to drink from. Shared public bowls may lead to the spread of disease vectors.

# CHAPTER FIVE - SITE SELECTION

## 5.1 Introduction

The site selection process for Provo City's off-leash dog parks was guided first and foremost by extensive public feedback gathered through the statistically valid survey, open houses, stakeholder meetings, and Parks and Recreation Advisory Board discussions (see Chapter 3). Community members shared their priorities for safety, amenities, park locations, and user experience, providing a clear direction for where new fenced off-leash facilities would be most valued.

At the same time, the City sought to ensure that these public priorities could be achieved in a fiscally responsible manner. This meant considering the long-term sustainability of each site, minimizing unnecessary land acquisition costs by prioritizing City-owned property, and selecting locations where development could be accomplished efficiently without reducing existing City services.

By combining the community's vision with practical considerations for safety, cost, operations, and environmental stewardship, the site selection process identified locations that reflect both what residents want most and what can be delivered effectively for years to come.

### 5.1.1 Site Selection Criteria

Potential sites were evaluated using the following 11 criteria from Figure 5.2 (page 30), each assigned a weight based on its importance to achieving community satisfaction, cost efficiency, and operational feasibility:

1. City-Owned Parcel – Eliminates acquisition costs and streamlines project delivery.
2. Low Build and Maintenance Cost – Prefers sites with minimal grading, limited utility extensions, and durable existing features.
3. Impact on Existing Park Service Levels – Avoids displacing or diminishing current recreational opportunities or City services.
4. Proximity to Residential Areas / Walkability – Balances convenient access with site availability.
5. Buffering from Residential Areas – Minimizes noise and visual impacts while maintaining neighborhood compatibility.
6. Adequate Space for Dogs and Parking – Ensures the site can accommodate the park type outlined in Chapter 4 plus necessary support amenities.
7. Site Type Alignment – Matches the site's characteristics to the appropriate classification: Neighborhood, Community, or Regional.
8. Low Environmental Sensitivity – Reduces the risk of costly environmental mitigation measures.
9. Public Input – Reflects locations supported by the community through the statistically valid survey and public meetings.
10. Existing Vegetation and Shade – Adds comfort and reduces the need for additional structures.
11. Proximity to Trail System – Encourages multi-modal access and integration with

the broader park network.

### 5.1.2 Iterative Site Review Process

The site selection process was conducted in three stages, beginning with an open call for ideas and narrowing step-by-step to the final five locations.

Stage 1 – Public Input Gathering

The process began by collecting all potential location ideas from the public, stakeholders, and City staff—without applying any restrictions at this point. Suggestions came from the statistically valid survey, public open houses, and stakeholder meetings. This ensured that the starting list captured the full range of community perspectives, regardless of site ownership, size, or development constraints.

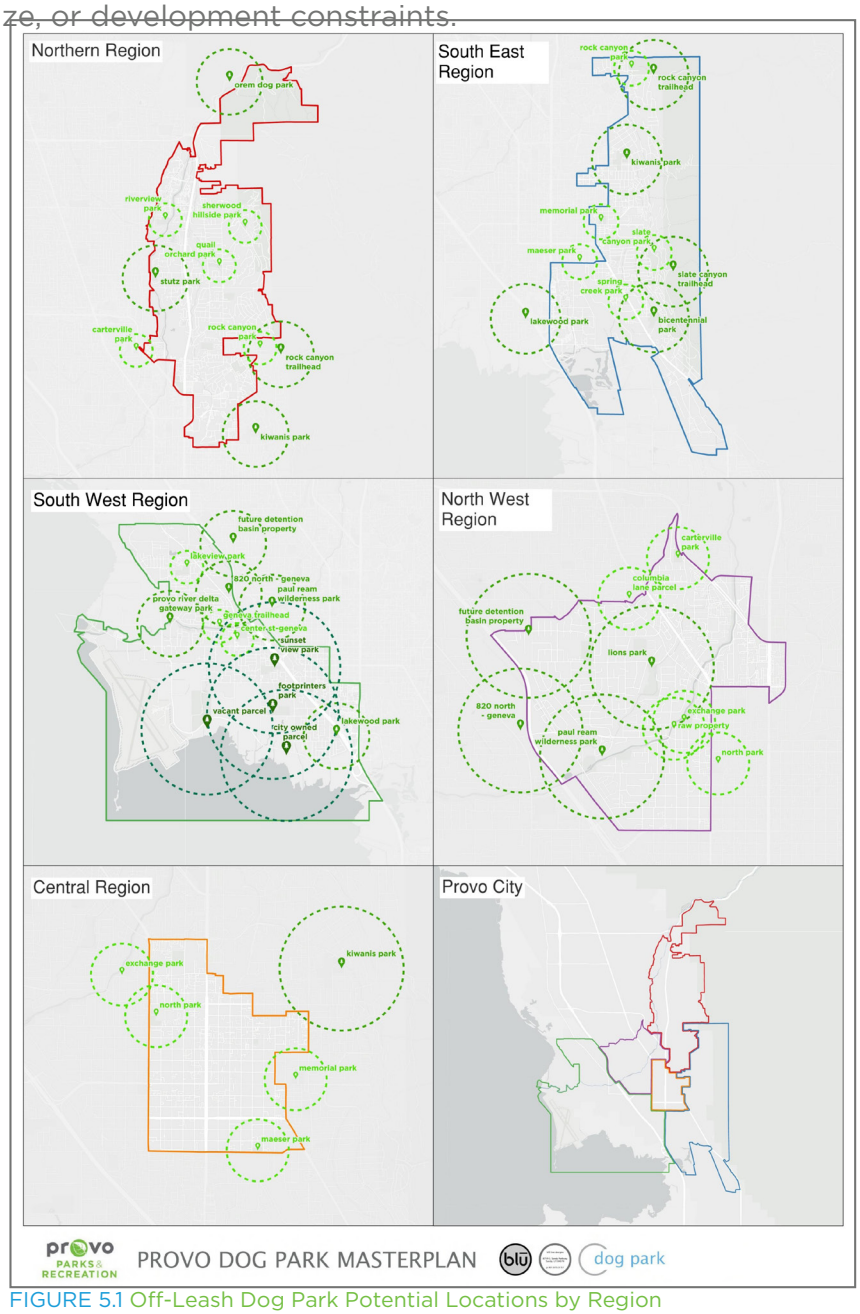



FIGURE 5.1 Off-Leash Dog Park Potential Locations by Region

Stage 2 – Preliminary Review and Refinement

The full list of suggested sites (Figure 3.26) was then reviewed against broad feasibility considerations such as general location suitability, alignment with the dog park types defined in Chapter 4, and potential to serve community needs. Sites with obvious and significant barriers—such as lack of basic access, incompatibility with adjacent uses, or inability to accommodate the required park type—were removed from the list. The remaining sites were evaluated using the weighted criteria outlined in Section 5.1.1, producing a refined group of higher-potential locations.

| Criteria | Weight | Park/Property | Score |
|---|---|---|---|
| Proximity to residential areas/Walkability | 0.05 | | 0 |
| Buffering capabilities between dogs and residential | 0.1 | | 0 |
| City Owned Parcel | 0.2 | | 0 |
| Adequate space both dogs & parking | 0.2 | | 0 |
| Site Type(Regional - 5, Community - 3, Neighborhood - 1) | 0.1 | | 0 |
| Low environmental sensitivity | 0.05 | | 0 |
| Reasonable build/maintenance cost | 0.1 | | 0 |
| Public Input | 0.1 | | 0 |
| Existing Vegetation Trees & Shade | 0.1 | | 0 |
| Proximity to nearby trail system | 0.05 | | 0 |
| Would adding a dog park remove a city service | -0.05 | | 0 |
| **Totals** | 1 | 0 | 0 |

FIGURE 5.2 Site Selection Criteria - Weighting and Scores

Stage 3 – Scoring, Ranking, and Selection

From the refined list, each site was scored against the full set of weighted evaluation criteria. The top 10 scoring sites emerged as the highest-priority options. These 10 sites were then reviewed collectively to ensure balanced geographic coverage across the City. The final five sites were selected by combining strong public support with equitable regional distribution, ensuring that each area of Provo would be served by an off-leash facility while avoiding duplication or over saturation in any single region.

### 5.1.3 Future Sites and Site Substitution

This site selection framework is repeatable and can be applied to any future candidate sites. If a currently selected site becomes unavailable or is repurposed to meet a higher City need, the City will re-run the same weighted criteria and public input process to identify a replacement site, maintaining the plan's regional equity, level-of-service targets, and design standards. The results (scores, maps, and the updated shortlist) will be documented and shared with PRAC and the public before final designation.

| Criteria | Weight | Carterville Park | Score | | Center St. & Geneva Rd | Score | | City Owned 18 AC Parcel | Score | | Columbia Lane Parcel | Score | | Exchange Park | Score | | Footprinters Park | Score |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Proximity to residential areas/Walkability | 0.05 | 5 | 0.25 | | 5 | 0.25 | | 2 | 0.1 | | 4 | 0.2 | | 5 | 0.25 | | 1 | 0.05 |
| Buffering capabilities between dogs and residential | 0.1 | 3 | 0.3 | | 4 | 0.4 | | 5 | 0.5 | | 4 | 0.4 | | 5 | 0.5 | | 5 | 0.5 |
| City Owned Parcel | 0.2 | 5 | 1 | | 0 | 0 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 |
| Adequate space both dogs & parking | 0.2 | 2 | 0.4 | | 1 | 0.2 | | 5 | 1 | | 2 | 0.4 | | 2 | 0.4 | | 5 | 1 |
| Site Type(Regional - 5, Community - 3, Neighborhood - 1) | 0.1 | 1 | 0.1 | | 3 | 0.3 | | 5 | 0.5 | | 1 | 0.1 | | 1 | 0.1 | | 5 | 0.5 |
| Low environmental sensitivity (by well sites & water bodies) | 0.05 | 5 | 0.25 | | 5 | 0.25 | | 2 | 0.1 | | 1 | 0.05 | | 3 | 0.15 | | 4 | 0.2 |
| Low Build & maintenance cost | 0.15 | 4 | 0.6 | | 1 | 0.15 | | 5 | 0.75 | | 3 | 0.45 | | 4 | 0.6 | | 5 | 0.75 |
| Public Input | 0.1 | 1 | 0.1 | | 1 | 0.1 | | 2 | 0.2 | | 1 | 0.1 | | 1 | 0.1 | | 1 | 0.1 |
| Existing Vegetation Trees & Shade | 0.1 | 4 | 0.4 | | 1 | 0.1 | | 3 | 0.3 | | 2 | 0.2 | | 5 | 0.5 | | 2 | 0.2 |
| Proximity to nearby trail system | 0.05 | 1 | 0.05 | | 3 | 0.15 | | 5 | 0.25 | | 2 | 0.1 | | 5 | 0.25 | | 2 | 0.1 |
| Would adding a dog park remove an existing level of service | -0.1 | 5 | -0.5 | | 0 | 0 | | 0 | 0 | | 0 | 0 | | 5 | -0.5 | | 1 | -0.1 |
| **Totals** | 1 | | 2.95 | | | 1.9 | | | 4.7 | | | 3 | | | 3.35 | | | 4.3 |

| Criteria | Weight | Fort Utah Park | Score | | Future Detention Basin Property | Score | | Kiwanis Park | Score | | Lakeview Park | Score | | Lakewood Park | Score | | Lions Park | Score |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Proximity to residential areas/Walkability | 0.05 | 5 | 0.25 | | 5 | 0.25 | | 3 | 0.15 | | 4 | 0.2 | | 2 | 0.1 | | 5 | 0.25 |
| Buffering capabilities between dogs and residential | 0.1 | 4 | 0.4 | | 4 | 0.4 | | 3 | 0.3 | | 4 | 0.4 | | 2 | 0.2 | | 3 | 0.3 |
| City Owned Parcel | 0.2 | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 |
| Adequate space both dogs & parking | 0.2 | 1 | 0.2 | | 2 | 0.4 | | 3 | 0.6 | | 3 | 0.6 | | 4 | 0.8 | | 3 | 0.6 |
| Site Type(Regional - 5, Community - 3, Neighborhood - 1) | 0.1 | 1 | 0.1 | | 2 | 0.2 | | 3 | 0.3 | | 3 | 0.3 | | 3 | 0.3 | | 3 | 0.3 |
| Low environmental sensitivity (by well sites & water bodies) | 0.05 | 5 | 0.25 | | 5 | 0.25 | | 4 | 0.2 | | 3 | 0.15 | | 4 | 0.2 | | 3 | 0.15 |
| Low Build & maintenance cost | 0.15 | 3 | 0.45 | | 4 | 0.6 | | 3 | 0.45 | | 2 | 0.3 | | 4 | 0.6 | | 3 | 0.45 |
| Public Input | 0.1 | 2 | 0.2 | | 0 | 0 | | 5 | 0.5 | | 1 | 0.1 | | 1 | 0.1 | | 2 | 0.2 |
| Existing Vegetation Trees & Shade | 0.1 | 2 | 0.2 | | 4 | 0.4 | | 5 | 0.5 | | 3 | 0.3 | | 2 | 0.2 | | 3 | 0.3 |
| Proximity to nearby trail system | 0.05 | 3 | 0.15 | | 2 | 0.1 | | 3 | 0.15 | | 3 | 0.15 | | 2 | 0.1 | | 2 | 0.1 |
| Would adding a dog park remove an existing level of service | -0.1 | 5 | -0.5 | | 0 | 0 | | 4 | -0.4 | | 5 | -0.5 | | 2 | -0.2 | | 4 | -0.4 |
| **Totals** | 1 | | 2.7 | | | 3.6 | | | 3.75 | | | 3 | | | 3.4 | | | 3.25 |

| Criteria | Weight | Maeser Park | Score | | Memorial Park | Score | | North Park | Score | | Parcel Across from Regional Sports Park | Score | | Paul Reams Wilderness Park | Score | | Geneva Road Trailhead | Score |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Proximity to residential areas/Walkability | 0.05 | 2 | 0.1 | | 5 | 0.25 | | 5 | 0.25 | | 1 | 0.05 | | 3 | 0.15 | | 4 | 0.2 |
| Buffering capabilities between dogs and residential | 0.1 | 4 | 0.4 | | 2 | 0.2 | | 3 | 0.3 | | 5 | 0.5 | | 4 | 0.4 | | 3 | 0.3 |
| City Owned Parcel | 0.2 | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 |
| Adequate space both dogs & parking | 0.2 | 1 | 0.2 | | 1 | 0.2 | | 1 | 0.2 | | 5 | 1 | | 3 | 0.6 | | 2 | 0.4 |
| Site Type(Regional - 5, Community - 3, Neighborhood - 1) | 0.1 | 1 | 0.1 | | 1 | 0.1 | | 1 | 0.1 | | 5 | 0.5 | | 3 | 0.3 | | 1 | 0.1 |
| Low environmental sensitivity (by well sites & water bodies) | 0.05 | 4 | 0.2 | | 5 | 0.25 | | 4 | 0.2 | | 4 | 0.2 | | 2 | 0.1 | | 2 | 0.1 |
| Low Build & maintenance cost | 0.15 | 3 | 0.45 | | 3 | 0.45 | | 3 | 0.45 | | 5 | 0.75 | | 3 | 0.45 | | 5 | 0.75 |
| Public Input | 0.1 | 2 | 0.2 | | 1 | 0.1 | | 2 | 0.2 | | 3 | 0.3 | | 1 | 0.1 | | 3 | 0.3 |
| Existing Vegetation Trees & Shade | 0.1 | 5 | 0.5 | | 4 | 0.4 | | 5 | 0.5 | | 1 | 0.1 | | 5 | 0.5 | | 5 | 0.5 |
| Proximity to nearby trail system | 0.05 | 2 | 0.1 | | 2 | 0.1 | | 4 | 0.2 | | 5 | 0.25 | | 5 | 0.25 | | 5 | 0.25 |
| Would adding a dog park remove an existing level of service | -0.1 | 4 | -0.4 | | 5 | -0.5 | | 5 | -0.5 | | 0 | 0 | | 3 | -0.3 | | 3 | -0.3 |
| **Totals** | 1 | | 2.85 | | | 2.55 | | | 2.9 | | | 4.65 | | | 3.55 | | | 3.6 |

FIGURE 5.3A Site Selection Criteria Part 1

| Criteria | Weight | Provo River Delta West Vacant Parcel | Score | | Quail Orchard Park | Score | | RAH Property | Score | | Riverview Park | Score | | Rock Canyon Park | Score | | 820 N and Geneva | Score |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Proximity to residential areas/Walkability | 0.05 | 1 | 0.05 | | 4 | 0.2 | | 5 | 0.25 | | 5 | 0.25 | | 2 | 0.1 | | 3 | 0.15 |
| Buffering capabilities between dogs and residential | 0.1 | 5 | 0.5 | | 2 | 0.2 | | 5 | 0.5 | | 3 | 0.3 | | 3 | 0.3 | | 4 | 0.4 |
| City Owned Parcel | 0.2 | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 |
| Adequate space both dogs & parking | 0.2 | 4 | 0.8 | | 1 | 0.2 | | 2 | 0.4 | | 3 | 0.6 | | 5 | 1 | | 5 | 1 |
| Site Type(Regional - 5, Community - 3, Neighborhood - 1) | 0.1 | 3 | 0.3 | | 1 | 0.1 | | 1 | 0.1 | | 1 | 0.1 | | 5 | 0.5 | | 3 | 0.3 |
| Low environmental sensitivity (by well sites & water bodies) | 0.05 | 2 | 0.1 | | 5 | 0.25 | | 3 | 0.15 | | 3 | 0.15 | | 3 | 0.15 | | 4 | 0.2 |
| Low Build & maintenance cost | 0.15 | 5 | 0.75 | | 2 | 0.3 | | 5 | 0.75 | | 4 | 0.6 | | 3 | 0.45 | | 3 | 0.45 |
| Public Input | 0.1 | 2 | 0.2 | | 3 | 0.3 | | 1 | 0.1 | | 1 | 0.1 | | 5 | 0.5 | | 2 | 0.2 |
| Existing Vegetation Trees & Shade | 0.1 | 3 | 0.3 | | 4 | 0.4 | | 5 | 0.5 | | 4 | 0.4 | | 4 | 0.4 | | 1 | 0.1 |
| Proximity to nearby trail system | 0.05 | 5 | 0.25 | | 3 | 0.15 | | 5 | 0.25 | | 2 | 0.1 | | 5 | 0.25 | | 3 | 0.15 |
| Would adding a dog park remove an existing level of service | -0.1 | 0 | 0 | | 5 | -0.5 | | 0 | 0 | | 5 | -0.5 | | 2 | -0.2 | | 0 | 0 |
| **Totals** | 1 | | 4.25 | | | 2.6 | | | 4 | | | 3.1 | | | 4.45 | | | 3.95 |

| Criteria | Weight | Sherwood Hillside Park | Score | | Slate Canyon Park | Score | | Spring Creek Park | Score | | Stutz Park | Score | | Sunset View Park | Score | | Bicentennial Park(update) | Score |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Proximity to residential areas/Walkability | 0.05 | 2 | 0.1 | | 3 | 0.15 | | 2 | 0.1 | | 5 | 0.25 | | 5 | 0.25 | | 3 | 0.15 |
| Buffering capabilities between dogs and residential | 0.1 | 3 | 0.3 | | 5 | 0.5 | | 5 | 0.5 | | 2 | 0.2 | | 3 | 0.3 | | 5 | 0.5 |
| City Owned Parcel | 0.2 | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 | | 5 | 1 |
| Adequate space both dogs & parking | 0.2 | 2 | 0.4 | | 4 | 0.8 | | 1 | 0.2 | | 3 | 0.6 | | 4 | 0.8 | | 4 | 0.8 |
| Site Type(Regional - 5, Community - 3, Neighborhood - 1) | 0.1 | 1 | 0.1 | | 3 | 0.3 | | 1 | 0.1 | | 3 | 0.3 | | 3 | 0.3 | | 3 | 0.3 |
| Low environmental sensitivity (by well sites & water bodies) | 0.05 | 4 | 0.2 | | 3 | 0.15 | | 5 | 0.25 | | 2 | 0.1 | | 5 | 0.25 | | 5 | 0.25 |
| Low Build & maintenance cost | 0.15 | 2 | 0.3 | | 2 | 0.3 | | 3 | 0.45 | | 4 | 0.6 | | 5 | 0.75 | | 5 | 0.75 |
| Public Input | 0.1 | 1 | 0.1 | | 4 | 0.4 | | 1 | 0.1 | | 5 | 0.5 | | 1 | 0.1 | | 3 | 0.3 |
| Existing Vegetation Trees & Shade | 0.1 | 5 | 0.5 | | 3 | 0.3 | | 4 | 0.4 | | 5 | 0.5 | | 2 | 0.2 | | 2 | 0.2 |
| Proximity to nearby trail system | 0.05 | 2 | 0.1 | | 5 | 0.25 | | 4 | 0.2 | | 2 | 0.1 | | 2 | 0.1 | | 4 | 0.2 |
| Would adding a dog park remove an existing level of service | -0.1 | 4 | -0.4 | | 1 | -0.1 | | 5 | -0.5 | | 5 | -0.5 | | 3 | -0.3 | | 1 | -0.1 |
| **Totals** | 1 | | 2.7 | | | 4.05 | | | 2.8 | | | 3.65 | | | 3.75 | | | 4.35 |

FIGURE 5.3B Site Selection Criteria

| Site | Weighted Score | Loc. | Rank |
|---|---|---|---|
| City Owned 18 ac Parcel | 4.7 | SW | 1 |
| Parcel Across from Regional Sports Park | 4.65 | SW | 2 |
| Rock Canyon Park | 4.45 | SE | 3 |
| Bicentennial Park | 4.35 | SE | 4 |
| Footprinters Park | 4.3 | SW | 5 |
| Provo River Delta West Vacant Parcel | 4.25 | SE | 6 |
| Slate Canyon Park | 4.05 | SE | 7 |
| RAH Property | 4 | NW | 8 |
| 820 N and Geneva Road | 3.95 | SE | 9 |
| Kiwanis Park | 3.75 | SE | 10 |
| Sunset View Park | 3.75 | SE | 11 |
| Stutz Park | 3.65 | N | 12 |
| Geneva Road Trailhead | 3.6 | SE | 13 |
| Future Detention Basin Property | 3.6 | NW | 14 |
| Paul Reams Wilderness Park | 3.55 | NW | 15 |
| Lakewood Park | 3.4 | SE | 16 |
| Exchange Park | 3.35 | NW | 17 |
| Lions Park | 3.25 | NW | 18 |
| Riverview Park | 3.1 | N | 19 |
| Columbia Lane Parcel | 3 | NW | 20 |
| Lakeview Park | 3 | SE | 21 |
| Carterville Park | 2.95 | NW | 22 |
| North Park | 2.9 | Cen | 23 |
| Maeser Park | 2.85 | Cen | 24 |
| Spring Creek Park | 2.8 | SE | 25 |
| Fort Utah Park | 2.7 | SW | 26 |
| Sherwood Hillside Park | 2.7 | N | 27 |
| Quail Orchard Park | 2.6 | N | 28 |
| Memorial Park | 2.55 | SE | 29 |
| Center St. & Geneva Rd | 1.9 | SE | 30 |

FIGURE 5.4 Dog Park Weighted Score Rankings

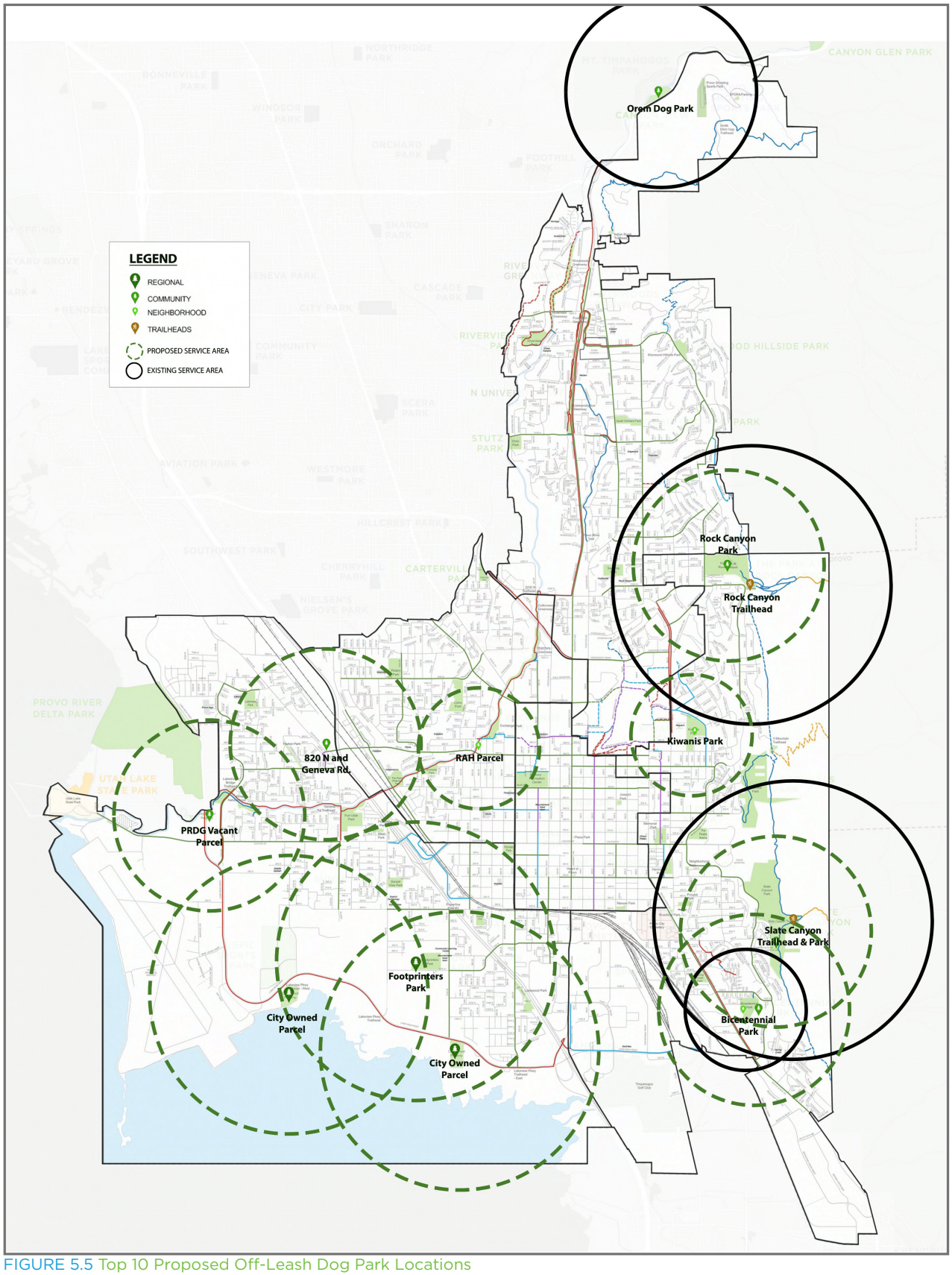



FIGURE 5.5 Top 10 Proposed Off-Leash Dog Park Locations

## 5.2 Locating New Dog Parks

The five selected sites represent the optimal blend of community priorities, fiscal responsibility, and geographic coverage. These sites can be developed in a phased approach to match available funding and evolving demand.

Final Selected Sites by Region:

- Central Region – RAH Property
- Southeast Region – Bicentennial Park Expansion
- Northwest Region – Delta Dog Park
- Northeast Region – Rock Canyon Dog Park
- Southwest Region – Regional Dog Park

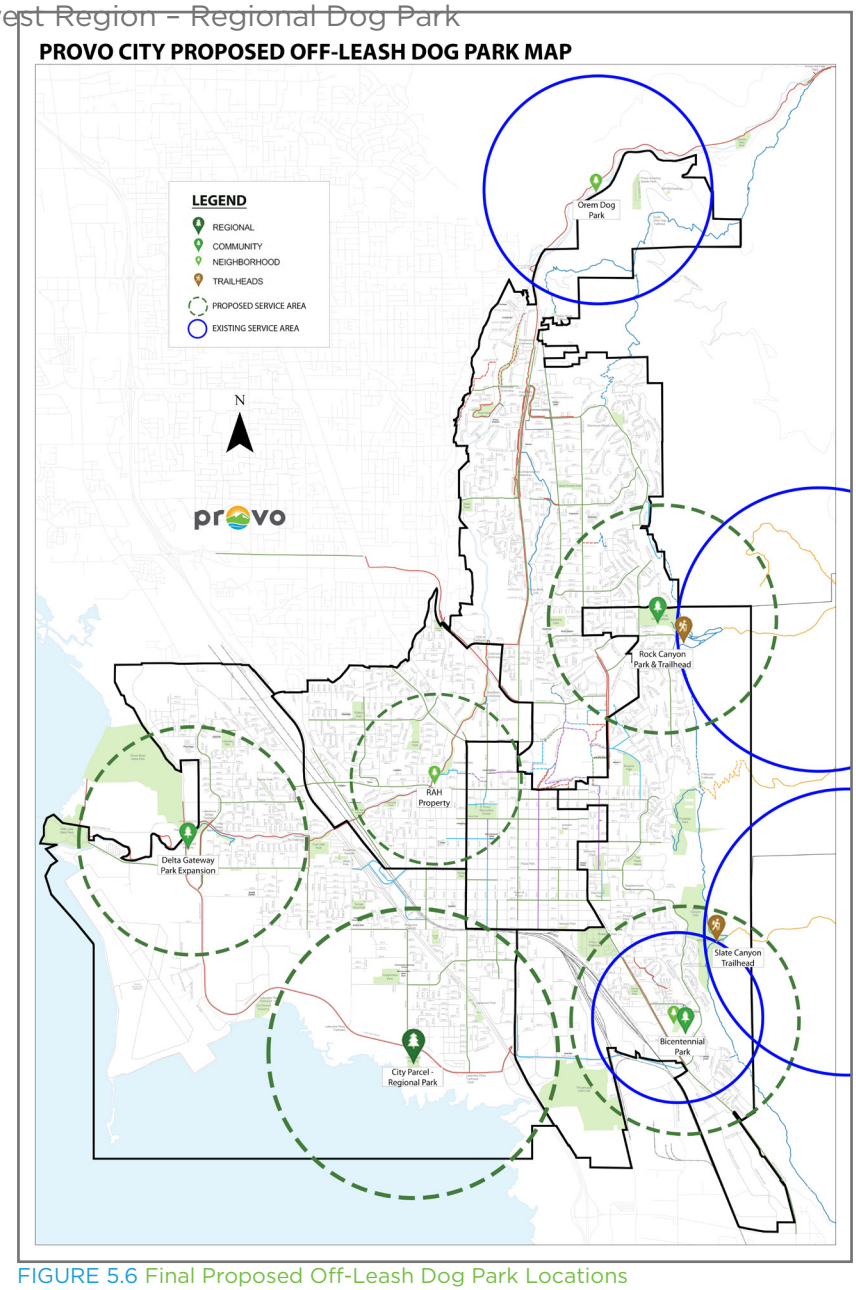



FIGURE 5.6 Final Proposed Off-Leash Dog Park Locations

## 5.3 Concept Development Process

The creation of the site-specific concepts for the selected dog park locations followed a structured, collaborative design process to ensure each plan met the City's design standards, reflected public priorities, and could be implemented within realistic budget expectations.

Step 1 – Apply Design Standards
Using the dog park design standards outlined in Chapter 4 and Table 6.1, each site was evaluated for optimal layout, circulation, and amenity placement. The standards provided a consistent framework for safety, accessibility, durability, and user experience across all park types.

Step 2 – Initial Rough Pencil Drawings
Preliminary layouts were developed as hand-drawn pencil concepts, allowing flexibility to quickly test alternative configurations and explore different relationships between park features, access points, and surrounding context.

Step 3 – City Staff Review and Feedback
These rough concepts were presented to City staff for review. Feedback addressed functional considerations (e.g., separation of large and small dog areas, parking capacity), site constraints, maintenance requirements, and opportunities to integrate public feedback from earlier stages of the process.

Step 4 – Creation of Color Rendered Concepts
Following revisions based on City feedback, final color-rendered concept plans were produced. These high-quality graphics illustrated the proposed layout, surfacing materials, plantings, structures, and circulation patterns in a clear, visually engaging format suitable for public review and inclusion in the Master Plan.

Step 5 – Quantification and Cost Estimation
The rendered concept plans were analyzed to quantify all proposed elements, including fencing, surfacing, shade structures, seating, utilities, and landscaping. These quantities were used to prepare cost estimates for each site, ensuring that decision-makers had a clear understanding of the financial implications of each concept.

### 5.3.1 Site Specific Concept - RAH Property

- Modify existing RAH property to allow for dog park usage
- Currently contains a large pavilion and parking
- Property is located near the center of Provo and is next to the Provo River Parkway Trail
- The existing lawn may be phased out and converted to a synthetic material over time but should be adequate for a short time




FIGURE 5.7 RAH Property - Concept Plan and Estimate

| *ROM Estimate - RAH Property | | |
|---|---|---|
| | Description | Total Cost |
| | Existing Conditions | |
| | | $ 6,623.50 |
| | Utilities & Site Drainage | |
| | | $ 6,000.00 |
| | Site Grading | |
| | | $ 337.33 |
| | Hardscape | |
| | | $ 31,340.00 |
| | Electrical Upgrades | |
| | | $ - |
| | Site Furnishings | |
| | | $ 14,000.00 |
| | Landscaping And Irrigation | |
| | | $ 28,491.00 |
| | Miscellaneous | |
| | | $ - |
| | **Subtotal** | **$ 86,791.83** |
| | General Conditions | $ 8,679.18 |
| | Bonds & Insurance | $ 1,735.84 |
| | Overhead & Profit | $ 3,471.67 |
| | Design Contingency | $ 8,679.18 |
| | **Total Cost** | **$ 109,357.70** |

*Rough Order of Magnitude (ROM)

### 5.3.2 Site Specific Concept - Bicentennial Dog Park

- The site is a large city owned parcel adjacent to the current existing dog park in Southeast Provo. Existing dog park would be decommissioned.
- The park would have 3 distinct sections, 2 of which would be irrigated turf and can be rotated as needed.
- Small pod would be designated for smaller dogs and would be a synthetic surface.
- Parking would be provided when rest of parcel is designed




FIGURE 5.8 Bicentennial Dog Park - Concept Plan and Estimate

**ROM Estimate - Bicentennial Park**

| | Description | Total Cost |
|---|---|---|
| | Existing Conditions | |
| | | $ 46,422.50 |
| | Utilities & Site Drainage | |
| | | $ 43,000.00 |
| | Site Grading | |
| | | $ 40,499.16 |
| | Hardscape | |
| | | $ 400,450.00 |
| | Electrical Upgrades | |
| | | $ 15,000.00 |
| | Site Structures | |
| | | $ 350,000.00 |
| | Site Furnishings | |
| | | $ 95,250.00 |
| | Landscaping And Irrigation | |
| | | $ 973,320.00 |
| | Miscellaneous | |
| | | $ - |
| | **Subtotal** | **$ 1,963,941.66** |
| | General Conditions | $ 196,394.17 |
| | Bonds & Insurance | $ 39,278.83 |
| | Overhead & Profit | $ 78,557.67 |
| | Design Contingency | $ 196,394.17 |
| | **Total Cost** | **$ 2,474,566.49** |

### 5.3.3 Site Specific Concept - Delta Dog Park

- The Delta Dog Park parcel is a city owned parcel adjacent to the newly opened Provo River Delta Gateway Park in the Northwest region of Provo.
- The site provides two large irrigated lawn areas that can be rotated as needed.
- The current site does provide large existing trees but we have also provided additional pavilions and proposed trees




FIGURE 5.9 Delta Dog Park - Concept Plan and Estimate

**ROM Estimate - Delta Dog Park**

| | Description | Total Cost |
|---|---|---|
| | Existing Conditions | |
| | | $ 40,530.00 |
| | Utilities & Site Drainage | |
| | | $ 23,000.00 |
| | Site Grading | |
| | | $ 36,043.21 |
| | Hardscape | |
| | | $ 265,270.00 |
| | Electrical Upgrades | |
| | | $ 15,000.00 |
| | Site Structures | |
| | | $ 300,000.00 |
| | Site Furnishings | |
| | | $ 57,500.00 |
| | Landscaping And Irrigation | |
| | | $ 1,061,560.00 |
| | Miscellaneous | |
| | | $ - |
| | **Total Cost** | **$ 1,798,903.21** |
| | General Conditions | $ 179,890.32 |
| | Bonds & Insurance | $ 35,978.06 |
| | Overhead & Profit | $ 71,956.13 |
| | Design Contingency | $ 179,890.32 |
| | **Total Cost** | **$ 2,266,618.05** |

### 5.3.4 Site Specific Concept - Rock Canyon Dog Park

- The Rock Canyon dog park concept is situated between an existing pavilion and the new parking lot to the south.
- This park would primarily be a natural dog park with a large natural trail and a small lawn area and paved loop around it.
- Benches and waste stations would be provided along the trail and among the existing vegetation.

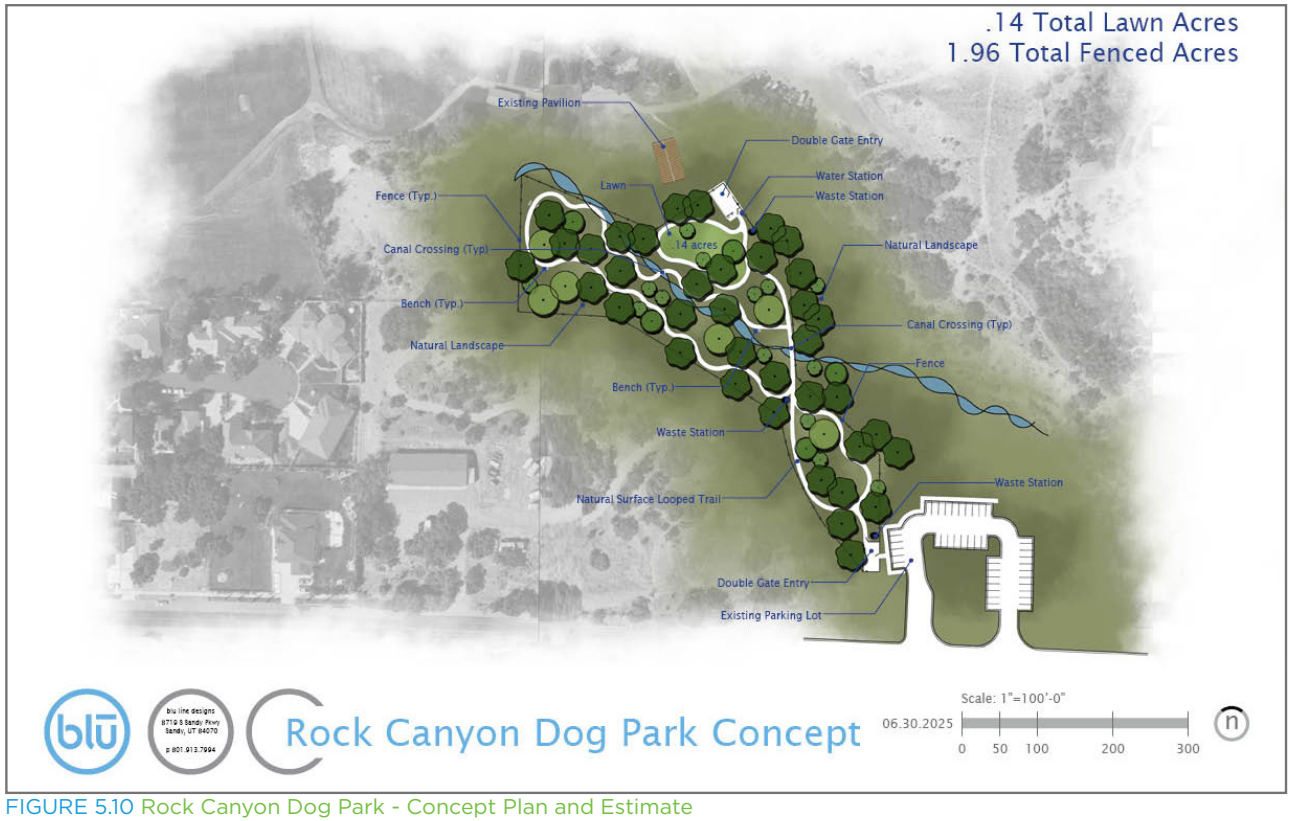



FIGURE 5.10 Rock Canyon Dog Park - Concept Plan and Estimate

**ROM Estimate - Rock Canyon Dog Park**

| | Description | Total Cost |
|---|---|---|
| | Existing Conditions | |
| | | $ 13,920.00 |
| | Utilities & Site Drainage | |
| | | $ 23,000.00 |
| | Site Grading | |
| | | $ 814.49 |
| | Hardscape | |
| | | $ 213,920.00 |
| | Electrical Upgrades | |
| | | $ 15,000.00 |
| | Site Furnishings | |
| | | $ 30,000.00 |
| | Landscaping And Irrigation | |
| | | $ 52,917.50 |
| | Miscellaneous | |
| | | $ - |
| | **Total Cost** | **$ 349,571.99** |
| | General Conditions | $ 34,957.20 |
| | Bonds & Insurance | $ 6,991.44 |
| | Overhead & Profit | $ 13,982.88 |
| | Design Contingency | $ 34,957.20 |
| | **Total Cost** | **$ 440,460.71** |

## 5.3.5 Site Specific Concept - Regional Dog Park

- The site selected in the Southwest is a large parcel south of Lakeview Parkway and has the capability to be a regional dog park.
- The site would have multiple areas that would serve all types of dog owners who are looking for an off-leash space.
- The design is sensitive to its proximity to wetlands and the lake.
- It provides adequate parking and a restroom




FIGURE 5.11 Provo Regional Dog Park - Concept Plan and Estimate

**ROM Estimate - Regional Dog Park**

| | Description | Total Cost |
|---|---|---|
| | Existing Conditions | |
| | | $ 198,227.50 |
| | Utilities & Site Drainage | |
| | | $ 77,000.00 |
| | Site Grading | |
| | | $ 196,018.56 |
| | Hardscape | |
| | | $ 951,120.00 |
| | Electrical Upgrades | |
| | | $ 119,000.00 |
| | Site Structures | |
| | | $ 619,850.00 |
| | Site Furnishings | |
| | | $ 96,500.00 |
| | Landscaping And Irrigation | |
| | | $ 2,764,382.50 |
| | Miscellaneous | |
| | | $ - |
| | **Total Cost** | **$ 5,022,098.56** |
| | General Conditions | $ 502,209.86 |
| | Bonds & Insurance | $ 100,441.97 |
| | Overhead & Profit | $ 200,883.94 |
| | Design Contingency | $ 502,209.86 |
| | **Total Cost** | **$ 6,327,844.19** |

# CHAPTER SIX - IMPLEMENTATION STRATEGY

## 6.1 Purpose and Approach

This Implementation Strategy translates community input into buildable projects while staying responsible to construct, operate, and maintain. It aligns with the Provo City Parks & Recreation Master Plan (2021), which directs the City to look for opportunities to offer off-leash facilities and sets a system need of four dog parks by 2030. The first feasible site should be delivered as quickly as permitting and procurement allow to address immediate public demand.

Guiding principles

- Community-driven: Amenities and locations reflect the survey, open houses, and committee/stakeholder input.
- Equitable distribution: Sites are distributed by region so residents citywide have access.
- Cost-smart delivery: Favor City-owned land, straightforward utilities/grading, and efficient O&M.
- Design consistency: Apply Chapter 4 standards (concrete paths preferred; DG/ compacted earth allowed for "natural" parks; neighborhood parks prefer artificial turf) and the concept workflow in Chapter 5.

## 6.2 Phasing Plan

Phase 1 (Now–2 years) – Quick Win: RAH Property
Advance the RAH Property as the first project. It can be delivered with minor modifications and a target construction duration of 8–12 weeks (weather and supply dependent). Use a "minimum viable scope" to open quickly, with add-alternates for upgrades.

Phase 2 (2–5 years) – Build Coverage
Deliver two additional parks to close regional gaps. Coordinate with adjacent capital projects (parking, utilities, paths) to share costs and reduce rework.

Phase 3 (5–10 years, by 2030) – Fourth Park + Regional Readiness
Open the fourth dog park by 2030 and continue design/funding for the 5+ acre Regional site if it is not among the first four.

### 6.2.1 Quick-Start Delivery – RAH Property

Objective: open the first dog park as soon as practicable while meeting Chapter 4 standards and the community's priority amenities.

Minimum viable scope (open-ready):

- Update existing perimeter 6′ fencing with at least two double-gated entries and a small staging area.

- Surface: retain suitable existing turf where feasible; add durable granular in high-wear corridors or exercise pen; (Neighborhood parks prefer artificial turf—use here only if scope and budget allow).
- Water: 1 dog + human drinking fountain (or hose bib + bottle filler), plus hose bib near entries for wash-off.
- Shade & seating: benches and utilize existing pavilion shade
- Waste: stations at each entry; trash receptacles.
- Paths: meet access requirements; concrete preferred for primary routes
- Signage: rules/etiquette at entries; wayfinding to parking; incident QR/reporting.
- Parking/edge work: restripe or add a handful of stalls if needed; improve ADA route.

### 6.2.2 Sequencing Options — RAH First vs. Regional First

**Option A — Build the RAH Property first (Quick Win)**

Pros

- Speed to open (≈ 8–12 weeks construction): Minor modifications and an existing large pavilion enable the fastest relief for demand.
- Lower upfront cost & risk: City control, light utilities/grading, straightforward permitting.
- Public momentum: Highly visible early win that reduces near-term pressure on other parks.
- Operational shakedown: Low-risk setting to finalize posted rules, entry flows, waste service cadence, and turf/AT rotation before scaling.
- Staffing ramp: Parks and Animal Control can build maintenance/enforcement workflows on a smaller footprint first.
- Scope flexibility: Easy to add alternates (e.g., shade sails, small/large separation, lighting) without delaying opening.

Cons

- Limited capacity: Neighborhood/Community scale won't absorb citywide demand at peak.
- Not a "destination": Some users will still drive to larger facilities for longer throws/loops.
- Possible early upgrades: If use is higher than expected, additional shade or path expansion may be needed sooner.
- Parking/edge management: Pavilion events and ADA routes require careful wayfinding and scheduling.

What to watch

- Decide whether the pavilion is inside or adjacent to the fence line (food/glass policy vs. interior shade).
- Verify fencing and fountain/fixture lead times; carry 1–2 weeks contingency.
- Communicate hours and temporary closures early to manage expectations with neighbors.

**Option B — Build the Regional Park first (Destination)**

Pros

- Highest demand relief: A 5+ acre facility with multiple sections and loops can absorb heavy citywide use.
- System cornerstone: Establishes the network's design/O&M model; strong optics for grants/sponsorships.
- Program versatility: Comfortable room for separated small/large areas, training nights, and shaded seating nodes.
- Fewer band-aids later: A well-designed destination reduces pressure to retrofit smaller sites.

Cons

- Capital & timeline: Higher cost; longer design/permitting (environmental/stormwater/wellhead); typical build 6–12+ months.
- O&M commitment: Larger daily service, more fencing/gates to inspect, broader rotation plan—staffing must scale on day one.
- Risk concentration: Delays or budget shocks stall the first opening and can dampen public confidence.
- Siting sensitivity: Regional parcels often require more buffering and outreach due to nearby resources or adjacent uses.

What to watch

- Early due diligence (survey, geotech, wetlands, stormwater outfalls, traffic/parking).
- A resilient funding structure (CIP, grants, alternates) to protect core features from late value-engineering.
- A proactive communications plan so timeline realities don't become "nothing opened yet."

### 6.2.3 Recommended Sequence (Hybrid)

To balance immediate relief with long-term impact, pursue a hybrid:

1. Phase 1 — RAH Quick Win: Open RAH first with a minimum viable scope (perimeter fence, double gates, water/waste, seating/shade, concrete primary path, bilingual rules signage), targeting ≤ 3 months construction.
2. In parallel — Regional Pre-Design: Begin survey, environmental/stormwater due diligence, concept alternatives, and funding strategy; hold a 30% public touchpoint.
3. Phase 2 — Coverage Sites: Deliver two additional Neighborhood/Community parks to achieve equitable distribution and stay on track for ≥4 parks by 2030.
4. Phase 3 — Regional Build: Bid the Regional park with additive alternates and phase if needed to protect core functions (loop path, separated areas, shade, water/waste).

This sequence provides a fast, visible response to public need, builds operational muscle memory on a smaller site, and still lands the flagship destination on a realistic, fundable path.

| Sequencing Options — Quick Comparison (RAH First vs Regional First) | | |
|---|---|---|
| **Dimension** | **RAH First** | **Regional First** |
| Time to open | Fast (weeks/months) | Slow (months–year+) |
| Upfront cost / risk | Lower / Lower | Higher / Higher |
| Demand relief | Moderate, local | High, citywide |
| Policy/O&M learning | Excellent proving ground | Must be right Day 1 |
| Permitting complexity | Lower | Higher |
| Public optics | We moved quickly | We built the destination |
| Staffing ramp | Gradual | Immediate, full scale |
| Flex for alternates | Easy | More complex |

FIGURE 6.1 Sequencing Options

## 6.3 Readiness & Risk Checklist (per site)

- Land & Access: ownership/agreements; easements; construction access.
- Utilities & Grading: water, power, drainage outfalls; cut/fill balance; geotech flags.
- Context/Environment: wells/ASR, wetlands, riparian/habitat; buffers from sensitive uses.
- Design fit (Ch.4): classification, surfacing, entries/fencing, rotation areas; path standard or "natural park" exception.
- O&M: staffing hours, waste service, turf/AT grooming, lighting hours.
- Public touchpoint: 30% concept check-in with targeted stakeholders.

## 6.4 Scope, Quantities, and Cost Control

1. Confirm quantities from approved concepts (fencing LF, surfacing by type, shade, seating, utilities, paths, trees).
2. Use additive alternates (e.g., added shade, lighting, restrooms) to fit budget without redesign.
3. Sequence contracts to reduce mobilizations and standardize details across sites.
4. Calibrate estimates with City benchmarks and (where applicable) 2021 unit-cost ranges; update to current pricing during pre-bid.

## 6.5 Funding and Delivery

- Capital: impact fees/CIP, grants, sponsorships (amenities/naming), and partner cost-sharing where co-located improvements exist.
- Procurement: design–bid–build for typical sites; consider CM/GC or phased packages for the Regional park.
- Right-sized scopes: lock a minimum viable scope for the quick-win; carry desired features as alternates.

## 6.6 Operations & Maintenance Alignment

Post rules at every entry; plan for daily waste pickup, weekly surface checks, and rotation closures. Maintain paths/surfacing per standards; schedule AT/turf grooming; keep hose bibs and drainage clear. Coordinate patrol/enforcement with Animal Control and track incidents.

## 6.7 Measuring Success and Adaptive Management

Track use counts, incidents, maintenance hours, surface condition, and costs. Report annually; adjust rotation schedules, amenity mix (e.g., more shade), and future site priorities based on performance.

## 6.8 Near-Term Action Plan (Next 12 Months)

1. Designate the Quick-Win site and authorize survey, geotech, and utilities.
2. Publish 30% concept for targeted public review; incorporate comments.
3. Freeze minimum viable scope; prepare bid documents with alternates.
4. Secure permits/long-lead items; advertise and award.
5. Start construction; in parallel, begin pre-design for two Phase-2 parks.
6. Implement quick-win system upgrades (signage/waste stations at priority locations noted in the 2021 plan) while parks are delivered.
7. Provide quarterly public updates until opening.

# CHAPTER SEVEN - OPERATIONS, POLICIES, & REGULATIONS

## 7.1 Purpose and Local Authority

This chapter translates Provo's existing laws and practices into clear operating rules for designated off-leash areas, while aligning with the community priorities documented in Chapter 3. Day-to-day expectations are grounded in Provo City Code (Title 8 Animal Control; Ch. 9.19 Park Use Regulations) and enforced by Provo Animal Control.

## 7.2 Core Laws That Apply Citywide

- Leash rule (outside designated off-leash areas). Dogs must be leashed in public, including city parks, unless in a posted off-leash area. Provo Animal Control issues citations for violations.
- Licensing & vaccination. Provo requires pet licensing; dogs and cats must be kept current on vaccinations.
- Rabies revaccination. Dogs must be revaccinated every 24 months with an approved vaccine. (Applies citywide, including off-leash parks.)
- Park rules & hours. General park regulations, curfew, and use rules apply inside off-leash areas unless otherwise posted.
- Recent updates. Provo adopted ordinance changes addressing animal-control penalties and park-use regulations for dog owners—this plan defers to the current code for fine amounts and procedures.

Implementation note: this plan will stay "code-driven"; if Provo amends Title 8 or Ch. 9.19, signage and web content for dog parks will be updated accordingly.

## 7.3 Posted Rules for Off-Leash Areas

Post these at each entry (English/Spanish). Items marked (Code) reflect existing law; others are City policy based on best practices.

1. Dogs must be leashed to/from the enclosure and under voice control inside. (Code for leashing outside.)
2. License & rabies required; keep tags or proof available. (Code.)
3. Clean up after your dog and dispose in provided bins. (Enforced by Provo ACO.)
4. Limit: two dogs per handler; handler must be 16+ and remain in the enclosure. (Policy; aligns with regional best practice.)
5. No aggressive dogs; remove at first sign of aggression and report incidents (QR/311). Owner is responsible for injury caused to other people and other dogs within the facility. (Policy; supported by regional standards.)
6. Puppies <4 months, dogs in heat, and sick/injured dogs are not permitted. (Policy; health rationale.)
7. Children under 12 must be closely supervised; no climbing on fences/equipment. (Policy.)
8. No glass, alcohol, or smoking; follow posted park hours. (Code for park-use/hours.)

## 7.4 Enforcement Framework (who does what)

- Primary enforcement: Provo Animal Control—leash/waste, licensing, dangerous/aggressive incidents, bite reports. Citations issued per City policy.
- Park operations: Parks & Recreation—signage, amenities, closures/rotations, and routine inspections; coordinates with ACO on targeted enforcement.
- Penalties: Follow current Provo ordinance for infractions/misdemeanor thresholds and Notice of Violation (NOV)/citation procedures.

| # | Recommended standard | Basis (Code § / City policy) | Enforcement lead | Typical action | Penalty reference |
|---|---|---|---|---|---|
| 1 | Leash to/from the dog park; dogs must be leashed outside posted off-leash areas | **Code:** Animals Running at Large (§8.02.110) and City **Park Rules** | Animal Control | Citation (infraction) | **§8.02.015** (infractions); fines per **Uniform Fine Schedule** |
| 2 | Pick up and properly dispose of dog waste | **Code:** Sanitation (§8.02.120) and City **Park Rules** | Animal Control | Citation (infraction) | **§8.02.015**; Uniform Fine Schedule |
| 3 | Dogs must have current license and **rabies vaccination**; proof available on request | **Code:** Rabies control (§8.08.020); City licensing practice | Animal Control | Citation (infraction) | **§8.02.015** |
| 4 | Remove **aggressive dogs** immediately; dog must be under handler control | **Policy**; enforceable as **Nuisance** (§8.02.100) / **Vicious animals** (§8.02.090) if not complied | Animal Control | Warning → Citation; removal if needed | **§8.02.015** |
| 5 | Dogs shall **not be left unattended** in the off-leash area | **Policy** (supports nuisance prevention §8.02.100) | Animal Control | Warning → Citation if creates violation | **§8.02.015** |
| 6 | **Max 2 dogs per handler**; handler (16+) remains in enclosure and supervises at all times | **Policy** (regional best practice) | Parks / Animal Control | Courtesy notice → Citation if it causes code violation | — |
| 7 | **Puppies < 4 months**, dogs **in heat**, and **sick/injured** dogs not permitted | **Policy** (health/safety) | Animal Control | Courtesy → Citation if nuisance/risk | — |
| 8 | **No food or glass** inside the off-leash area | **Policy**; general park-use rules | Parks / Animal Control | Courtesy → Citation under park-use if needed | — |
| 9 | Follow posted **park hours/curfew** | **Code:** Park Use Regulations (Ch. **9.19**) & City Park Rules | Parks / Animal Control | Citation (infraction) | Park rules / §9.19 |
| 10 | Children **under 12** must be closely supervised; no climbing on fences/equipment | **Policy** (safety) | Parks | Courtesy | — |
| 11 | **Commercial activities** (classes, paid walkers, training) by permit only; obey limits set in permit | **Code:** Use of parks by permission / commercial sales prohibited (Ch. **9.19**) | Parks | Permit check → Citation if unpermitted | §9.19 |
| 12 | Yield to maintenance and emergency operations; close areas when posted (rotation/recovery, weather, repairs) | **Policy**; park-use authority | Parks | Temporary closure | — |

FIGURE 7.1 Recommended Off-Leash Dog Park Enforcement Policies

## 7.5 Health & Safety Protocols

- Bites/exposures: Call 911 for emergencies; report all bites to Animal Control. Management follows Provo's rabies control chapter; owners must demonstrate current vaccination.
- Weather/air quality: Parks may issue temporary closures during poor air quality, excessive heat, icy conditions, or saturated turf to protect dogs and surfaces (posted online and at gates).

## 7.6 Maintenance & Closures (Provo practice)

- Daily: litter/waste removal; bag restock; gate/fence check.
- Weekly: surface repairs (DG/top-offs), turf grooming or AT brushing/sanitizing, irrigation check (where applicable).
- Rotations/closures: Close small sections for turf recovery after precipitation or heavy wear; post expected reopen dates at the gate.
- Winter ops: Snow removal to gates; use pet-safe de-icer on concrete paths; close muddy sections as needed.

## 7.7 Water Quality & Stormwater

Provide waste stations at entries and mid-park and route wash-down water to approved drainage (no discharge to sensitive areas). Follow City stormwater BMPs and wellhead/ASR buffers where applicable. (Coordinate with Provo Public Works in design/permitting.)

## 7.8 Accessibility & Communication

- Maintain ADA routes to entries and seating; keep sightlines open for supervision. Provide bilingual rules signage and a QR code to report issues to Provo (311/online ACO form).
- Prioritize snow/ice removal and de-icer on the accessible route and gate thresholds.
- Accessible route from parking/path to both double-gated entries and to at least one shaded seating area.
- Gate clear width ≥ 36 in (42 in preferred) with latches operable with one hand, no tight grasping/twisting, at accessible heights.
- Staging/turning space inside/outside gates for wheelchair users and dogs (5 ft turning circle).
- Clarify that handlers may keep a service dog leashed inside the off-leash area if that's needed for the task or control.
- Add a one-line rule to every entry sign:
  "ADA service animals welcome. Staff may ask two ADA questions. Emotional support animals are not service animals."
- Train Parks/Animal Control staff on the two ADA questions and the "under control/housebroken" standard.

# Appendix A



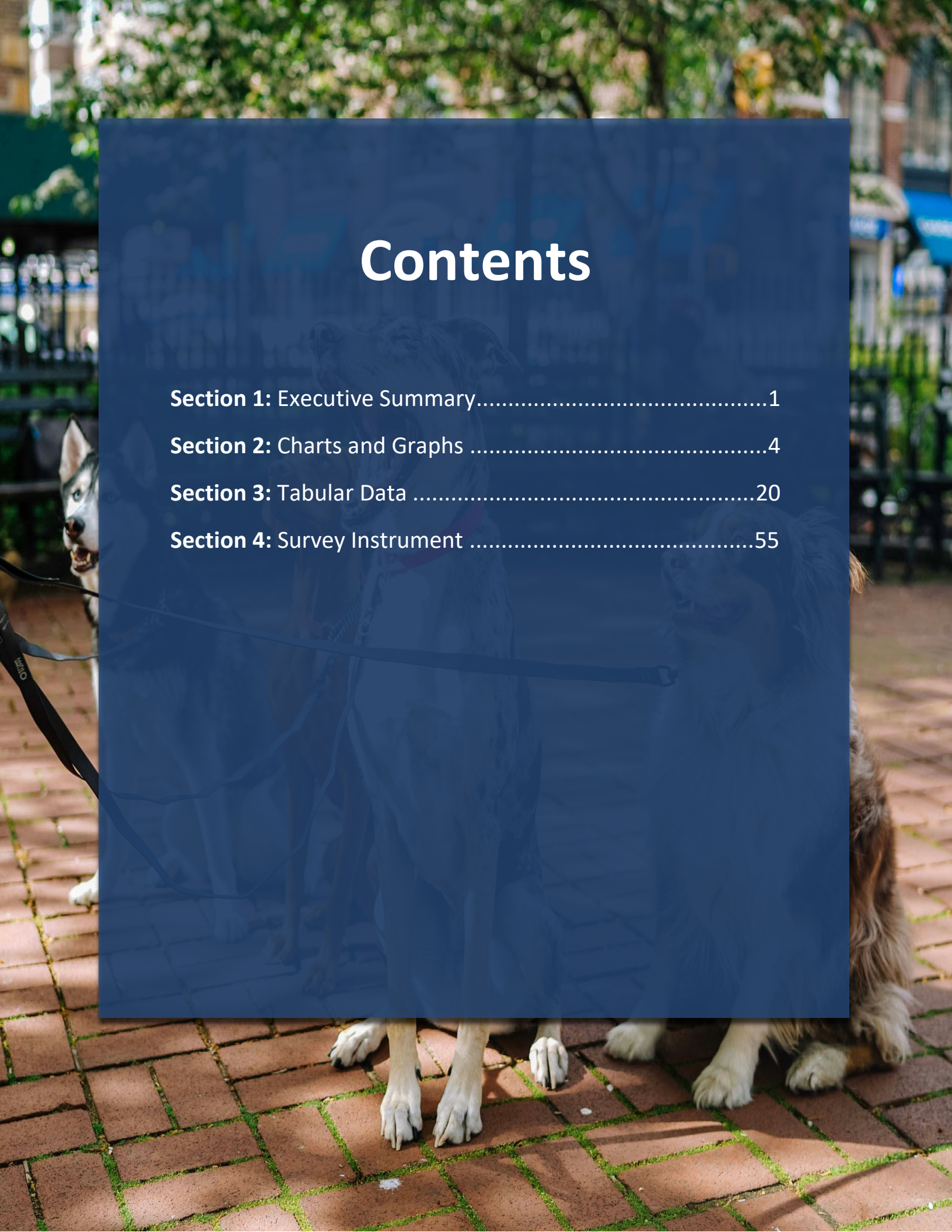
# 2025 City of Provo Dog Park Survey

Submitted to the City of Provo, Utah by:

ETC Institute
725 W. Frontier Lane,
Olathe, KS 66061

April 2025

ETC INSTITUTE



# Contents

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# 1 Executive Summary

# Provo, Utah
# Dog Park Survey
# Executive Summary

## Overview

ETC Institute administered a dog park survey for the City of Provo, Utah during the winter of 2024-2025. The purpose of the survey was to help determine dog park priorities for the Community.

## Methodology

ETC Institute mailed a survey packet to a random sample of households throughout the City of Provo. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online.

After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of Provo from participating, everyone who completed the survey online was required to enter their home address prior to submitting their survey. ETC Institute then matched the addresses entered online with the addresses originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to receive 400 completed surveys from households within the City of Provo. This goal was exceeded, with 404 completed surveys collected. The overall results for the sample of 404 residents have a precision of at least +/-4.9% at the 95% level of confidence.

This report contains the following:

- Executive Summary with major findings (Section 1)
- Charts showing the overall results of the survey (Section 2)
- Tabular data showing the overall results for all questions on the survey (Section 3)
- A copy of the cover letter and survey instrument (Section 4)

The major findings of the survey are summarized in the following pages.

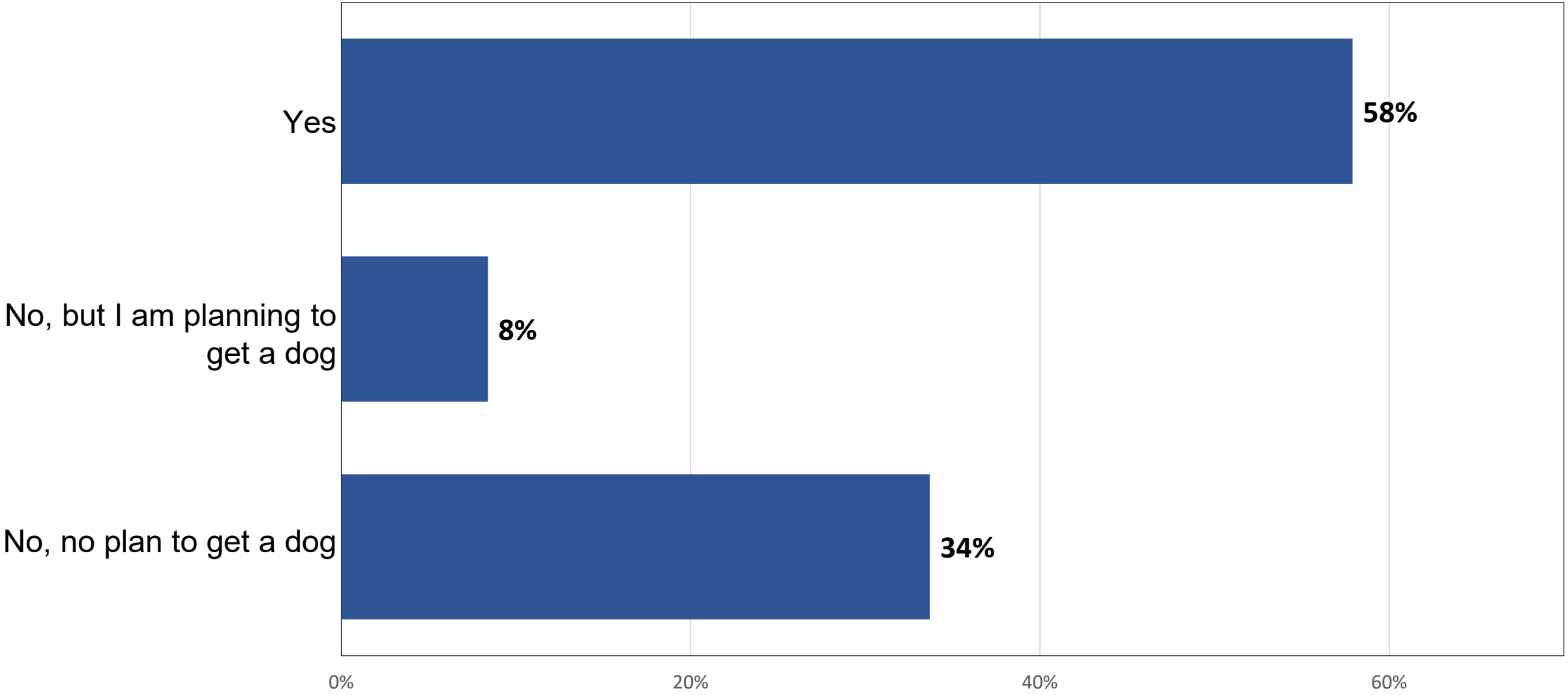
## Dog Parks Usage

Fifty-eight percent (58%) indicated that they currently have a dog. Thirty-eight percent (38%) indicated they have used a dog park in or around Provo in the past two years. They selected all the dog parks (listed in the survey) they have visited in the past year. The most visited dog parks are: Dog Park at Bicentennial Park (Provo) (80%), Spanish Fork Dog Park (Spanish Fork) (28%), Orem City Dog Park (Orem City) (28%), and Art Dye Dog Park (American Fork) (13%). They selected how often they visit the parks that they checked in the previous question. Five percent (5%) visit daily, twenty-seven percent (27%) visit weekly, seventeen percent (17%) visit monthly, and fifty-one percent (51%) visit a few times per year. They selected all the dog features that they enjoy most. The most used dog park features were: fenced areas (73%), waste stations (72%), and shaded areas (63%). Based on the sum of top four choices, the dog features that are most important to households are: fenced areas (60%), waste stations (39%), and water stations (37%). They selected all the items (listed in the survey) that they do not like about dog parks. The most selected items were: aggressive dogs (65%), lack of maintenance (64%), and inattentive owners (56%). Based on the sum of top four choices, the dog park features that are least important to households are: noise levels (32%), zoning issues (30%), and limited hours (22%).

# 2 Charts and Graphs

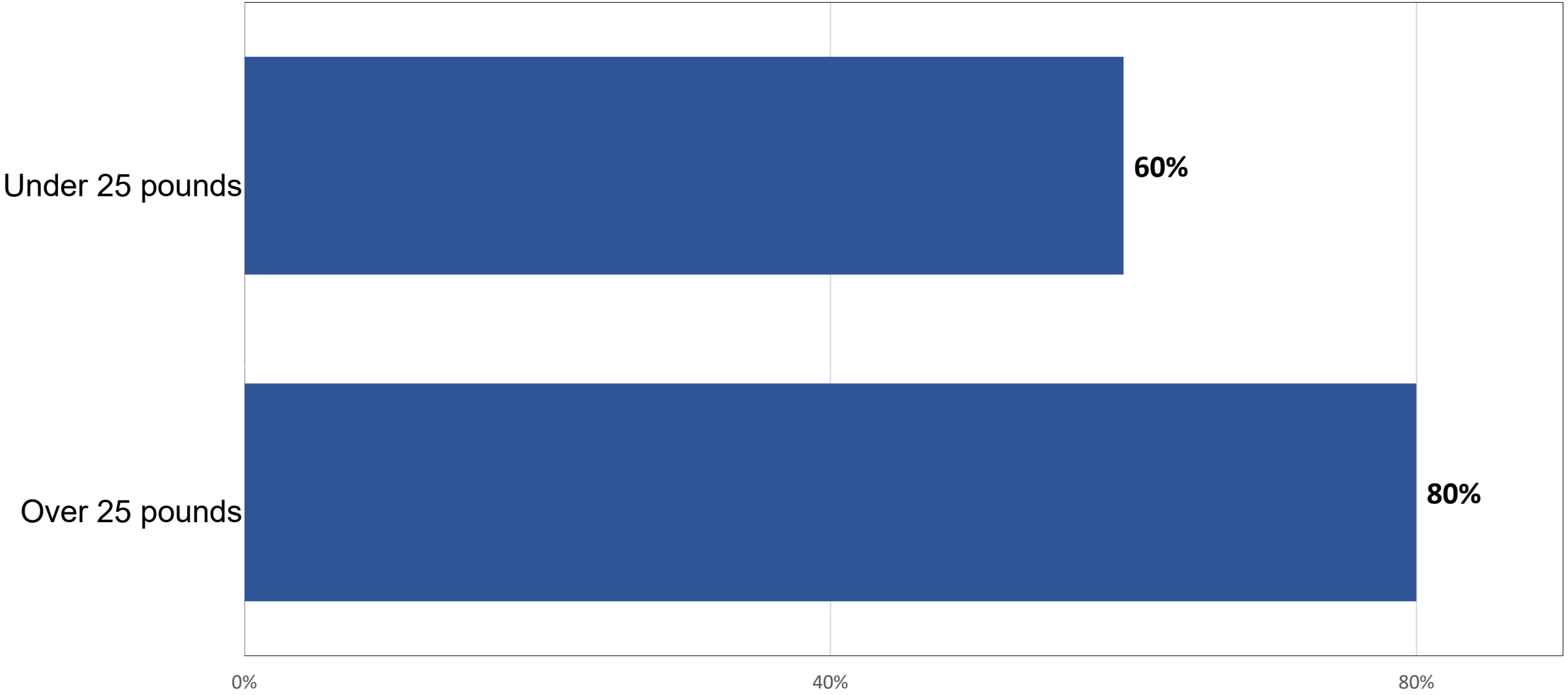
# Q1. Do you currently have a dog?

by percentage of respondents



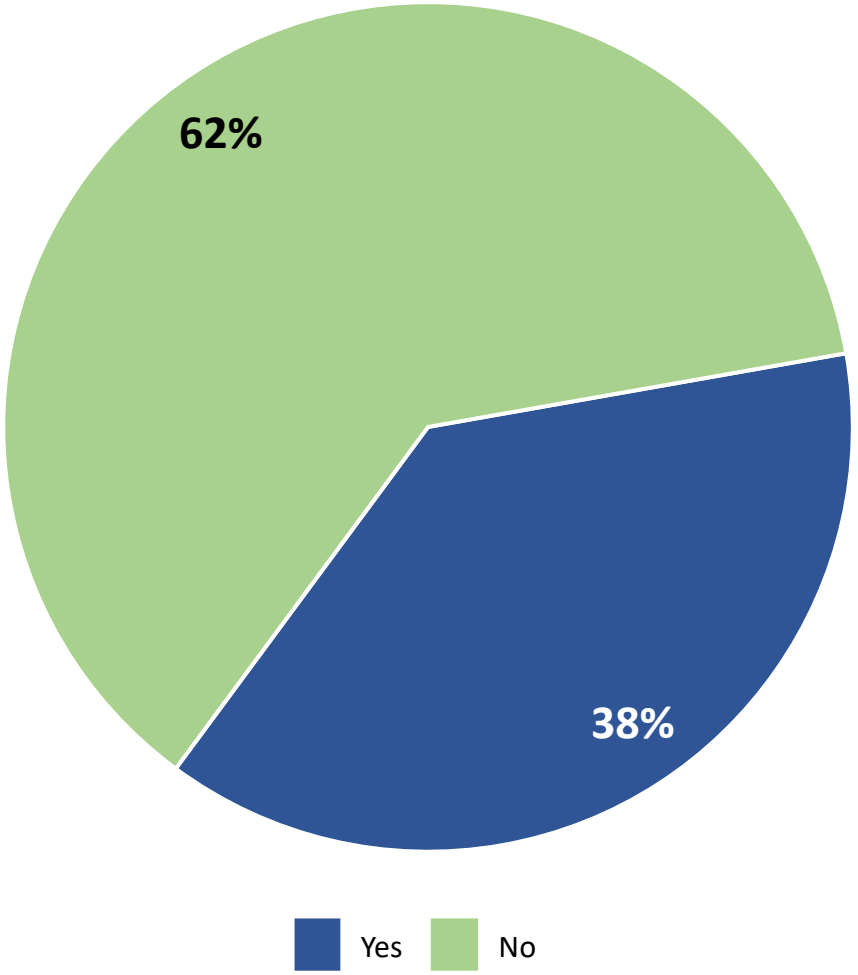
# Q1a. How many dogs do you have in each of the following categories.

by percentage of respondents (multiple selections could be made)



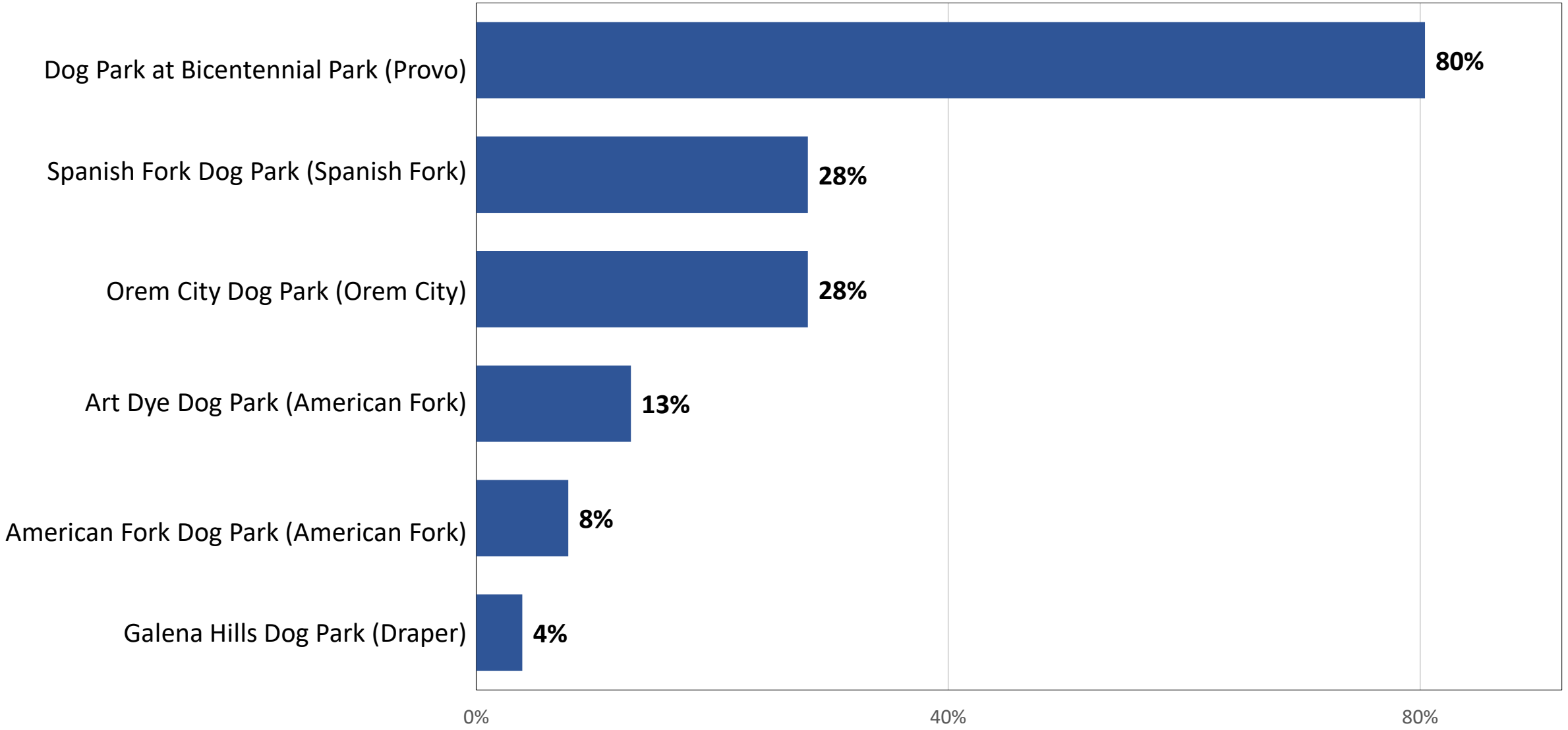
# Q2. Within the past two years, have you/your household utilized any dog parks in or around Provo?

by percentage of respondents



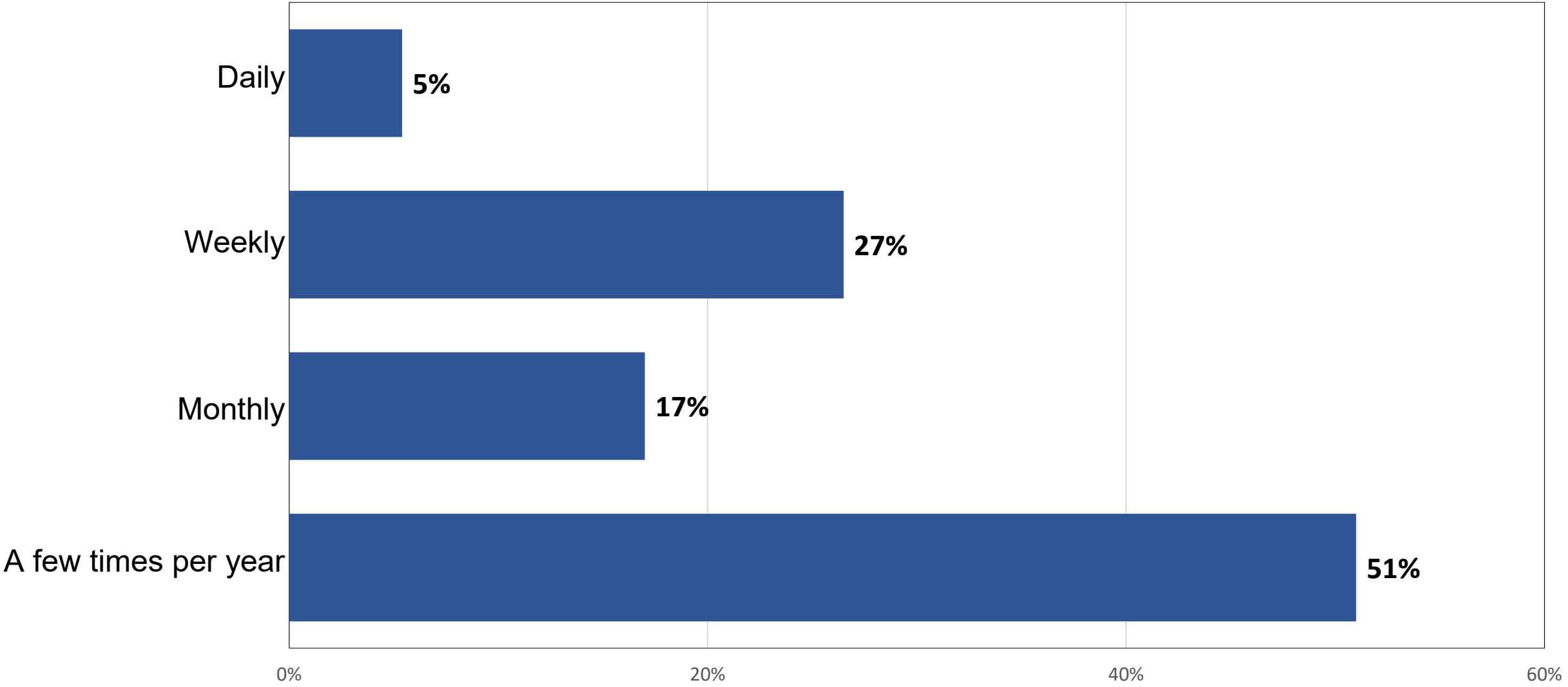
# Q2a. Please check all the dog parks listed below that you/your household have visited during the past year.

by percentage of respondents (multiple selections could be made)



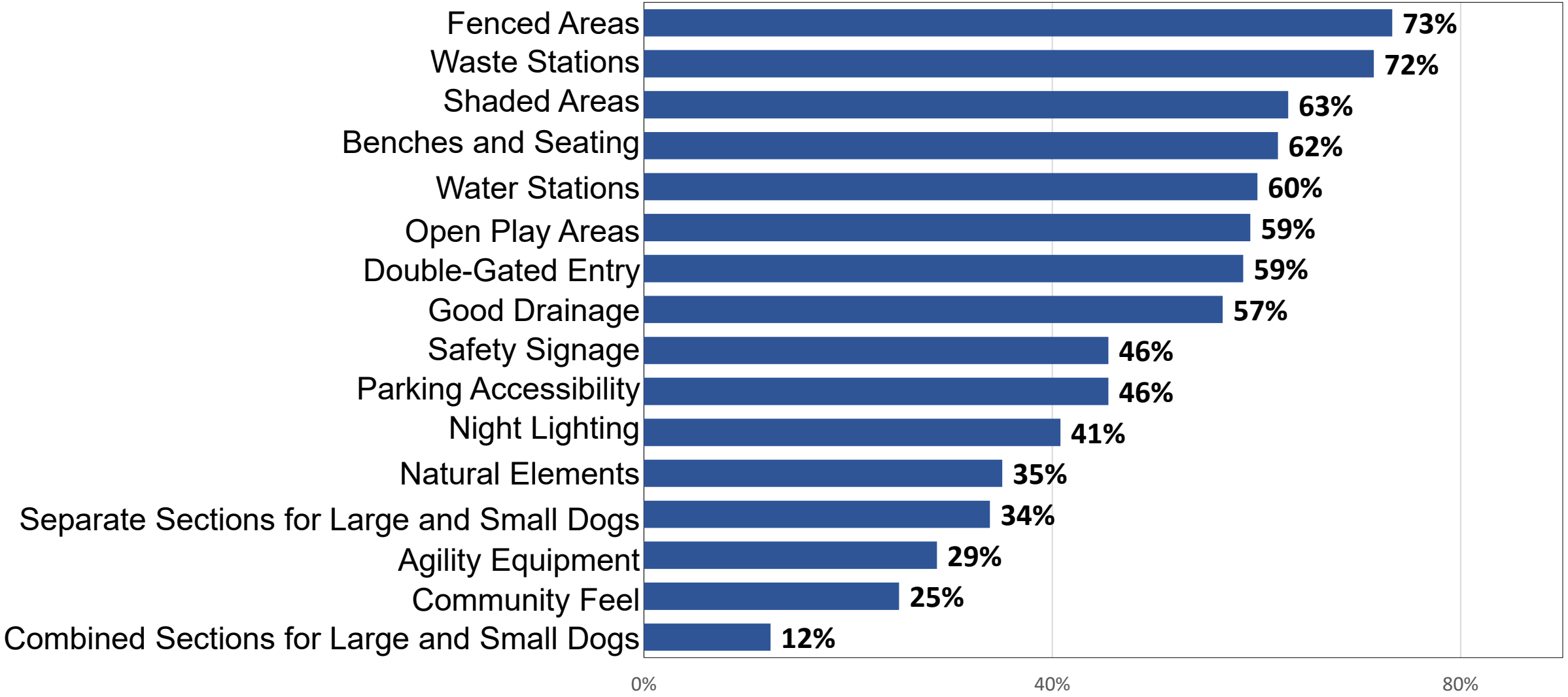
# Q2b. On average, how often do you visit the park(s) you checked in Question 2a?

by percentage of respondents (excluding “not provided”)



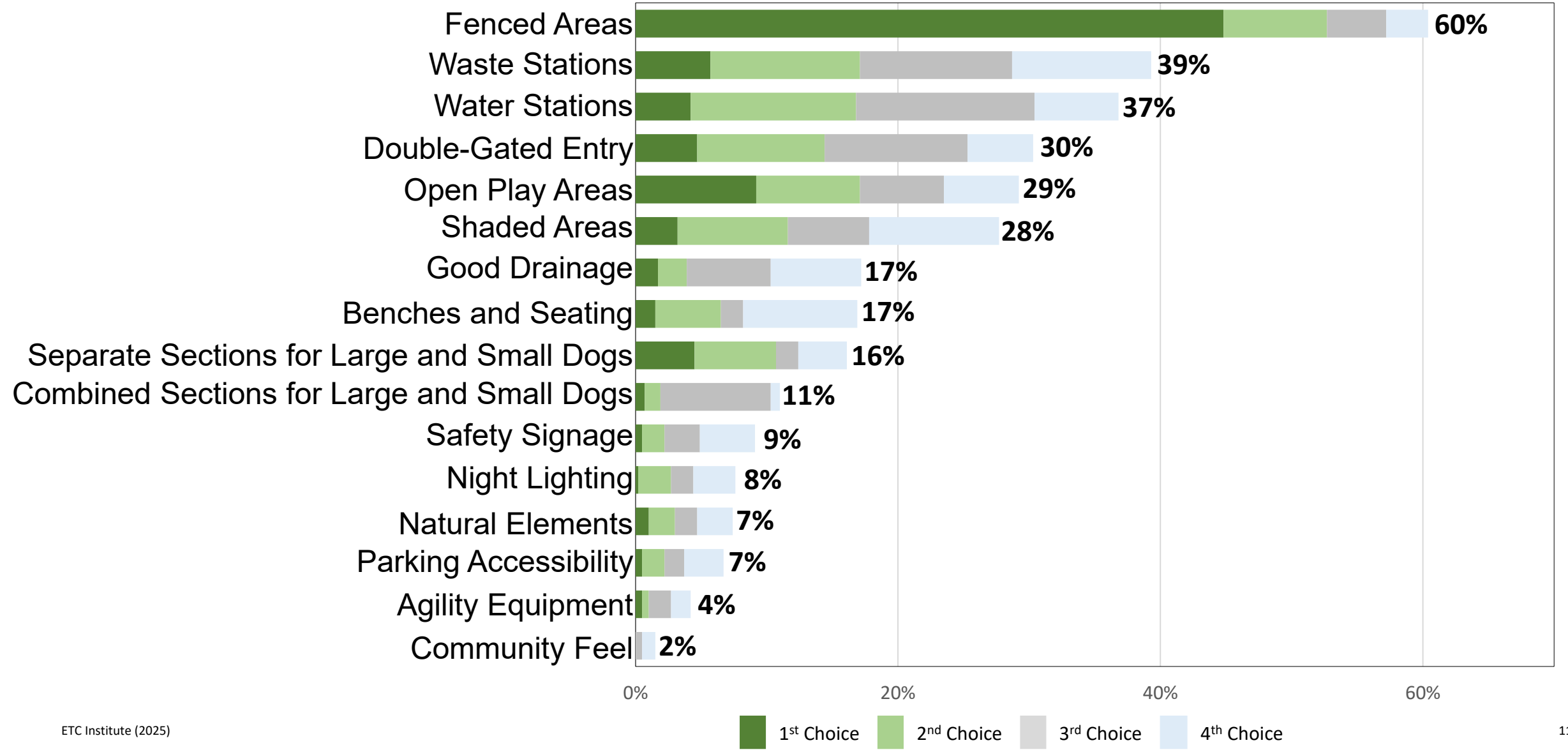
# Q3. Please check all dog park features that you/your household enjoy most.

by percentage of respondents (multiple selections could be made)



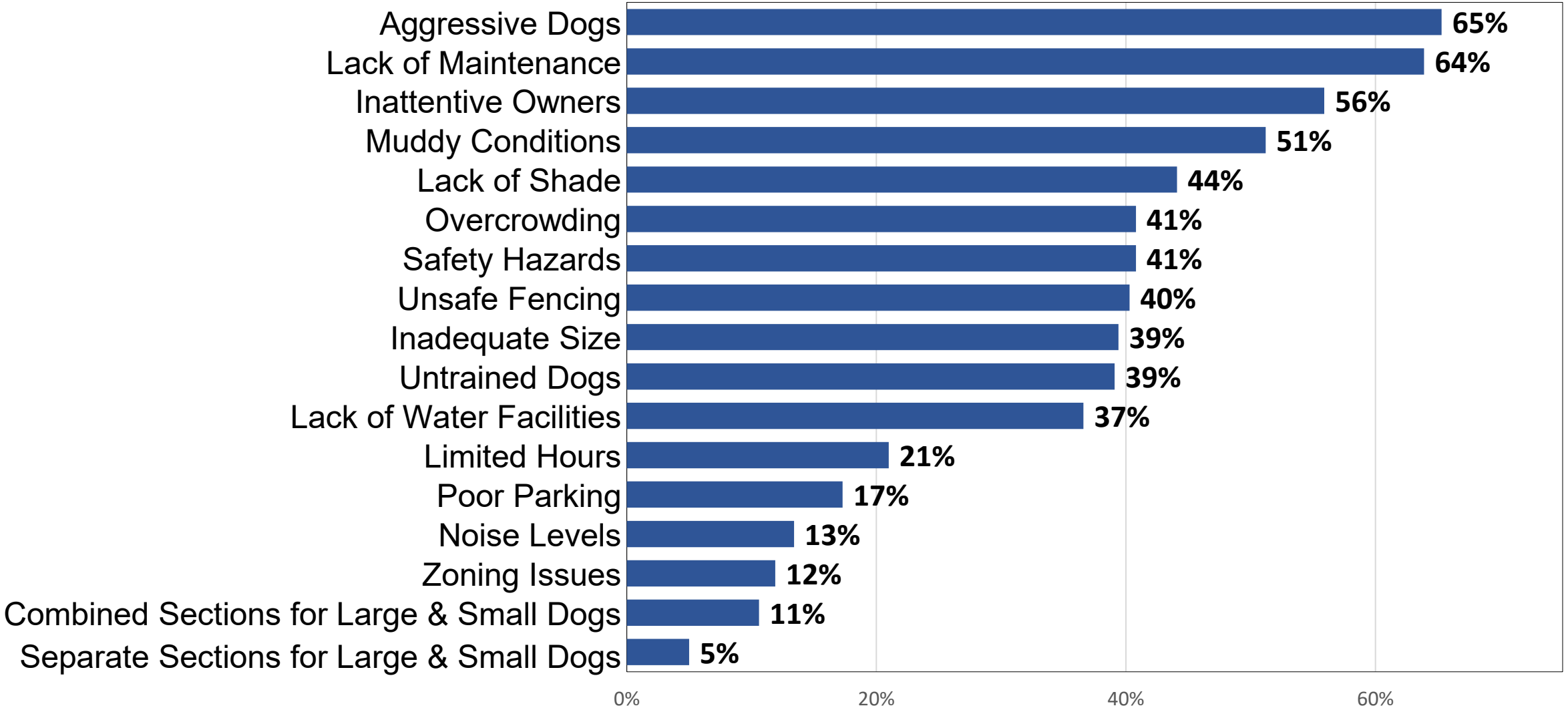
# Q3a. Which four of the dog park features do you think are most important to you/your household?

by percentage of respondents who selected the item as one of their top four choices



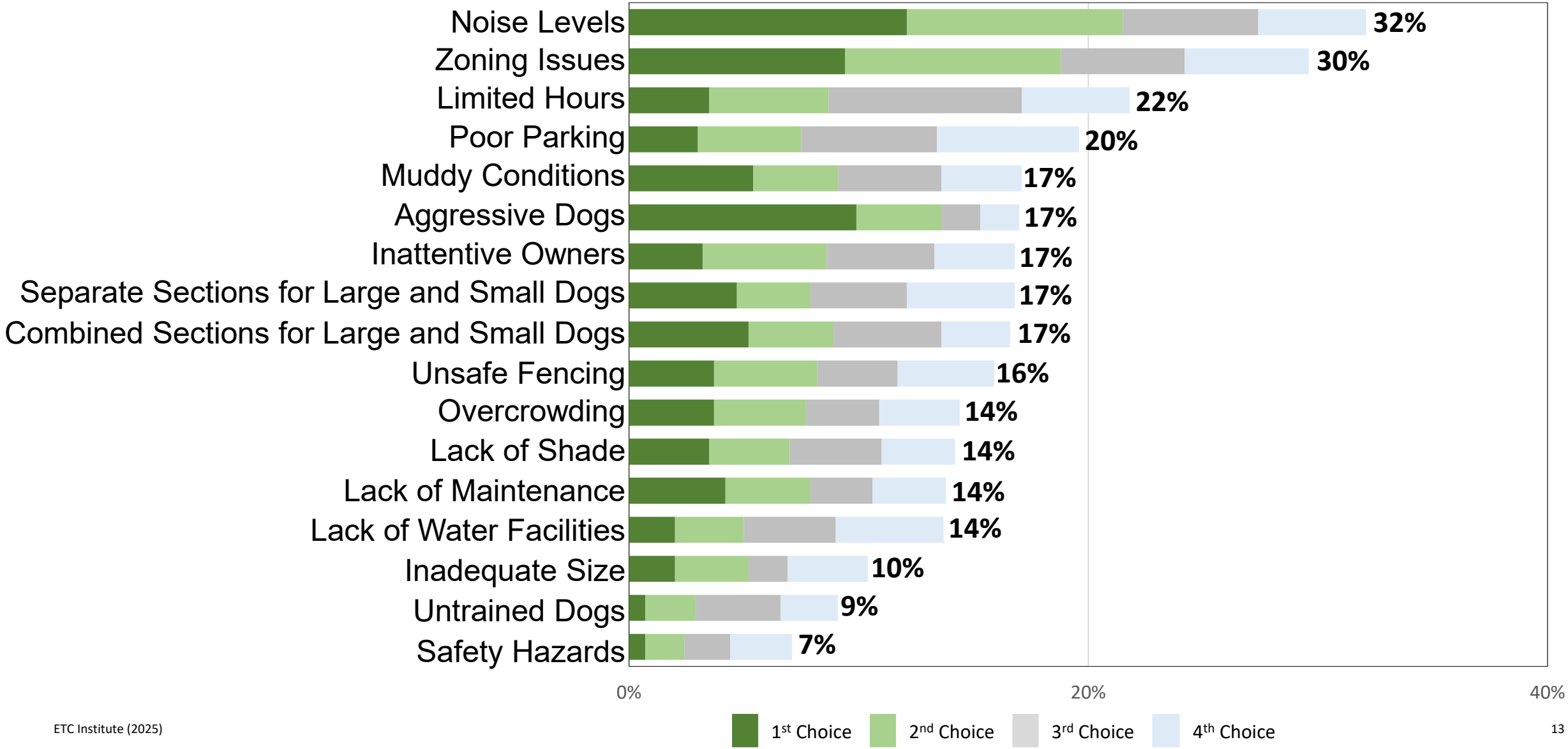
# Q4. Please check all items listed below that are things you do not like about dog parks.

by percentage of respondents (multiple selections could be made)



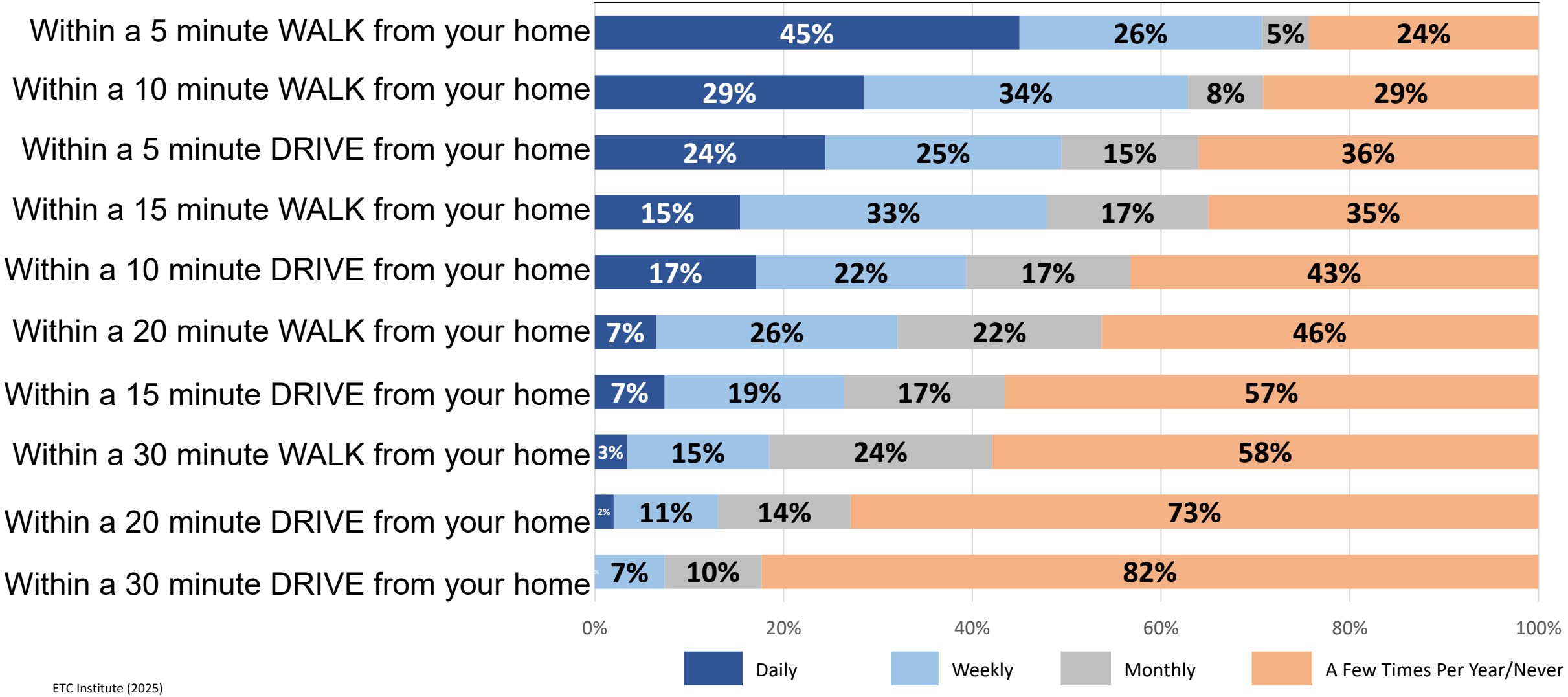
# Q4a. Which four of the dog park features do you think are least important to you/your household?

by percentage of respondents who selected the item as one of their top four choices



# Q5. Please rate how frequently you would potentially visit a dog park based on the distance from your home listed below.

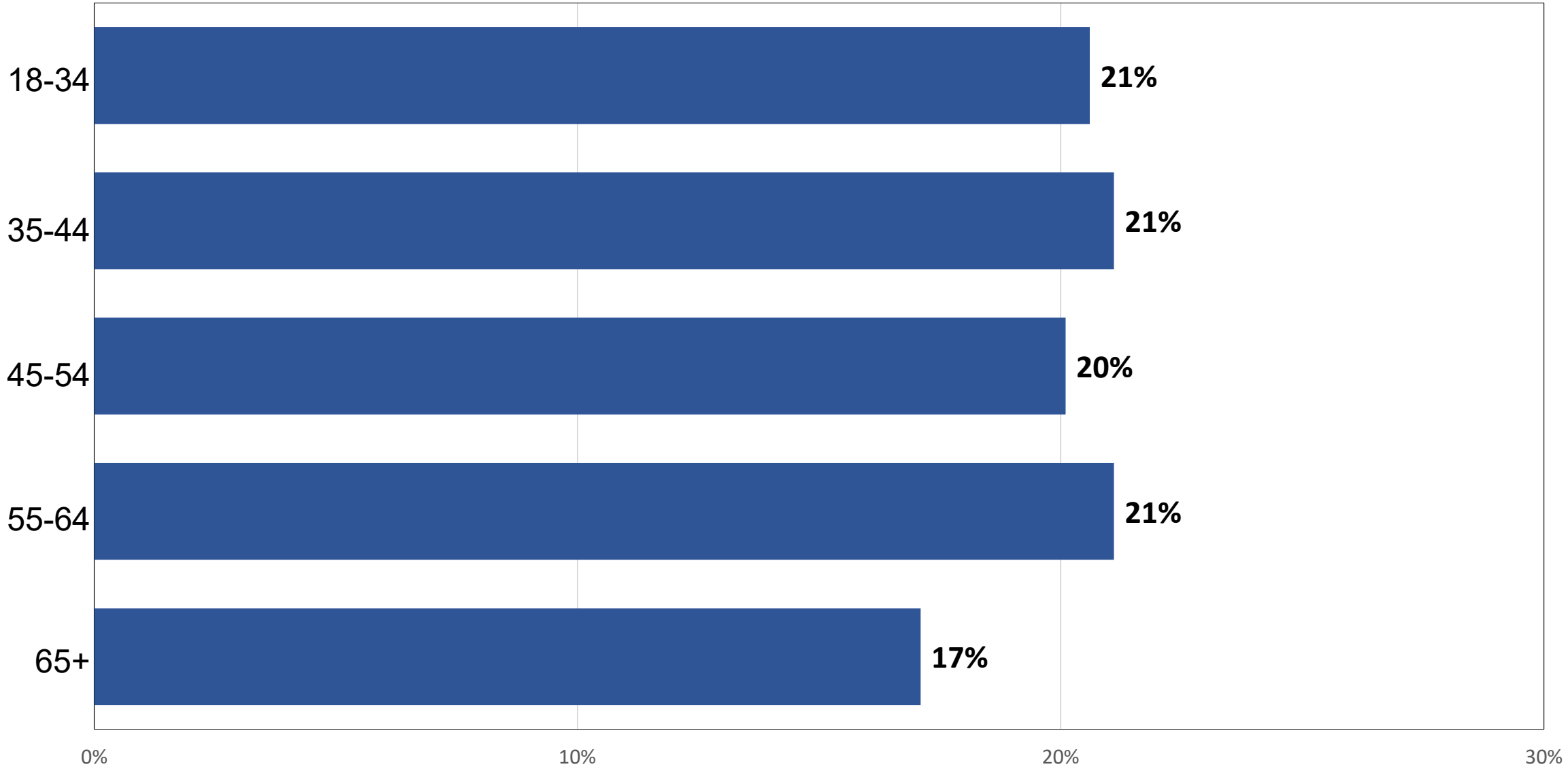
by percentage of respondents (excluding "not provided")



# Demographics

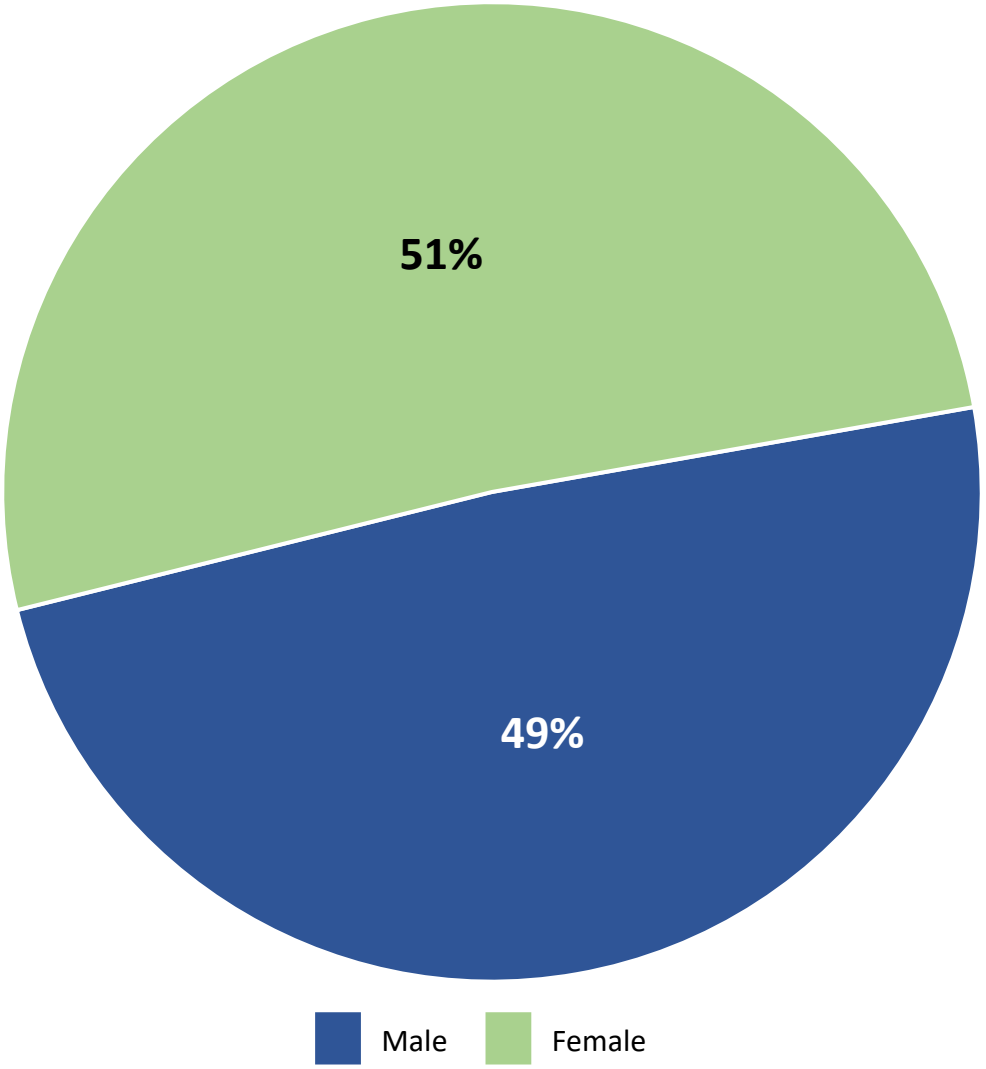
# Q7. What is your age?

by percentage of respondents (excluding “not provided”)



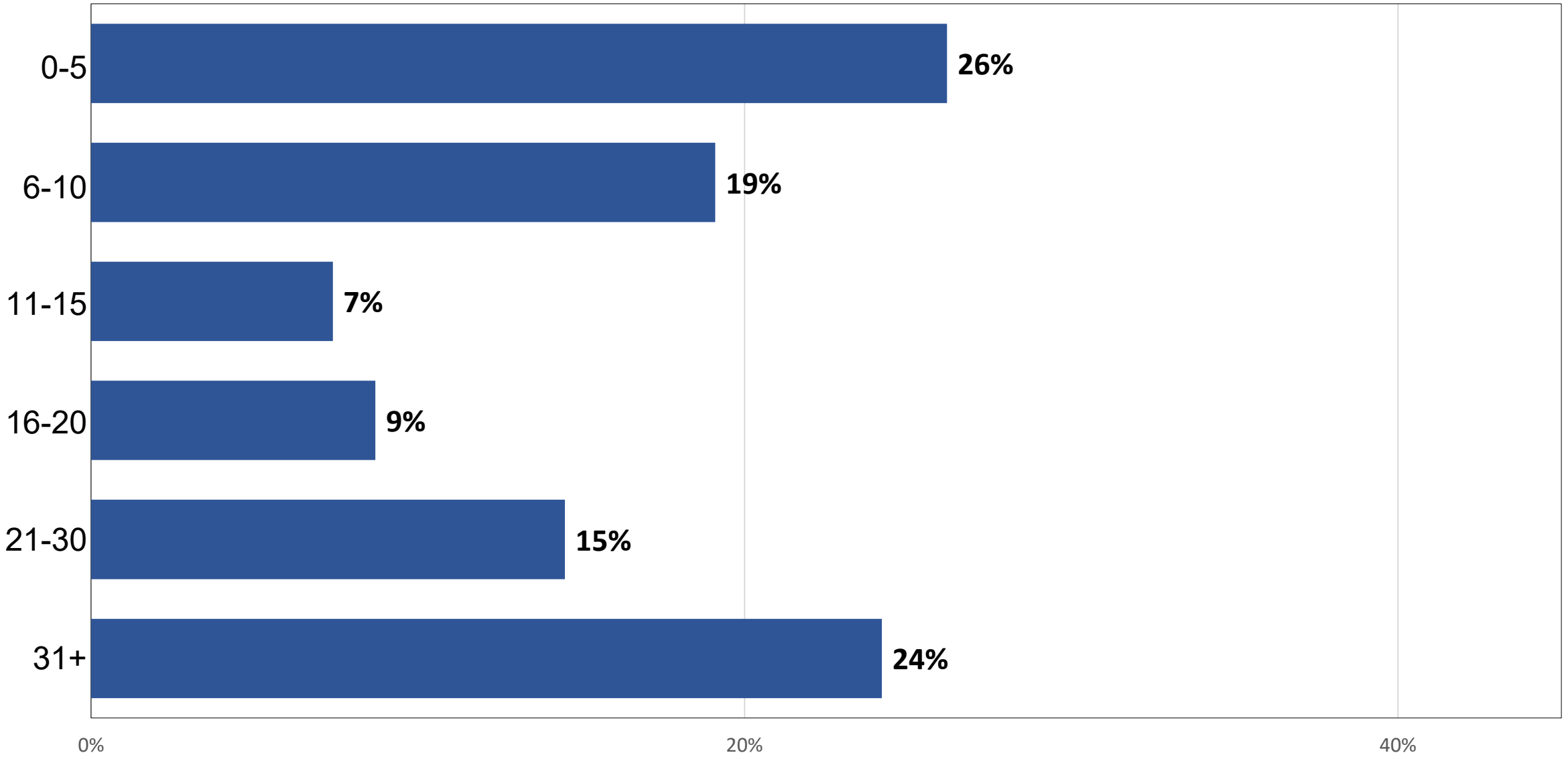
# Q8. Your gender:

by percentage of respondents (excluding “not provided”)



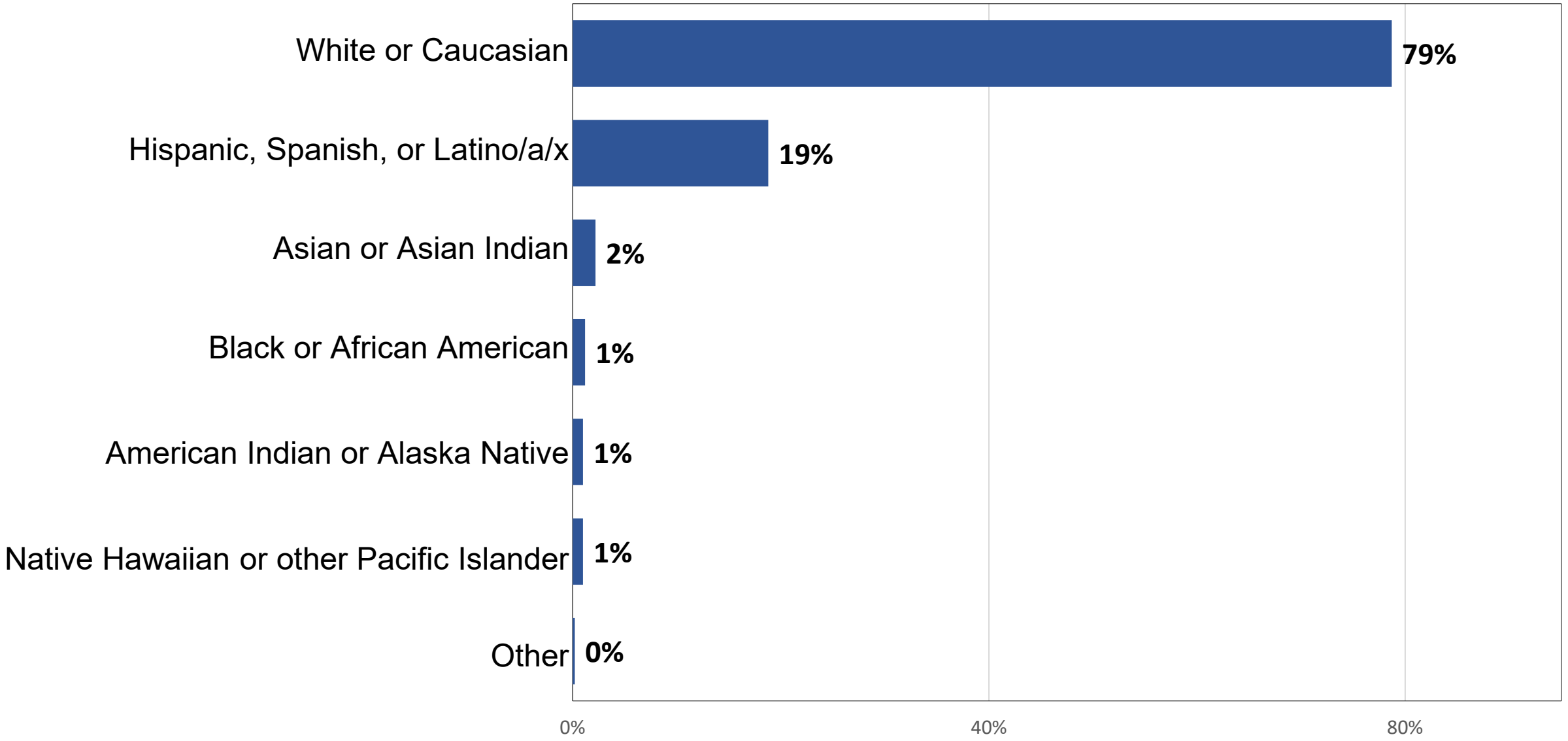
# Q9. How many years have you lived in the City of Provo?

by percentage of respondents (excluding “not provided”)



# Q10. Which of the following best describes your race/ethnicity?

by percentage of respondents (multiple selections could be made)



# 3 Tabular Data

## Q1. Do you currently have a dog?

| Q1. Do you currently have a dog | Number | Percent |
|---|---|---|
| Yes | 234 | 57.9 % |
| No, but I am planning to get a dog | 34 | 8.4 % |
| No, no plan to get a dog | 136 | 33.7 % |
| Total | 404 | 100.0 % |

## Q1a. How many dogs do you have in each of the following categories.

| | Mean | Sum |
|---|---|---|
| number | 1.4 | 322 |
| Under 25 pounds | 0.6 | 134 |
| Over 25 pounds | 0.8 | 188 |

## Q2. Within the past two years, have you or the members of your household utilized any dog parks in or around Provo?

| Q2. Have your household members utilized any dog parks in or around Provo within past two years | Number | Percent |
|---|---|---|
| Yes | 153 | 37.9 % |
| No | 251 | 62.1 % |
| Total | 404 | 100.0 % |

## Q2a. Please CHECK ALL of the DOG PARKS listed below that you or the members of your household have visited during the past year.

| Q2a. All dog parks your household members have visited during past year | Number | Percent |
|---|---|---|
| Dog Park at Bicentennial Park (Provo) | 123 | 80.4 % |
| Spanish Fork Dog Park (Spanish Fork) | 43 | 28.1 % |
| Galena Hills Dog Park (Draper) | 6 | 3.9 % |
| Art Dye Dog Park (American Fork) | 20 | 13.1 % |
| American Fork Dog Park (American Fork) | 12 | 7.8 % |
| Orem City Dog Park (Orem City) | 43 | 28.1 % |
| Other | 14 | 9.2 % |
| Total | 261 | |

## Q2a-7. Other

- Carter illegal Park
- Dog park in Provo canyon
- Heber City dog park
- I do not remember the name
- I've gone all the way to Salt Lake City to utilize their dog parks
- Near timpanogas park in Provo canyon
- Provo Canyon
- Provo Canyon Dog park
- Quail Orchard Park
- Run-A-mok in Park City
- Salt lake and Heber dog park

- SANTAQUIN CITY
- The dog park at Timpanogos Park.
- There's a tiny park just East of State Street almost to Springville. I don't know the name of it. I didn't end up going in the gate because it was COVERED in poop! I have seen other dog designated areas just as gross. I don't use dog parks for this reason—people just don't clean up after their dogs. I think I would feel differently if park personnel checked and cleaned it regularly. You can never control the selfish people that refuse to clean up after their dogs!

**Q2b. On average, how often do you visit the park(s) you checked in Question 2a above?**

Q2b. How often do you visit parks listed in Question 2a

| | Number | Percent |
|---|---|---|
| Daily | 8 | 5.2 % |
| Weekly | 39 | 25.5 % |
| Monthly | 25 | 16.3 % |
| A few times per year | 75 | 49.0 % |
| Not provided | 6 | 3.9 % |
| Total | 153 | 100.0 % |

**WITHOUT "NOT PROVIDED"**

**Q2b. On average, how often do you visit the park(s) you checked in Question 2a above? (without "not provided")**

Q2b. How often do you visit parks listed in Question 2a

| | Number | Percent |
|---|---|---|
| Daily | 8 | 5.4 % |
| Weekly | 39 | 26.5 % |
| Monthly | 25 | 17.0 % |
| A few times per year | 75 | 51.0 % |
| Total | 147 | 100.0 % |

## Q3. Please CHECK ALL dog park features that you and the members of your household enjoy most.

| Q3. All dog park features your household members enjoy most | Number | Percent |
|---|---|---|
| Fenced Areas: Secure fencing to keep dogs safe & prevent them from running off | 296 | 73.3 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 137 | 33.9 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 50 | 12.4 % |
| Double-Gated Entry: A two-gate system to ensure safe entry & exit without dogs escaping | 237 | 58.7 % |
| Water Stations: Fresh water fountains | 243 | 60.1 % |
| Waste Stations: Accessible waste bags & trash cans to encourage responsible cleanup | 289 | 71.5 % |
| Shaded Areas: Trees, awnings, or shade structures to protect dogs & owners from the sun | 255 | 63.1 % |
| Benches & Seating: Comfortable places for owners to sit & relax while their dogs play | 251 | 62.1 % |
| Agility Equipment: Features like tunnels, ramps, & hoops to engage & exercise dogs | 116 | 28.7 % |
| Open Play Areas: Large, grassy or open spaces for dogs to run freely | 240 | 59.4 % |
| Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore | 142 | 35.1 % |
| Good Drainage: Well-designed drainage systems to prevent muddy conditions & standing water | 229 | 56.7 % |
| Night Lighting: Adequate lighting for safety during evening visits | 165 | 40.8 % |
| Safety Signage: Clear rules & guidelines posted to ensure safe & respectful use of the park | 184 | 45.5 % |
| Parking Accessibility: Convenient & sufficient parking near the dog park | 184 | 45.5 % |
| Community Feel: Amenities like bulletin boards for community notices or events, & areas for dog meet-ups or training sessions | 101 | 25.0 % |
| Total | 3119 | |

**Q3a. Which FOUR of the dog park features listed in Question 3 do you think are MOST IMPORTANT to you and the members of your household?**

| Q3a. Top choice | Number | Percent |
|---|---|---|
| Fenced Areas: Secure fencing to keep dogs safe & prevent them from running off | 181 | 44.8 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 18 | 4.5 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 3 | 0.7 % |
| Double-Gated Entry: A two-gate system to ensure safe entry & exit without dogs escaping | 19 | 4.7 % |
| Water Stations: Fresh water fountains | 17 | 4.2 % |
| Waste Stations: Accessible waste bags & trash cans to encourage responsible cleanup | 23 | 5.7 % |
| Shaded Areas: Trees, awnings, or shade structures to protect dogs & owners from the sun | 13 | 3.2 % |
| Benches & Seating: Comfortable places for owners to sit & relax while their dogs play | 6 | 1.5 % |
| Agility Equipment: Features like tunnels, ramps, & hoops to engage & exercise dogs | 2 | 0.5 % |
| Open Play Areas: Large, grassy or open spaces for dogs to run freely | 37 | 9.2 % |
| Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore | 4 | 1.0 % |
| Good Drainage: Well-designed drainage systems to prevent muddy conditions & standing water | 7 | 1.7 % |
| Night Lighting: Adequate lighting for safety during evening visits | 1 | 0.2 % |
| Safety Signage: Clear rules & guidelines posted to ensure safe & respectful use of the park | 2 | 0.5 % |
| Parking Accessibility: Convenient & sufficient parking near the dog park | 2 | 0.5 % |
| None chosen | 69 | 17.1 % |
| Total | 404 | 100.0 % |

**Q3a. Which FOUR of the dog park features listed in Question 3 do you think are MOST IMPORTANT to you and the members of your household?**

| Q3a. 2nd choice | Number | Percent |
|---|---|---|
| Fenced Areas: Secure fencing to keep dogs safe & prevent them from running off | 32 | 7.9 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 25 | 6.2 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 5 | 1.2 % |
| Double-Gated Entry: A two-gate system to ensure safe entry & exit without dogs escaping | 39 | 9.7 % |
| Water Stations: Fresh water fountains | 51 | 12.6 % |
| Waste Stations: Accessible waste bags & trash cans to encourage responsible cleanup | 46 | 11.4 % |
| Shaded Areas: Trees, awnings, or shade structures to protect dogs & owners from the sun | 34 | 8.4 % |
| Benches & Seating: Comfortable places for owners to sit & relax while their dogs play | 20 | 5.0 % |
| Agility Equipment: Features like tunnels, ramps, & hoops to engage & exercise dogs | 2 | 0.5 % |
| Open Play Areas: Large, grassy or open spaces for dogs to run freely | 32 | 7.9 % |
| Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore | 8 | 2.0 % |
| Good Drainage: Well-designed drainage systems to prevent muddy conditions & standing water | 9 | 2.2 % |
| Night Lighting: Adequate lighting for safety during evening visits | 10 | 2.5 % |
| Safety Signage: Clear rules & guidelines posted to ensure safe & respectful use of the park | 7 | 1.7 % |
| Parking Accessibility: Convenient & sufficient parking near the dog park | 7 | 1.7 % |
| None chosen | 77 | 19.1 % |
| Total | 404 | 100.0 % |

**Q3a. Which FOUR of the dog park features listed in Question 3 do you think are MOST IMPORTANT to you and the members of your household?**

| Q3a. 3rd choice | Number | Percent |
|---|---|---|
| Fenced Areas: Secure fencing to keep dogs safe & prevent them from running off | 18 | 4.5 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 7 | 1.7 % |
| Double-Gated Entry: A two-gate system to ensure safe entry & exit without dogs escaping | 34 | 8.4 % |
| Water Stations: Fresh water fountains | 44 | 10.9 % |
| Waste Stations: Accessible waste bags & trash cans to encourage responsible cleanup | 55 | 13.6 % |
| Shaded Areas: Trees, awnings, or shade structures to protect dogs & owners from the sun | 47 | 11.6 % |
| Benches & Seating: Comfortable places for owners to sit & relax while their dogs play | 25 | 6.2 % |
| Agility Equipment: Features like tunnels, ramps, & hoops to engage & exercise dogs | 7 | 1.7 % |
| Open Play Areas: Large, grassy or open spaces for dogs to run freely | 26 | 6.4 % |
| Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore | 7 | 1.7 % |
| Good Drainage: Well-designed drainage systems to prevent muddy conditions & standing water | 26 | 6.4 % |
| Night Lighting: Adequate lighting for safety during evening visits | 7 | 1.7 % |
| Safety Signage: Clear rules & guidelines posted to ensure safe & respectful use of the park | 11 | 2.7 % |
| Parking Accessibility: Convenient & sufficient parking near the dog park | 6 | 1.5 % |
| Community Feel: Amenities like bulletin boards for community notices or events, & areas for dog meet-ups or training sessions | 2 | 0.5 % |
| None chosen | 82 | 20.3 % |
| Total | 404 | 100.0 % |

**Q3a. Which FOUR of the dog park features listed in Question 3 do you think are MOST IMPORTANT to you and the members of your household?**

| Q3a. 4th choice | Number | Percent |
|---|---|---|
| Fenced Areas: Secure fencing to keep dogs safe & prevent them from running off | 13 | 3.2 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 15 | 3.7 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 3 | 0.7 % |
| Double-Gated Entry: A two-gate system to ensure safe entry & exit without dogs escaping | 20 | 5.0 % |
| Water Stations: Fresh water fountains | 26 | 6.4 % |
| Waste Stations: Accessible waste bags & trash cans to encourage responsible cleanup | 43 | 10.6 % |
| Shaded Areas: Trees, awnings, or shade structures to protect dogs & owners from the sun | 40 | 9.9 % |
| Benches & Seating: Comfortable places for owners to sit & relax while their dogs play | 35 | 8.7 % |
| Agility Equipment: Features like tunnels, ramps, & hoops to engage & exercise dogs | 6 | 1.5 % |
| Open Play Areas: Large, grassy or open spaces for dogs to run freely | 23 | 5.7 % |
| Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore | 11 | 2.7 % |
| Good Drainage: Well-designed drainage systems to prevent muddy conditions & standing water | 28 | 6.9 % |
| Night Lighting: Adequate lighting for safety during evening visits | 13 | 3.2 % |
| Safety Signage: Clear rules & guidelines posted to ensure safe & respectful use of the park | 17 | 4.2 % |
| Parking Accessibility: Convenient & sufficient parking near the dog park | 12 | 3.0 % |
| Community Feel: Amenities like bulletin boards for community notices or events, & areas for dog meet-ups or training sessions | 4 | 1.0 % |
| None chosen | 95 | 23.5 % |
| Total | 404 | 100.0 % |

**SUM OF TOP 4 CHOICES**

**Q3a. Which FOUR of the dog park features listed in Question 3 do you think are MOST IMPORTANT to you and the members of your household? (top 4)**

| Q3a. Top choice | Number | Percent |
|---|---|---|
| Fenced Areas: Secure fencing to keep dogs safe & prevent them from running off | 244 | 60.4 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 65 | 16.1 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 11 | 2.7 % |
| Double-Gated Entry: A two-gate system to ensure safe entry & exit without dogs escaping | 112 | 27.7 % |
| Water Stations: Fresh water fountains | 138 | 34.2 % |
| Waste Stations: Accessible waste bags & trash cans to encourage responsible cleanup | 167 | 41.3 % |
| Shaded Areas: Trees, awnings, or shade structures to protect dogs & owners from the sun | 134 | 33.2 % |
| Benches & Seating: Comfortable places for owners to sit & relax while their dogs play | 86 | 21.3 % |
| Agility Equipment: Features like tunnels, ramps, & hoops to engage & exercise dogs | 17 | 4.2 % |
| Open Play Areas: Large, grassy or open spaces for dogs to run freely | 118 | 29.2 % |
| Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore | 30 | 7.4 % |
| Good Drainage: Well-designed drainage systems to prevent muddy conditions & standing water | 70 | 17.3 % |
| Night Lighting: Adequate lighting for safety during evening visits | 31 | 7.7 % |
| Safety Signage: Clear rules & guidelines posted to ensure safe & respectful use of the park | 37 | 9.2 % |
| Parking Accessibility: Convenient & sufficient parking near the dog park | 27 | 6.7 % |
| Community Feel: Amenities like bulletin boards for community notices or events, & areas for dog meet-ups or training sessions | 6 | 1.5 % |
| None chosen | 69 | 17.1 % |
| Total | 1362 | |

## Q4. Please CHECK ALL items listed below that are things you DO NOT LIKE about dog parks.

| Q4. All items that are things you do not like about dog parks | Number | Percent |
|---|---|---|
| Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior | 165 | 40.8 % |
| Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns | 264 | 65.3 % |
| Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans & uncollected waste | 258 | 63.9 % |
| Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas | 207 | 51.2 % |
| Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape | 163 | 40.3 % |
| Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days | 178 | 44.1 % |
| Noise Levels: Excessive barking or noise that disturbs nearby residents or park users | 54 | 13.4 % |
| Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior | 226 | 55.9 % |
| Poor Parking: Limited or inconvenient parking options near the park | 70 | 17.3 % |
| Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions | 158 | 39.1 % |
| Inadequate Size: Dog parks that are too small to allow sufficient running and play | 159 | 39.4 % |
| Lack of Water Facilities: Absence of water fountains or stations for dogs & their owners | 148 | 36.6 % |
| Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks | 165 | 40.8 % |
| Limited Hours: Operating hours that are too restrictive for residents with varying schedules | 85 | 21.0 % |
| Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones | 48 | 11.9 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 20 | 5.0 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 43 | 10.6 % |
| Total | 2411 | |

**Q4a. Which FOUR of the dog park features listed in Question 4 do you think are LEAST IMPORTANT to you and the members of your household?**

| Q4a. Top choice | Number | Percent |
|---|---|---|
| Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior | 15 | 3.7 % |
| Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns | 40 | 9.9 % |
| Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans & uncollected waste | 17 | 4.2 % |
| Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas | 22 | 5.4 % |
| Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape | 15 | 3.7 % |
| Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days | 14 | 3.5 % |
| Noise Levels: Excessive barking or noise that disturbs nearby residents or park users | 49 | 12.1 % |
| Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior | 13 | 3.2 % |
| Poor Parking: Limited or inconvenient parking options near the park | 12 | 3.0 % |
| Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions | 3 | 0.7 % |
| Inadequate Size: Dog parks that are too small to allow sufficient running and play | 8 | 2.0 % |
| Lack of Water Facilities: Absence of water fountains or stations for dogs & their owners | 8 | 2.0 % |
| Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks | 3 | 0.7 % |
| Limited Hours: Operating hours that are too restrictive for residents with varying schedules | 14 | 3.5 % |
| Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones | 38 | 9.4 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 19 | 4.7 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 21 | 5.2 % |
| None chosen | 93 | 23.0 % |
| Total | 404 | 100.0 % |

**Q4a. Which FOUR of the dog park features listed in Question 4 do you think are LEAST IMPORTANT to you and the members of your household?**

| Q4a. 2nd choice | Number | Percent |
|---|---|---|
| Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior | 16 | 4.0 % |
| Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns | 15 | 3.7 % |
| Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans & uncollected waste | 15 | 3.7 % |
| Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas | 15 | 3.7 % |
| Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape | 18 | 4.5 % |
| Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days | 14 | 3.5 % |
| Noise Levels: Excessive barking or noise that disturbs nearby residents or park users | 38 | 9.4 % |
| Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior | 22 | 5.4 % |
| Poor Parking: Limited or inconvenient parking options near the park | 18 | 4.5 % |
| Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions | 9 | 2.2 % |
| Inadequate Size: Dog parks that are too small to allow sufficient running and play | 13 | 3.2 % |
| Lack of Water Facilities: Absence of water fountains or stations for dogs & their owners | 12 | 3.0 % |
| Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks | 7 | 1.7 % |
| Limited Hours: Operating hours that are too restrictive for residents with varying schedules | 21 | 5.2 % |
| Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones | 38 | 9.4 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 13 | 3.2 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 15 | 3.7 % |
| None chosen | 105 | 26.0 % |
| Total | 404 | 100.0 % |

**Q4a. Which FOUR of the dog park features listed in Question 4 do you think are LEAST IMPORTANT to you and the members of your household?**

| Q4a. 3rd choice | Number | Percent |
|---|---|---|
| Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior | 13 | 3.2 % |
| Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns | 7 | 1.7 % |
| Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans & uncollected waste | 11 | 2.7 % |
| Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas | 18 | 4.5 % |
| Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape | 14 | 3.5 % |
| Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days | 16 | 4.0 % |
| Noise Levels: Excessive barking or noise that disturbs nearby residents or park users | 24 | 5.9 % |
| Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior | 19 | 4.7 % |
| Poor Parking: Limited or inconvenient parking options near the park | 24 | 5.9 % |
| Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions | 15 | 3.7 % |
| Inadequate Size: Dog parks that are too small to allow sufficient running and play | 7 | 1.7 % |
| Lack of Water Facilities: Absence of water fountains or stations for dogs & their owners | 16 | 4.0 % |
| Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks | 8 | 2.0 % |
| Limited Hours: Operating hours that are too restrictive for residents with varying schedules | 34 | 8.4 % |
| Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones | 22 | 5.4 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 17 | 4.2 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 19 | 4.7 % |
| None chosen | 120 | 29.7 % |
| Total | 404 | 100.0 % |

**Q4a. Which FOUR of the dog park features listed in Question 4 do you think are LEAST IMPORTANT to you and the members of your household?**

| Q4a. 4th choice | Number | Percent |
|---|---|---|
| Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior | 14 | 3.5 % |
| Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns | 7 | 1.7 % |
| Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans & uncollected waste | 13 | 3.2 % |
| Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas | 14 | 3.5 % |
| Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape | 17 | 4.2 % |
| Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days | 13 | 3.2 % |
| Noise Levels: Excessive barking or noise that disturbs nearby residents or park users | 19 | 4.7 % |
| Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior | 14 | 3.5 % |
| Poor Parking: Limited or inconvenient parking options near the park | 25 | 6.2 % |
| Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions | 10 | 2.5 % |
| Inadequate Size: Dog parks that are too small to allow sufficient running and play | 14 | 3.5 % |
| Lack of Water Facilities: Absence of water fountains or stations for dogs & their owners | 19 | 4.7 % |
| Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks | 11 | 2.7 % |
| Limited Hours: Operating hours that are too restrictive for residents with varying schedules | 19 | 4.7 % |
| Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones | 22 | 5.4 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 19 | 4.7 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 12 | 3.0 % |
| None chosen | 142 | 35.1 % |
| Total | 404 | 100.0 % |

**SUM OF TOP 4 CHOICES**

**Q4a. Which FOUR of the dog park features listed in Question 4 do you think are LEAST IMPORTANT to you and the members of your household? (top 4)**

| Q4a. Top choice | Number | Percent |
|---|---|---|
| Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior | 58 | 14.4 % |
| Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns | 69 | 17.1 % |
| Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans & uncollected waste | 56 | 13.9 % |
| Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas | 69 | 17.1 % |
| Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape | 64 | 15.8 % |
| Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days | 57 | 14.1 % |
| Noise Levels: Excessive barking or noise that disturbs nearby residents or park users | 130 | 32.2 % |
| Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior | 68 | 16.8 % |
| Poor Parking: Limited or inconvenient parking options near the park | 79 | 19.6 % |
| Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions | 37 | 9.2 % |
| Inadequate Size: Dog parks that are too small to allow sufficient running and play | 42 | 10.4 % |
| Lack of Water Facilities: Absence of water fountains or stations for dogs & their owners | 55 | 13.6 % |
| Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks | 29 | 7.2 % |
| Limited Hours: Operating hours that are too restrictive for residents with varying schedules | 88 | 21.8 % |
| Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones | 120 | 29.7 % |
| Separate Sections for Large & Small Dogs: Designated areas to accommodate dogs of different sizes | 68 | 16.8 % |
| Combined Sections for Large & Small Dogs: Designated areas that allow dogs of different sizes | 67 | 16.6 % |
| None chosen | 93 | 23.0 % |
| Total | 1249 | |

**Q5. Please indicate how frequently you might visit a dog park if it were located within a specific distance from your home. Using a scale of 5 to 1, where 5 means "Daily" and 1 means "Never," please rate how frequently you would potentially visit a dog park based on the distance from your home listed below.**

(N=404)

| | Daily | Weekly | Monthly | A few times per year | Never | Not provided |
|---|---|---|---|---|---|---|
| Q5-1. Within a 5-minute walk from your home | 40.3% | 23.0% | 4.5% | 4.7% | 17.1% | 10.4% |
| Q5-2. Within a 10-minute walk from your home | 25.5% | 30.7% | 7.2% | 6.7% | 19.3% | 10.6% |
| Q5-3. Within a 15-minute walk from your home | 13.6% | 28.7% | 15.1% | 7.2% | 23.8% | 11.6% |
| Q5-4. Within a 20-minute walk from your home | 5.7% | 22.5% | 19.1% | 11.4% | 29.5% | 11.9% |
| Q5-5. Within a 30-minute walk from your home | 3.0% | 13.1% | 20.5% | 15.1% | 35.4% | 12.9% |
| Q5-6. Within a 5-minute drive from your home | 21.3% | 21.8% | 12.6% | 8.7% | 22.8% | 12.9% |
| Q5-7. Within a 10-minute drive from your home | 15.1% | 19.6% | 15.3% | 11.1% | 27.0% | 11.9% |
| Q5-8. Within a 15-minute drive from your home | 6.4% | 16.6% | 14.9% | 15.6% | 33.7% | 12.9% |
| Q5-9. Within a 20-minute drive from your home | 1.7% | 9.7% | 12.1% | 20.8% | 42.3% | 13.4% |
| Q5-10. Within a 30-minute drive from your home | 0.0% | 6.4% | 8.9% | 18.1% | 53.2% | 13.4% |

**WITHOUT "NOT PROVIDED"**

**Q5. Please indicate how frequently you might visit a dog park if it were located within a specific distance from your home. Using a scale of 5 to 1, where 5 means "Daily" and 1 means "Never," please rate how frequently you would potentially visit a dog park based on the distance from your home listed below. (without "not provided")**

(N=404)

| | Daily | Weekly | Monthly | A few times per year | Never |
|---|---|---|---|---|---|
| Q5-1. Within a 5-minute walk from your home | 45.0% | 25.7% | 5.0% | 5.2% | 19.1% |
| Q5-2. Within a 10-minute walk from your home | 28.5% | 34.3% | 8.0% | 7.5% | 21.6% |
| Q5-3. Within a 15-minute walk from your home | 15.4% | 32.5% | 17.1% | 8.1% | 26.9% |
| Q5-4. Within a 20-minute walk from your home | 6.5% | 25.6% | 21.6% | 12.9% | 33.4% |
| Q5-5. Within a 30-minute walk from your home | 3.4% | 15.1% | 23.6% | 17.3% | 40.6% |
| Q5-6. Within a 5-minute drive from your home | 24.4% | 25.0% | 14.5% | 9.9% | 26.1% |
| Q5-7. Within a 10-minute drive from your home | 17.1% | 22.2% | 17.4% | 12.6% | 30.6% |
| Q5-8. Within a 15-minute drive from your home | 7.4% | 19.0% | 17.0% | 17.9% | 38.6% |
| Q5-9. Within a 20-minute drive from your home | 2.0% | 11.1% | 14.0% | 24.0% | 48.9% |
| Q5-10. Within a 30-minute drive from your home | 0.0% | 7.4% | 10.3% | 20.9% | 61.4% |

**Q6. What current park or area of the city (nearest cross-streets) would you most like to see a dog park in the City of Provo?**

- Rock canyon
- 1122 S 900 E St, Provo
- 1140 S and State St
- 1200 E 2260
- 1460 N and 1500 W. Anywhere on Grandview Hill. The old Grandview needs a use and dogs need space to socialize off leash.
- 200 N. independence and 500 N. 300 W.
- 200-300 West between 800-1000 North. Fox Field would be a great dog park. Northeast Provo, the corner of University Avenue and 4800 N., across the street north of Nelson mortuary.
- 300 E. 100 N.
- 300 W & center street
- 3700 N 500 W
- 400 W. 500 S. in that vicinity
- 500 N or 500 W
- 500 N. 100 W., Senter Street and Olympic Boulevard
- 500 W 500 N
- 620 N and Geneva
- 8th north 8th west
- 900 E 200 N
- 900 e and center st area.
- 900 East 300 South
- 9th East
- A section of Memorial Park would be ideal
- Adjacent to Rock Canyon Park
- Along Lakewood parkway anywhere
- Along Provo River Trail
- Anywhere along foothill Dr.
- Area by the MTC-old Provo temple
- Area immediately south or immediately southeast of BYU campus
- Around 900 S
- Around the Rec or library
- As far from my house as possible
- At the park near Amelia Earhart elementary
- Away from schools and children's parks
- Bicentennial Park
- Bicentennial Park
- BICENTENNIAL PARK
- bicentennial Park
- Bi-Centennial Park
- By BYU
- By rock canyon park
- By sunset elementary school! There’s a ton of land there and people already like to take their dogs to, why not make it better?
- By the mouth of Provo Canyon
- By the new delta, the new overpass by the Provo river.
- By the Prove Rec Center

- Canyon Rd and Foothill Dr
- Canyon Road and 3700 N
- Canyon road-Quail orchard. Riverview Park by Vintage
- Carterville
- Carterville Or Lions Park.
- Carterville Park - there's plenty of space
- Carterville Park and Stutz Park
- Carterville Park. It's so great!
- Center 5th W.
- Center and 1600 W. 600 W. and Epic Way
- Center and 300 W lol. Old city building spot parking lot park combo.
- Center St and Geneva, and any spot along the provo river trail on the west side of the highway.
- Center street and Geneva near ball fields
- Center street and Geneva road. Since no grocery store will ever be put there, might as well have a dog park.
- Center street and Olympic boulevard.
- Could the field behind the old Dixon middle school work?
- Dixon
- Dixon
- Dogs need large areas to run off leash. They're up for I take my dogs elsewhere. I received $150 off leash ticket at Bicentennial. I'll never go back. Provo needs to allow dogs off leash at large parks/canyons. Or make a Park equal or better than Art Dye.
- Don't need any dog parks.
- Downtown
- East bay in Provo, and/or Rick canyon park area in Provo
- East side of Provo off Timpview drive
- Edgemont/ Provo Bench / Rock Canyon area
- EPIC Sports Park
- Epic Sports Park could have had an integrated section for dogs.
  Bicentennial Park made a good effort, but is not well maintained, is full of poop, has no shade, & the sand is unpleasant to walk around in. I enjoy walking a path while my dog explores. The area is also quite small.
- Everywhere.
- Exchange Park or somewhere near Paul Reams Park
- Exchange park.
- Foothill Drive and Canyon Road (currently on the west side there are two farms that would easily accommodate such parks if land could be obtained!
- Foothills of East Provo or the fields out in south west Provo
- Footprinter Park
- Fort Utah Park
- Fort Utah Park, Harbor Park, Lakeview Park, FootPrinter ballpark
- Fort Utah Park
- Fort Utah! There's a huge empty field on Center Street just east of Geneva Rd!
  Model it after SF's dog park with the two fenced areas and rotate which side the dogs play on every couple weeks to allow the grass to regrow!
- Franklin neighborhood
- Franklin Park
- Franklin Park
- Franklin Park
- Franklin park or Franklin area

- Franklin Park or Sunset View Park
- Freedom Boulevard and 600 S., train station, or 500 W. and 600 S.
- Geneva and Center. Fort Utah Park would be great and it is already used, extensively albeit illicitly and unsafely.
- Geneva Rd & Center Street
- Geneva Road 1390 N
- Grandview Hill
- Grandview/Rotary
  Lions
- HAPPY WITH CURRENT FACILITIES
- I am happy with the Bicentennial Park
- I do not have any parks or area of the city in mind.
- I don't have a dog right now, but when I did, my little dog and I would go to the parks daily! It was so helpful because I lived in an apartment and it was nice for him to socialize and run. I hope there are more parks soon! I think it would help with the number of unleashed pets I see. I think an area close to you, campus would be nice or along the river trail
- I don't think public dog parks are a good idea for dogs. Too many risks
- I don't want a dog park near my house. I prefer to walk my dogs away from other dogs. The only time I would use a dog park is if it was almost empty.
- I just don't need to help with this dog survey since we don't have a dog and don't intend to get one. Good luck
- I live a block from rotary park in Grandview. There are a lot of dog owners here and it would be a wonderful feature, would allow me to exercise my dogs while my kids play and I can be within a shout of my kids. The more we can use that park, and also make 1460 north safer to cross so the park can be an even bigger feature of the neighborhood, the better. We rarely go to Lyon's but we might if that's where the dog park was. It's just harder to get to because of the stairs and no ramp.
- I LIVE NEAR THE BICENTENNIAL PARK SO IM NOT SURE
- I live next to Bicential, and I would take my dog multiple times a week if it was better maintained. The ground is so heavily saturated with urine that my dog is terrified of the area
- I live two doors from Rock Canyon park. It is huge and in the past, there would be groups of dog owners that would come and let their dogs play in the bowl and it was ideal.
- I think dog parks are only needed in major apartment complexes where there are no yards for dogs.
- I think there's good space at the Spring Creek Park in Provo off State Street
- I want to say Stutz Park, but a lot of us already use this as a dog park, and most of us don't actually want to see too many changes to this park. I'm aware that there have been plans to develop this park. A few things I would like to see:
  A safety fence around the park perimeter
  River access and/or a drinking fountain for dogs and people
  I don't want to see much else change with this park. It's a great multi-use area and people are pretty cooperative about shared use. I don't want dogs to overrun the park; and as a dog owner, I don't want to be run out of the park by the addition of designated areas. I'm already upset by how much the central area was chopped back. This has been a fantastic park, as it currently is. Everyone I know who goes there loves the open and unstructured feel of the place. Most people clean up after their pets really well, and the rest of us clean up anything we find, knowing that pet waste reflects badly on all dog owners. Most people who allow their dogs "off leash" are using e-collars to help control their animals while letting them run around. We've built a great culture in that park (though it's taken a hit due to police showing up over off leash dogs, even when they're under control).
- I would hate to see the city and my tax dollars going toward a dog park. This is something that should use private money not public money.
- I would love to see part of Stutz park allocated to open space for dogs.
- I would prefer to have tax dollar spent on parks for children and families

- I would rather NOT have money spent on a dog park
- I'm not particularly interested in a dog park in West Provo. Things tend to be hastily done for West-siders, and I worry we'd have a poorly maintained park in too close proximity to residential neighborhoods with untrained dogs making lots of noise.
  If there were a large agricultural area that had some space devoted to a park, that might be worth considering, but anything in neighborhoods feels inconsiderate.
- I'm not quite sure but I on center street on the west side pass the freeway near family dollar, fort Utah park and the gas station and feel you should start expanding more towards the airport since it's going to be expanding. Idk think on it. Thanks
- I'm not sure. But I know the perfect place is out there and it would be so exciting for Provo to have a quality dog park. Our babies deserve a great, safe place to play and socialize.
- I'M ALLERGIC TO DOGS SO I WILL NOT BE GOING TO ANY PLACE THAT ARE SPECIFICALLY FOR DOGS THANKS
- In the Maeser neighborhood. Somewhere in or near downtown Provo
- Independence Ave and 820 N
- Independence Avenue
- Joaquin Park
- Keep it far away from residential.
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- Kiwanis Park
- KIWANIS PARK BEHIND OLD WASATCH
- Kiwanis Park by the Provo River, Moon River Dr., Paul Ream Wilderness Park
- Kiwanis Park, Memorial Park
- Kiwanis Park, Near Ice Arena
- Kiwanis Park. Plenty of room if city utilizes some of the old elementary school yardage.
- Kwianis park, Rock Canyon Park,
- Lakeshore drive and center street
- Lakeview park or Harbor Park
- Lakeview park, fort utah and harbor park
- Lakeview Park, west side of town
- Lakeview Parkway and Center Street
- Lakeview Parkway/Center somewhere out by the airport
- Lakewood Park
- Lakewood Park
- Lions Park
- Lions Park, near Utah Lake, Kiwanis Park, Fort Utah Park
- Lions Park, Rotary Park and Grandview Park
- Love Bi-Centennial. Kiwanis, Rock Canyon
- Maeser
- Main and State

- Memorial park center street Provo. Bicentennial park but in the grassy areas not the sandy ones-those are not adequate. Springville would love one in springville
- Memorial Park. I wanted to add the dog park on South State. It's small and just sand. Dogs need to run and play off leash.
- NE Provo
- Near Carterville Park
- Near Fort Utah
- Near Kiwanis Park to avoid dog use on the rest of the park
- NEAR NORTH UNIVERSITY AND WEST 2230 N AND HONESTLY ANYWHERE-MORE DOGS NEED ACCESS
- Near Provo library Joaquin neighborhood
- Near the byu stadium on canyon road
- Near the Juaqinn area (south of BYU).
- Near the Provo River Parkway Trail entrance off Geneva
- Near Timpview high school
- Near Westridge Elementary School on Grandview Hill
- New park on canyon road
- No comment. I do not have a dog.
- None. Our tax dollars should not be going to pay for dog parks. Dog parks are not safe for dogs. They are often attacked and learn bad manners from other dogs. This would be a terrible waste of Provo money
- None. We have far too many parks as it is. Start requiring multi-family developments to have dog parks under their HOAs and operating rules to get these resources off of taxpayer-funded systems.
- North East Provo
- North east provo, quail orchard, edgemont or rock canyon park
- North Park 500 West near 600 North.
- North Provo either west or east
- Northeast Provo.
- Not Quail
- Not sure, but definitely not near water like Bicentennial (the pond attracts so many mosquitoes in warmer weather).
- Nowhere
- Nowhere honestly.
- On the East side of Provo Rock Canyon area.
- On the outskirts of the city
- Out by the lake, by the new river delta
- Over by airport road
- Over by the brand new Epic Park or off of the river trail around Lakeshore Dr(where they are putting in new bathroom, bridge and small playground.
- Paul Ream Wilderness Park
- Paul ream wilderness park or Nielson Grove park
- Pioneer Park
- Pioneer Park on 500 W. and Center St.
- Pioneer Park, Foot Printers, Bicentennial
- Provo Canyon
- Provo Park it has a lot of space for dogs.
- provo river trail west of geneva road
- Provo St, 300E, 900S
- Provost
- Proximity isn’t the issue for me. It’s the quality. Spanish fork dog park gets it right with the nice grass and two areas that alternate usage and recovery. Gravel dog parks seem unclean and lead to more aggressive

behavior
- Quail Orchard Park
- Quail Orchard Park, between Canyon Road and Timpview.
- Quail Ridge park
- Right near the center street freeway entrance are large lots of land that could be turned into green space for dogs and community members. Emphasis GREEN living grass. Not gravelly dirt and rocks. My dogs have never liked bicentennial's dog park. They want to play in grass.
- River Park 1260 W. 580 N.
- Riverbottoms at Stutz park is great for open play and running/ training. Being fenced on 3 sides, easy access to water, shade and great maintenance team. We have built a great community of responsible owners that police ourselves and clean up after others.
- Riverfront (near Exchange Park), near the Frontrunner station where dense apartment buildings are being built
- Riverview Park
- Rock Canton Park
- Rock Canton Park
- Rock Canton Park
- Rock Canton Park
- Rock Canton Park
- Rock Canton Park
- Rock Canyon or Slate Canyon area.
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park
- Rock Canyon Park - Provo, Sherwood Hillside Park, Riverview Park
- Rock Canyon Park, park near Timpview High
- Rock Canyon Park, Utah State Hospital by Kiwanis Park or an exchange park
- Rock Canyon Park
- Rotary Park, Lions Park, Exchange Park, North Park
- Sherwood Hills & Indian Hills
- Slate canyon bench area.
- Slate canyon drive
- Somewhere there is not too much traffic.
- South East Provo
- South Provo
- South Provo near the cemetery
- South side of Provo.
- South west Provo
  Canter Street and Lakeview Parkway
- South/southeast of BYU campus
- Southern Provo

- Southwest - Sunset area
- State street and cougar blvd
- State street spring creek park
- Stretch of land by Geneva and the Provo river trail or exchange park
- Stutz Park on 800 S. near Provo River. Used to go there daily until police started showing up. Met several friends because of dogs. Enjoyed the community. It was sad to leave.
- Stutz Park or Scera
- Stutz park, Timpview area
- SUNSET VIEW PARK
- Sunset View park area.... the empty field area to the North East would be perfect.
  Footprinters park would work but a lot of clean-up and fencing would be necessary.
  Exchange Park area with access to the river trail.
- The park near the freeway at the south end of 500 west.
- The West side needs one, and something in north Provo would be nice too. I'm very supportive as long as it is fenced and dogs aren't allowed to roam unleashed in the rest of the park.
- They should be safe and well-maintained
- This is a complete waste of money and makes zero sense. We live two houses off of Rock Canyon Park, so adding a dog park any further than this would mean that I would never use it and would use RC Park for our dog (who is professionally trained). I believe most others will do the exact same thing. It is unclear what problem the city is trying to actually address and believe that simply allowing dog houses (7-9am and 8-10pm) at our existing parks would solve the problems for a tiny fraction of the cost to put in a bunch of dog parks that most folks simply won't use. I feel this is an example of single track, non-first principle thinking and problem solving. I would encourage thinking about what a solution might look like if you had a $20k budget. I am very confident there is a solution available at this price point and would love to have a conversation with someone at the city about some alternative approaches.
- Timpview Drive and 3900 N.
- University Ave and 3700 N.
- University Parkway and University Avenue.
- Utah Lake State Park
- We don't want our taxes used for dog parks, should be dog owners to pay for this.
- We like the current dog park locations
- We live near the memorial Park and our dog loves playing there. I would like a dog park because there isn't any fencing.
- West Provo
  Lake shore drive
- West Provo--lakeshore drive and center street
- West side
- West side 1390 north near lakeview Elementary
- WILL NOT EVER USE A DOG PARK. DOG OWNERS CAN BE DISRESPECTFUL IN REGULAR PARKS-RUNNING OFF LEASH

## Q7. What is your age?

| Q7. Your age | Number | Percent |
|---|---|---|
| 18-34 | 82 | 20.3 % |
| 35-44 | 84 | 20.8 % |
| 45-54 | 80 | 19.8 % |
| 55-64 | 84 | 20.8 % |
| 65+ | 68 | 16.8 % |
| Not provided | 6 | 1.5 % |
| Total | 404 | 100.0 % |

**WITHOUT "NOT PROVIDED"**

**Q7. What is your age? (without "not provided")**

| Q7. Your age | Number | Percent |
|---|---|---|
| 18-34 | 82 | 20.6 % |
| 35-44 | 84 | 21.1 % |
| 45-54 | 80 | 20.1 % |
| 55-64 | 84 | 21.1 % |
| 65+ | 68 | 17.1 % |
| Total | 398 | 100.0 % |

**Q8. Your gender:**

| Q8. Your gender | Number | Percent |
|---|---|---|
| Male | 195 | 48.3 % |
| Female | 204 | 50.5 % |
| I prefer to self-identify | 1 | 0.2 % |
| Not provided | 4 | 1.0 % |
| Total | 404 | 100.0 % |

**WITHOUT "NOT PROVIDED"**

**Q8. Your gender: (without "not provided")**

| Q8. Your gender | Number | Percent |
|---|---|---|
| Male | 195 | 48.8 % |
| Female | 204 | 51.0 % |
| I prefer to self-identify | 1 | 0.3 % |
| Total | 400 | 100.0 % |

**Q8-3. Self-describe your gender:**

| Q8-3. Self-describe your gender | Number | Percent |
|---|---|---|
| Nonbinary | 1 | 100.0 % |
| Total | 1 | 100.0 % |

**Q9. How many years have you lived in the City of Provo?**

| Q9. How many years have you lived in City of Provo | Number | Percent |
|---|---|---|
| 0-5 | 103 | 25.5 % |
| 6-10 | 75 | 18.6 % |
| 11-15 | 29 | 7.2 % |
| 16-20 | 34 | 8.4 % |
| 21-30 | 57 | 14.1 % |
| 31+ | 95 | 23.5 % |
| Not provided | 11 | 2.7 % |
| Total | 404 | 100.0 % |

**WITHOUT "NOT PROVIDED"**

**Q9. How many years have you lived in the City of Provo? (without "not provided")**

| Q9. How many years have you lived in City of Provo | Number | Percent |
|---|---|---|
| 0-5 | 103 | 26.2 % |
| 6-10 | 75 | 19.1 % |
| 11-15 | 29 | 7.4 % |
| 16-20 | 34 | 8.7 % |
| 21-30 | 57 | 14.5 % |
| 31+ | 95 | 24.2 % |
| Total | 393 | 100.0 % |

**Q10. Which of the following best describes your race/ethnicity?**

| Q10. Your race/ethnicity | Number | Percent |
|---|---|---|
| Asian or Asian Indian | 9 | 2.2 % |
| Black or African American | 5 | 1.2 % |
| American Indian or Alaska Native | 4 | 1.0 % |
| White or Caucasian | 318 | 78.7 % |
| Native Hawaiian or other Pacific Islander | 4 | 1.0 % |
| Hispanic, Spanish, or Latino/a/x | 76 | 18.8 % |
| Other | 1 | 0.2 % |
| Total | 417 | |

**Q10-7. Self-describe your race/ethnicity:**

| Q10-7. Self-describe your race/ethnicity | Number | Percent |
|---|---|---|
| More than one race | 1 | 100.0 % |
| Total | 1 | 100.0 % |

**Q11. Would you like to add any additional feedback for City leaders regarding dog parks in Provo?**

- A couple more dog parks in the downtown area
- A large dog park would be so helpful. We have big dogs that like to run. And the small dog parks get so crowded.
- All of the use of parks depends just as much on the walkability of a neighborhood as on the features offered - appropriate design speed for safe speeds, short, well identified crossings, are necessary. Those things go hand in hand. For me it's not worth it if I have to drive all the way somewhere. I'd rather walk 20 mins than drive my dogs 5 mins away. Cause that's just absurd.
- Allow dogs off leash, especially if parks are empty. Make legitimate dog parks. Bicentennial is awful.
- Any of provo parks can be dog parks—just give certain hours where dogs can be off leash.
- Art Dye is a great example of using a paved human path, integrating natural features of trees & bushes with open areas of grass or wood chips. Love that there's running water there, at least during the warm months. Plenty of shade. Well maintained & clean. Heaps of waste areas & poop bag availability, really no excuse to not pick up after your dog.
- As a dog trainer, I see very few dog fights at the Art Dye dog park in American Fork. A huge contributing factor to this is bigger space as well as a walking path to keep people and dogs moving. I wish the Provo dog park had something exactly the same.

- As mentioned before, the gravel parks seem to increase spread of disease as well as aggressive behavior. I'd like to see more dog parks with grass and two areas so they can alternate between use and recovery like Spanish fork. Or like park city's with designated trails so dogs can hike off leash, rather than disorganized chaos.
- Build dog parks with grass and water with room to run off leash
- Clean, fenced, grassy areas. Provo needs it!
- Consider it a dog friendly city
- Current dog parks should be checked for all these listed features. Many are missing at bicentennial
- Definitely an amenity that we are missing in Provo
- Definitely need more parks where dogs are allowed. Maybe allow dogs during certain days or times at current parks. I visit a park, non-dog designated, one to two times per day and meet up with friends. We have created community.
- Dog owners who don't obey current park rules are the ones ruining things for the rest of us. More enforcement at dog and nondog parks would be helpful.
- DOG OWNERS WITH TRAINED DOGS ARE ALWAYS ON THE WATCH FOR DISRESPECTFUL DOG OWNERS THAT LET DOGS RUN FREE AND DO NOT PICK UP POOP
- Dog park should promote good dog and parent behavior
- Dog parks are a breeding ground for sickness, ill behaved dogs, and injuries. It's not something that even closely breaches appropriate spending of taxpayers money.
- Dog parks are a mixed bag. Personally I don't really care for dog parks that are just a smallish fenced area, though that can certainly be necessary for some dogs. It makes it difficult to distance yourself from other dogs and they are often too small/crowded for the dogs to really stretch their legs and engage in proper, non-confrontational social behavior. A large grassy field or hiking trails where the dog can be off leash are much better. Facilities (aside from basic maintenance and garbage cans) are overrated. Bicentennial Park is great for the most part, but it's too far to conveniently go more than once a week, max.
- Dog parks are essential to a community and the environment of that community because of how much joy dogs give.
- Dog parks are just a pool of disease. It is safer just to walk your dog up the mountains.
- Dog parks are needed to lower the amount of people that use and mess up church and public school grounds.
- Dog parks are needed, but dogs must be in the control of their owners.
- Dog parks have a bad reputation for being unsanitary for dogs or spreading diseases. I think you should look up statistics about this before adding more dog parks. If this is true, maybe more regular parks would be better.
- Dogs are a valuable part of the community. I like to see dogs and communal areas on my runs and having dog parks can help non-dog owners. Keep them out of sports parks and provided communal location for all to
- Dogs are often dangerous on the river trail. They are either off leash of the leash is too long that presents a danger to others.
- Don't invest tax dollars into dog parks
- Enforce dog owners to clean up after their dogs.
- Enforcement
- Excited to see what is in store for the future
- Fencing is a concern for me. Our dog is small and can't fit through most fences. If you build a dog park, be mindful to have good fencing.
- Grass and trees help the dog park feel cleaner and less smelly.

- Grass park please!! Our favorite park to attend is Spanish fork dog park because it is all grass and has plenty of room so even if it is a busier day we can choose a less busy part of the park and still feel like I can throw the Frisbee or ball without having to worry if it's going to go over the fence.
- Green spaces are food for people and their pets.
- Have stricter fines on those that have their dogs off leash and do not pick up the poop. Many dog owners are selfish and disrespectful to others.
- Having a nice dog park would be very pleasant. I need someplace for my large dog to go and let out energy and socialize.
- Having a separate space for small dogs is so important. Even a senior dog section would be beautiful!!! My baby gets nervous and reactive with big dogs so it really limits if I can go to dog parks if they have this option or not.
- I am glad that you are looking into doing more and better dog parks. Thanks
- I appreciate responsible dog ownership. Clean up after your do. Keep dog on leash
- I didn’t even know Provo had any dog parks! I assumed that because most people have backyards (we do not), the city wouldn’t build them. But please, please, please build more dog parks!
- I dislike the smell of dog poop around my house because of neighbors letting their dogs poop in their yards, I can't imagine a dog park being close to my home and it constantly smelling in the neighborhood. If there has to be a dog park, please take it to the edge of the city limits away from most homes.
- I do like the size and structure of Art Dye dog park in American fork! Love the walking path! If I had something like that closer to me I’d be going every single day. However there are some aggressive dogs I’ve encountered there which is not ideal.
- I do not currently have a dog. I go to dog parks for therapy, to be around animals that give back love. Many of the dog owners I run into enjoy sharing their dog, if the dog wants to be friendly. Dogs bring out laughter. I love to sit and watch them get excited to be around other dogs and am impressed how "inclusive" they are. When a new dog comes to enter the gate, they all run to welcome. it is great to see them be able to relieve their stress.
- I do think we need more than one park and we need to replace to landscaping with something that can handle dogs playing and their urine better
- I don’t have any feeling one way or the other. I am not a pet owner of any kind. But I don’t believe these pet owners will utilize these parks in my area, cause they keep letting their dogs still crap in my yard!
- I don't even care for a specific park designated as a dog park, just set off-lease hours in the morning/evening.
- I don't even know where dog parks are. I could probably Google it and find it. But I've never seen a place that is completely fenced in that I would think would be a dog park
- I don't have a dog, but my young kids love seeing dogs. They would love to watch a dog park, but I also want the park to be far enough away so we can keep them safe when we choose to keep them away from dogs.
- I don't think I've ever seen a dog park in Provo, but also I spend most of my time near BYU and on busy streets.
- I don't think we need more dog parks. Money can be better used to shade the parks for children that are unusable during summer months due to heat.
- I feel that Provo is a great place to have dogs. There are so many green spaces that provide citizens with a beautiful and relaxed community where good sense rules can balance with needs for all.
- I feel uncomfortable at dog parks with lots of dogs and go at less busy times.
- I love Provo! Thanks for all you do.

- I moved here from out of state and got a dog about 3.5 years ago. We are empty nesters (my husband has three kids) but I was never able to have my own so my dog has been like a child for me. We did extensive training and he is well behaved. He LOVES the park but only gets his wiggles out off-leash. We go to the park every day, twice a day since it is so close. There are easily 5 months of the year where we are the only ones in the park early in the morning before work or in the evening. We love the idea of a beautiful dog park (much bigger than the one at Bicentennial) but honestly we are very interested in having a few hours in the am and pm when the park has fewer visitors (at times none at all) so that we can play fetch. We always pick up his poop as well as any that we find. Just hoping to find a compromise where we can get him the exercise he needs. Would be so happy to meet any requirements set by the city and hope to not bug other people. We have gotten a ticket in the park from a Provo City police officer when there was no one in the park at 7:15 am and he suggested that our behavior was akin to drinking and driving and then he later suggested we should to Orem or another city instead of Provo. Seemed odd and rather aggressive but we paid the $165 and went on with our day. Just looking for some conversation about solutions that we can use twice daily so parks that are far away don't help all that much. Thank you!
- I noticed that there was not anything addressing that the dogs should be vaccinated at the very least with rabies but full vaccinated would be better. Dog parks are, unfortunately, a great place to pick up Parvovirus and other diseases.
  Also Lions Park is NOT a good fit. Soccer is played there a lot by large crowds. Plus the large pavilion is rented routinely by large crowds. The parking lot is not sufficient for more use.
- I questioned the cost-effectiveness of parks to the overall population of Provo
- I really really really would love to have another dog park in Provo! The existing one is far from me and feels like a litter box. I would love love love to have a nice grassy fenced in area nearby for dog to play.
- I suggest a dog park volunteer monitor program to help ensure a clean and safe facility for a more pleasant experience.
- I think a combination of good dog parks with long hours and limited open leash hours at specific existing regular parks would be a great solution for Provo.
- I think I summed up my feelings in the previous comment
- I think it’s time for a really nice park on the west side. Epic sports Park doesn’t count because the community can’t really use that unless it’s for sports. Most recently some fantastic parks that are somewhat of a destination have been built on the east side of town. It’s time for the west side to get one like that.
- I think the funds would be better used in enforcing leash laws and encouraging people to clean up after their pets. In an unrelated matter, I'd like to see Provo accept the help of Best Friends to create a trap/neuter/release program
- I think there needs to be some type of patrol and consequences for those who do not pick up after their pets. It’s the biggest problem all people have with new or current dog parks. The smell can get overwhelming for neighbors nearby and if it’s over run with piles it can’t be enjoyed by patrons either. This then makes them a nuisance and a waste of space.
- I walk my dog on a leash at Carterville. It would be so great to have a fenced in area for him to play and explore while I walk.
- I would like to know if they build a dog park and where it will be located
- I would like to see more on the west side of I 15
- I would love a safe park with high fences to take my dog. She loves to run but has nowhere safe to do so off leash.
- I would love to have hours in the morning and evening for dog owners to take their dogs off leash to the park. Maybe 5-8 am and 7-9 pm.
- I would love to have someone reach out to me at 801-787-9095. I feel this approach is really a solution looking for a problem.

- I would love to see additional dog parks and people cleaning up after there pets in winter as well as grassy areas for dogs
- I'd like an open space to let my dog run/play without fear of a fine.
- ID LOVE TO GET MESSAGING IN THE CITY ABOUT DOGS ON A LEASH WHEN NOT IN THE DOG PARK. AND TO NOT LEAVE POOP BAGS OUT OF GARBAGE CAN
- I'd love to see more dog parks or off leash time at parks! We have such great parks- lets share them with our friends!
- I'd much rather see people parks, especially in South Provo. Footprinter Park is long overdue for a makeover.
- If a dog owner with an aggressive dog keeps visiting the park and causing problems they should be banned.
- If a neighborhood wants to use their matching grant money to put in a dog park, fine. But it should be a pay to use park so the city doesn't have to pay for the up keep of the park. That is the only scenario in which I'm ok with a dog park. And as a West side neighborhood rep, I can tell you we will push back hard if you try to put a bunch of stuff parks over here because no other part of the city wants them there.
- If dog parks, make the dogs happy everyone in Provo will be happier
- If you are going to ticket people for having dogs off leash then a place for dogs to run is very helpful especially for family picnics and playing.
- I'm grateful that you are considering more dog parks!
- I'm not sure we need more dog parks. that being said I am not ensconced in the dog community so I am unsure of the demand.
- Improving dog park maintenance and choosing the right kind of grass.
- In addition to off leash dog parks, I would love for the city to consider trails that could be off leash for dogs. No bikes and dogs allowed off leash to explore.
- It would be helpful to many to have more options. Our dog is mild mannered and so we can do dog parks when there are just a few or none other dogs there. Although, she's been increasingly less willingly to stay for some reason even when we're alone.
  I have found that those we met in the regular parks are more trained and attended dogs but with the leash laws is difficult to interact so I can see the need for the space to have those off leash times. Thank you for considering this issue.
- It would be nice to have areas with off leash.
- It’s impossible for me to say how many times I’ve seen dogs off leash at parks that don’t allow off leashing. Regardless of whether or not the rules are being enforced as well as they should or could be, adding at least one dog park in central Provo would I believe help get at the root of the problem better than seemingly weak or too few policing efforts.
- It's not super clear whether the city accepts e-collars as leashes. Someone mentioned that the city code recognizes them, but it's been hard to clarify. It would be nice if the code was updated to clearly allow e-collars and control as being equivalent to a leash. Or perhaps another indicator that owners have taken responsibility for training and controlling their dogs, like the Canine Good Citizen certification.
- Just that dogs should always be on leash unless in fenced area
- JUST WISH THEY WOULD CLEAN UP AFTER THEIR DOGS
- Keep aggressive dogs controlled
- Large spaces that are fenced so that people don’t feel like they’re in a dog park when walking their dog. Similar to walking paths and trails, but where dogs can be off leash and explore without owners feeling worried they’ll run into a road
- Let dogs run free in Provo parks at specific hours only, well advertised. If owners are not responsible (pick up poop, have dogs promptly come when recalled, make sure no aggression, etc.), then fine royally the owners. Dogs are only a symptom of owners. Punish, if necessary,

the owners, not the dogs.

- Let's build a lasting doggy legacy!
- Model it after SF's dog park with the two fenced areas and rotate which side the dogs play on every couple weeks to allow the grass to regrow! More trees though!
- More disposal bags
- More is better.
- More of them please!!!
- My dogs need more socialization
- my hope is if there was a dog park along the river there would be fewer unleashed dogs when using the trail
- My main concern with dog parks is that people assume the area next to the dog area is also open range for dogs. I have had so many negative encounters at Bicentennial Park with people letting their dogs run loose all over the park. Dog mess all over the lawns and dogs approaching me and my family without their owners restraining them.
- My only request in regard to dog owners would be a desire for them to better clean up after their pets. We do not have a dog and will never have one, allergies, so I could see how dog parks might help to keep our other parks clean for use of families and children.
- my opinion is that they are just not needed and cause other issues with poorly trained dogs being allowed to run free without restraint. I don't trust other people and their dogs based on some of the experienced I've had.
- Need more on 600 South.
- Nope. I take my kids to the park and though the younger ones are hesitant of dogs they've all been happy and friendly at the park. But some fun areas for the dogs could be good too.
- Not a dog owner but I appreciate a dog park so that dogs aren’t loose at parks around my toddler!
- Off leash areas at the foothills would be great
- Off leash hours at local parks would be a great idea. Or a merit certificate that a dog can earn
- Off leash trails and a grassy area. I visit the Spanish fork dog park weekly and nearly every week I run into other Provo residences that refuse to take their dogs to the gross sand box in Provo.
- Often we encounter dogs unleashed or inadequately tethered while walking in non-dog parks.
- One of the most important things for me is cleanliness and no dog waste. Responsible owners and enforce rules.
- One option that wasn’t on there that is bothersome is overly attentive dog owners, that freak out when the dogs start to play. Why are you at the dog park if you don’t want your dog to interact with other dogs.
- OUR OWN DOGS PASSED AWAY BUT WE HAVE OUR DAUGHTER'S DOGS NOW AND THEN
- Parks closer to Central provo would be really helpful. My dogs live Bicentennial Park but the dog area does not get enough shade in the summer and we can't visit for long
- Please add lighting to the Bicentennial Park! We like to use it during the months of Oct-Feb but it is too dark.
- Please do not make a dog park!!!!
- Please do not open all city parks to off leash dogs, even for limited hours.
- Please don’t let a few bad dog owners ruin it for the rest of us! Thank you.
- Please look at how Park City is balancing so many options for great parks.
- Please…no off leash open areas in city parks! Especially where there are playgrounds.
- Provide them and enforce penalties for off leash infraction. No enforcement means all parks are dog parks.
- Provo does a great job making things beautiful, I would love to see a well designed, thoughtful, and beautiful dog park. Doesn’t have to be fancy, just beautiful and kept clean
- RATHER SPEND MONEY ON SOMETHING ELSE
- Resolve slot times for reactive dogs

- Rock canyon park is less than a five minute walk from my house. I am a responsible dog owner and I would like to be able to walk my dog on occasional at my dog off leash at this park. I'm willing to do it early in the morning and I think it is unfair that responsible dog owners, i.e. ones that have Dogs and owners that are responsible to pick up. Their poo are not allowed to use the park.
- Safety of kids is especially important to me
- Something to note about dogs: having every other dog be in direct eyesight promotes stress and higher levels of reactivity. Bicentennial park, the part dedicated to dogs, doesn't have any sort of visual block between dogs. Dogs often start fights there. I'll walk my dogs outside the fenced area, but never inside for this reason. Art Dye dog park has trees and bushes that act as tension blocks. It's better for animal behavior. Dog parks shouldn't be wide open spaces if you don't want to create dogs that are reactive and stressed around others.
  I'm a professional dog trainer, and this is really important in my opinion. Thanks for doing this survey!
- Spacing is most important. The dog parks we have are low fenced and tiny. We go to the one in spanish fork but the obstacles course is a waste of space and the fact that they close one side of that park is not great. Sometimes there are dogs that are not well mannered and instead of having to leave having the ability to change the section were in is great. We LOVE the west Jordan dog park because it has 3 sections that are always open. 1 section for active dogs, 1 for passive dogs, one for small dogs. And it's got a paved side walk all the way around the inside of the fenced park which is fantastic because I can get my steps in too. That's the dream park. No fancy obstacles that need to be maintained or repaired just some nice open separated spaces. We don't like the draper one because of the water feature as we would prefer not to take home muddy dogs. Having water fountains is nice but it's less of a priority. If we like the space we will bring water jugs and bowls for our dog to save costs of having to maintain that from the city as well.
- Spanish Fork is my favorite park so far
- Stop with the off leash rules especially in parks- maybe have a reportable phone number for unruly dogs but stop restricting good trained dogs from being off leash. Would love off leash capabilities in rock canyon park
- Thank you for all you do.
- Thank you for caring about parks for dogs
- Thank you for caring about the community of people and pets
- Thank you for considering this. This is a great idea and something we have been hoping for.
- Thank you for starting this important conversation about creating new dog parks and including the public in the process. As a dog owner, I've come to deeply appreciate how much becoming a part of this community has helped build connections, both for me and for others. We regularly visit Stutz Park, where I've met so many wonderful dog owners and their pets. These interactions have helped create a supportive, friendly environment where we can connect and support one another. It's truly been a positive experience, and I think about how meaningful this sense of community is, especially as we're reminded in books like Bowling Alone about the risks cities face when social engagement declines.
  However, in the past 18 months, I've seen a shift that has been difficult for our community. The increased presence of police officers directing dog owners to leave or face penalties for off-leash dogs has created a sense of fear and division. This has led to many dog owners, myself included, feeling unsafe or unwelcome at the park, and it's broken up a community that was otherwise thriving. We all want to see a solution that allows us to enjoy these spaces together without fear of harassment.
  While we remain optimistic about the future and the possibility of rebuilding the sense of community, I do feel it's important to share that we've felt unheard during this time. I truly appreciate the opportunity to share our experiences and look forward to a future where dog parks can continue to be a place where people and pets can come together in support of one another.

Thank you again for your attention to this issue. I'm hopeful that together we can find solutions that strengthen our community rather than divide it.

- Thank you for working on this issue.
- Thank you thank you thank you for looking into this! It's really needed. I would love to have off-leash hours at off peak hours in parks especially since it will take a while to get enough dog parks throughout the city.
- Thanks for you consideration of more/better dog parks.
- THE BICENTENNIAL DOG PARK WOULD BE SO MUCH BETTER WITHOUT SAND. SAND IN A DOG PARK IS TERRIBLE AND MAKES THE DOGS EXTRA DIRTY AND THE CAR AND THE OWNERS-LIGHT FIXTURES WOULD BE EXTREMELY USEFUL AT THAT PARK AS WELL SINCE IT GETS AWFULLY DARK FAST
- The closest dog park to our home is huge and just a giant grassy area. I think it's large enough to divide and add playground equipment for children and picnic tables. Stutz Park on 3700 N.
- The current dog parks are a bit out of the way. Having one in the downtown area would be great for businesses
- The current park is not one I can use because of allergies to myself and my dog. Something nicer would be great
- The dog owners try to educate them so that they do not attack people.
- The doggy waste clean up baggy stations that are on the river trail are either empty or broken and not maintained along with no trash can nearby. Don't put those in the dog park area if it isn't going to be maintained. Also making the rules clearly seen would be very beneficial.
- The only dog park I know of is in south Provo and is horrible. So many people take 3+ dogs with them and don't supervise and dogs aren't socialized. I moved here from the east coast where I gladly paid an annual membership fee to dog parks with strict rules about maximum dogs per person, vaccination and registration with the city, and a higher quality dog park with a key code to access it. I would do the same here if it existed. I would also happily be involved in running it.
- The only upside for me of having a good dog park is that hopefully there will less dog feces in other parks, but I doubt it. I would hope that it would encourage responsible dog ownership and fewer off-leash canines in other parks, but I doubt that too.
- The parks should be large for all dog sizes.
- The sand at bicentennial is unhygienic and unsafe. Contact Spanish fork on how they maintain their dog park. It's the best in the valley.
- The sand in Bicentennial park is a big reason we stopped going. It gets my dog filthy, so I'd appreciate a grassy park or something other than sand/dirt if possible.
- There absolutely needs to be a stronger focus on off leash dogs in city parks (and even outside of parks in general)—my dog does not like being approached by other dogs without proper manners, and we have been approached dozens of times while she was on leash—both in city parks (outside of fenced dog areas) and on sidewalks—by dogs who were off leash and did not have basic social skills when interacting with other dogs, and these often included dogs smaller than her. Because of this, she has since become much more anxious on our walks or times we've gone to a park and will often react defensively when dogs approach—we've worked through most of this with some excellent trainers, but the issue remains that, were it not for the poor interactions with other dogs (often smaller, and she's a fairly small (~40 lb.) dog herself), she would be much less anxious on our trips out.
- There are several parks that a dog park could be added.
- There is only one dog park in the city. I hope to see many more in the near future.
- There needs to be more dog parks, but with education boards like pick up your dogs poo and throw it away. Provide bags and trash cans. Provo parks and rec have even given free leashes as a reward. Give ice cream coupons like police do. Reward good behavior.

- There's an easier solution like offering off peak hours while exercising dogs, or e collars. Also parts of the trail where dogs can hike with their owners. Salt Lake City does a great job of this for their residents
- They need to be fenced.
- This is a great idea!
- This is very exciting! I talk to a lot of owners when at the bicentennial dog park, and we are always hoping for a better park or major improvements to the existing one. Thank you!
- Though I don't have a dog, I love the Bicentennial Park and wish we had more like it.
- Too many dogs in provo already
- Unless you can designate a significant amount of space for a dog park it will likely be too small and result in too many poor interactions between dogs. Dog parks are places where you're just waiting for dog fights to happen. However, if the choice is either a small dog park or nothing then a small dog park is better than nothing. A 5 acre dog park would be great but I realize that's unrealistic. There are plenty of 5 acre parks though and if we could have designated off leash times at those parks than I believe that would solve a lot of the issues. People who are scared of dogs will stay out of the parks during those times.
- Using alternating areas to maintain the grass would be great
- Want to voice support, as long as it is fenced and separate from the rest of the park areas. (And that leash laws are encouraged and enforced when not in the dog park). My daughter still has trauma from when an unleashed dog knocked her over at a park.
- We could for sure use more.
- We do not like how our dog stinks after being around the sand/kitty litter stuff. Big dogs need big stretches to run in.
- We don't need more dog parks
- We don't have a dog, but lots of families in our student housing have dogs. A mix of small, indoor dogs and large active dogs.
- WE DONT NEED DOG PARKS-DOG OWNERS SHOULD KEEP THEIR OWN DOGS ON THEIR OWN PROPERTY
- We just need more of them and they need to be large and clean. Even a simple fenced in area is enough.
- We live super close to bicentennial Park and would walk there often. However, in spite of there being a fenced in dog park there, almost always there would be dogs running around on the grass and play area for the children. It got to the point where my children where scared to visit the bridge and grassy areas and sometimes even the playground. We now spend more time at other parks even though bicentennial Park is so close because the dog owners let their dogs run wild in the city park instead of keeping them to the dog park. I would like to see the laws that are posted at all of the parks that dogs must be kept on a leash actually kept and enforced.
- We love all types of parks
- We love the paved path at Art Dye Park. We take the stroller and it's the main reason why we drive so far to go to it. Grass and wood chips are better than sand.
- WE LOVE THE SET UP OF THE BICENTENNIAL PARK BUT WISH THERE WAS GRASS, NOT SAND
- We need a lot of dog parks. There should be a dog park at every large park in Provo right now. I think there's only one at Bicentennial Park and it's too far away from anything for me to go there.
- We need grass, not gravel
- We need more! Bigger with grass. One at least or even two on the south west side of Provo. More dog amenities in general would be nice. A facility with a pool. A self-serve dog wash. I understand that these are businesses people would have to open but A place for them to go... especially on the west side would be awesome.
- We need off leash parks with grass, not dirt. One for big breeds and another for smaller breeds. Pets are an important part of our community. Promote responsible dog ownership and provide

the spaces to do so.

- We really like the art dye park, that would be an awesome model for us
- WELL MAINTAINED DOG PARKS ARE REALLY AWESOME-ESPECIALLY WITHIN WALKING DISTANCE OF THE TREE STREETS
- Well, I think dog parks are useful and important. I don't take our dogs to them. Our dogs were rescued and are too psychologically damaged.
- When a dog park is adjacent to a regular park where children play (such as Bicentennial Park), it would be nice if keeping a dog on a leash outside the dog park were required/enforced. I've observed children being terrified on more than one occasion by a large dog chasing them, jumping onto the slide, etc.
- WHILE I MYSELF DO NOT OWN A DOG, I HAVE MANY FRIENDS WHO DO AND IT IS SO FUN TO TAKE THEM TO THE DOG PARK. WE DEFINITELY NEED MORE DOG PARKS IN PROVO
- Why does the color of my skin matter?
- With the increasing rules/laws about not allowing dogs off their leash, we should have more dog parks available.
- Would LOVE one to be closer than bicentennial ??
- Would love to see a dog park with grass
- Would love to see dog parks prioritized near new apartment buildings/dense housing where people don’t have yards
- Yes! Right now, Art Dye dog park in American Fork is our absolute favorite. We'd love to see something similar to that. There's tons of grass area with a mix of trees, a path to walk around, benches for owners, and an agility course in the corner. The last one isn't needed, but I think all of those features make it appealing to dog owners from all over. We rarely go to the current Provo one because it's mostly sand/dirt (which means our dog needs a bath after every visit), it's small, and the mosquitoes are awful spring to fall because of the pond. Really excited at the prospect of there being another dog park that we can go to more often.
- You can’t control stupid people, so if you want successful dog parks, you need extra maintenance scheduled. Lots of running space is helpful, shade is a must! I would like to suggest also that you consider replacing all drinking fountains in public parks to include a dog drinking fountain bowl at the bottom like they have everywhere in Europe. And insulate and heat the bathrooms so that you can keep them open year round. We pay taxes year round and use the parks and recreation areas year round, so why are there never open bathrooms in the winter at the parks, state parks and trailheads?
- You could possibly see an improvement in use of bicentennial simply by removing the gravel and planting a hardy, drought resistant grass. Most of the dogs I come across don’t like the gravel there.

# Survey Instrument

TEL 801 852 6600
351 W CENTER ST
PO BOX 1849
PROVO, UT 84603

Dear Provo Resident,

We want to hear from you. Provo Parks and Recreation is conducting a survey to get your feedback about dog parks in the City.

**We appreciate your time and realize this survey will take approximately 5-8 minutes to complete.**
Each question is important. The time you invest in completing this survey will aid the City in taking a resident-driven approach to planning.

**You have been randomly selected.**
Your response to this survey will remain confidential and will be reported in group form only. Please return your completed survey within the next two weeks using the enclosed postage-paid return-reply envelope addressed to ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061.

If you prefer to take the survey online, please visit: ***provoparkssurvey.org***.

**At the end of this survey you will have an opportunity to opt-in for a chance to win one (1) $500 prepaid Visa gift card for fully completing your survey.**

If you have any questions, please contact ETC Institute's project manager Ryan Murray at ryan.murray@etcinstitute.com or at 913-254-4598.

Don't miss this opportunity to have your voice heard.

Sincerely,

Provo Parks and Recreation

*Si desea realizar esta encuesta en español, llame al 1-888-801-5368.*

PARKS.PROVO.ORG

# 2025 City of Provo Dog Park Survey

The City of Provo needs your input to help determine dog park priorities for our community. This survey will take 5-8 minutes to complete. If you would like to complete this survey online, please go to ***provoparkssurvey.org***. We appreciate your time. **At the end of this survey you will have an opportunity to opt-in for a chance to win one (1) $500 prepaid Visa gift card for fully completing your survey**.

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**1. Do you currently have a dog?**

____(1) Yes *[Answer Q1a.]* ____(2) No, but I am planning to get a dog ____(3) No, no plan to get a dog

**1a. How many dogs do you have in each of the following categories.**

Under 25 pounds: ____ Over 25 pounds: ____

**2. Within the past two years, have you or the members of your household utilized any dog parks in or around Provo?**

____(1) Yes *[Answer Q2a-b.]* ____(2) No *[Go to Q3.]*

**2a. Please CHECK ALL of the DOG PARKS listed below that you or the members of your household have visited during the past year.** *[Check ALL that apply.]*

____(1) Dog Park at Bicentennial Park (Provo)
____(2) Spanish Fork Dog Park (Spanish Fork)
____(3) Galena Hills Dog Park (Draper)
____(4) Art Dye Dog Park (American Fork)
____(5) American Fork Dog Park (American Fork)
____(6) Orem City Dog Park (Orem City)
____(7) Other: _____

**2b. On average, how often do you visit the park(s) you checked in Question 2a above?**

____(1) Daily ____(2) Weekly ____(3) Monthly ____(4) A few times per year

**3. Please CHECK ALL dog park features that you and the members of your household enjoy most.** *[Check ALL that apply.]*

____(01) Fenced Areas: Secure fencing to keep dogs safe and prevent them from running off.
____(02) Separate Sections for Large and Small Dogs: Designated areas to accommodate dogs of different sizes
____(03) Combined Sections for Large and Small Dogs: Designated areas that allow dogs of different sizes
____(04) Double-Gated Entry: A two-gate system to ensure safe entry and exit without dogs escaping
____(05) Water Stations: Fresh water fountains
____(06) Waste Stations: Accessible waste bags and trash cans to encourage responsible cleanup
____(07) Shaded Areas: Trees, awnings, or shade structures to protect dogs and owners from the sun
____(08) Benches and Seating: Comfortable places for owners to sit and relax while their dogs play
____(09) Agility Equipment: Features like tunnels, ramps, and hoops to engage and exercise dogs
____(10) Open Play Areas: Large, grassy or open spaces for dogs to run freely
____(11) Natural Elements: Incorporation of rocks, logs, or other natural features for dogs to explore
____(12) Good Drainage: Well-designed drainage systems to prevent muddy conditions and standing water
____(13) Night Lighting: Adequate lighting for safety during evening visits
____(14) Safety Signage: Clear rules and guidelines posted to ensure safe and respectful use of the park
____(15) Parking Accessibility: Convenient and sufficient parking near the dog park
____(16) Community Feel: Amenities like bulletin boards for community notices or events, and areas for dog meet-ups or training sessions

**3a. Which FOUR of the dog park features listed above do you think are MOST IMPORTANT to you and the members of your household?** *[Write in your answers below using the numbers from the list in Question 3. If you don't believe any of these are important, circle "NONE."]*

1st: ____ 2nd: ____ 3rd: ____ 4th: ____ NONE

**4. Please CHECK ALL items listed below that are things you DO NOT LIKE about dog parks.** *[Check ALL that apply.]*

____(01) Overcrowding: Too many dogs in a limited space, leading to chaos or aggressive behavior
____(02) Aggressive Dogs: Encounters with poorly socialized or aggressive dogs that create safety concerns
____(03) Lack of Maintenance: Dirty or poorly maintained areas, including overflowing trash cans and uncollected waste
____(04) Muddy Conditions: Insufficient drainage leading to muddy or waterlogged areas
____(05) Unsafe Fencing: Fencing that is too low or has gaps, making it easy for dogs to escape
____(06) Lack of Shade: Insufficient shaded areas, making the park uncomfortable on hot days
____(07) Noise Levels: Excessive barking or noise that disturbs nearby residents or park users
____(08) Inattentive Owners: Dog owners who fail to supervise their pets or enforce proper behavior
____(09) Poor Parking: Limited or inconvenient parking options near the park
____(10) Untrained Dogs: Dogs lacking basic obedience training, leading to disruptive or unsafe interactions
____(11) Inadequate Size: Dog parks that are too small to allow sufficient running and play
____(12) Lack of Water Facilities: Absence of water fountains or stations for dogs and their owners
____(13) Safety Hazards: Presence of broken glass, sharp objects, or unsafe surfaces like slippery rocks
____(14) Limited Hours: Operating hours that are too restrictive for residents with varying schedules
____(15) Zoning Issues: Location of the dog park being too close to residential areas, schools, or other sensitive zones
____(16) Separate Sections for Large and Small Dogs: Designated areas to accommodate dogs of different sizes
____(17) Combined Sections for Large and Small Dogs: Designated areas that allow dogs of different sizes

**4a. Which FOUR of the dog park features listed above do you think are LEAST IMPORTANT to you and the members of your household?** *[Write in your answers below using the numbers from the list in Question 4. If you don't believe any of these are important, circle "NONE."]*

1st: ____ 2nd: ____ 3rd: ____ 4th: ____ NONE

**5. Please indicate how frequently you might visit a dog park if it were located within a specific distance from your home. Using a scale of 5 to 1, where 5 means "Daily" and 1 means "Never," please rate how frequently you would potentially visit a dog park based on the distance from your home listed below.**

| | How frequently would you visit if a dog park was.... | Daily | Weekly | Monthly | A few times per Year | Never |
|---|---|---|---|---|---|---|
| 01. | Within a 5 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 02. | Within a 10 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 03. | Within a 15 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 04. | Within a 20 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 05. | Within a 30 minute WALK from your home | 5 | 4 | 3 | 2 | 1 |
| 06. | Within a 5 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 07. | Within a 10 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 08. | Within a 15 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 09. | Within a 20 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |
| 10. | Within a 30 minute DRIVE from your home | 5 | 4 | 3 | 2 | 1 |

**6. What current park or area of the city (nearest cross-streets) would you most like to see a dog park in the City of Provo?**

_____

_____

_____

**Demographics**

*Our final questions are about you and the members of your household.*
*Your individual responses will remain anonymous.*

**7. What is your age?** _____ years

**8. Your gender:** ____(1) Male ____(2) Female ____(3) I prefer to self-identify: _____

**9. How many years have you lived in the City of Provo?** _____ years

**10. Which of the following best describes your race/ethnicity?** *[Check all that apply.]*

____(01) Asian or Asian Indian
____(02) Black or African American
____(03) American Indian or Alaska Native
____(04) White or Caucasian
____(05) Native Hawaiian or other Pacific Islander
____(06) Hispanic, Spanish, or Latino/a/x
____(99) Other: _____

**11. Would you like to add any additional feedback for City leaders regarding dog parks in Provo?**

_____

_____

_____

**12. Would you like to be entered for a chance to win one (1) prepaid $500 Visa Gift Card?** *[Limited to one per household, sent via email.]*

____(1) Yes *[Answer Q12a.]* ____(2) No *[END SURVEY.]*

**12a. Please provide your contact information.**

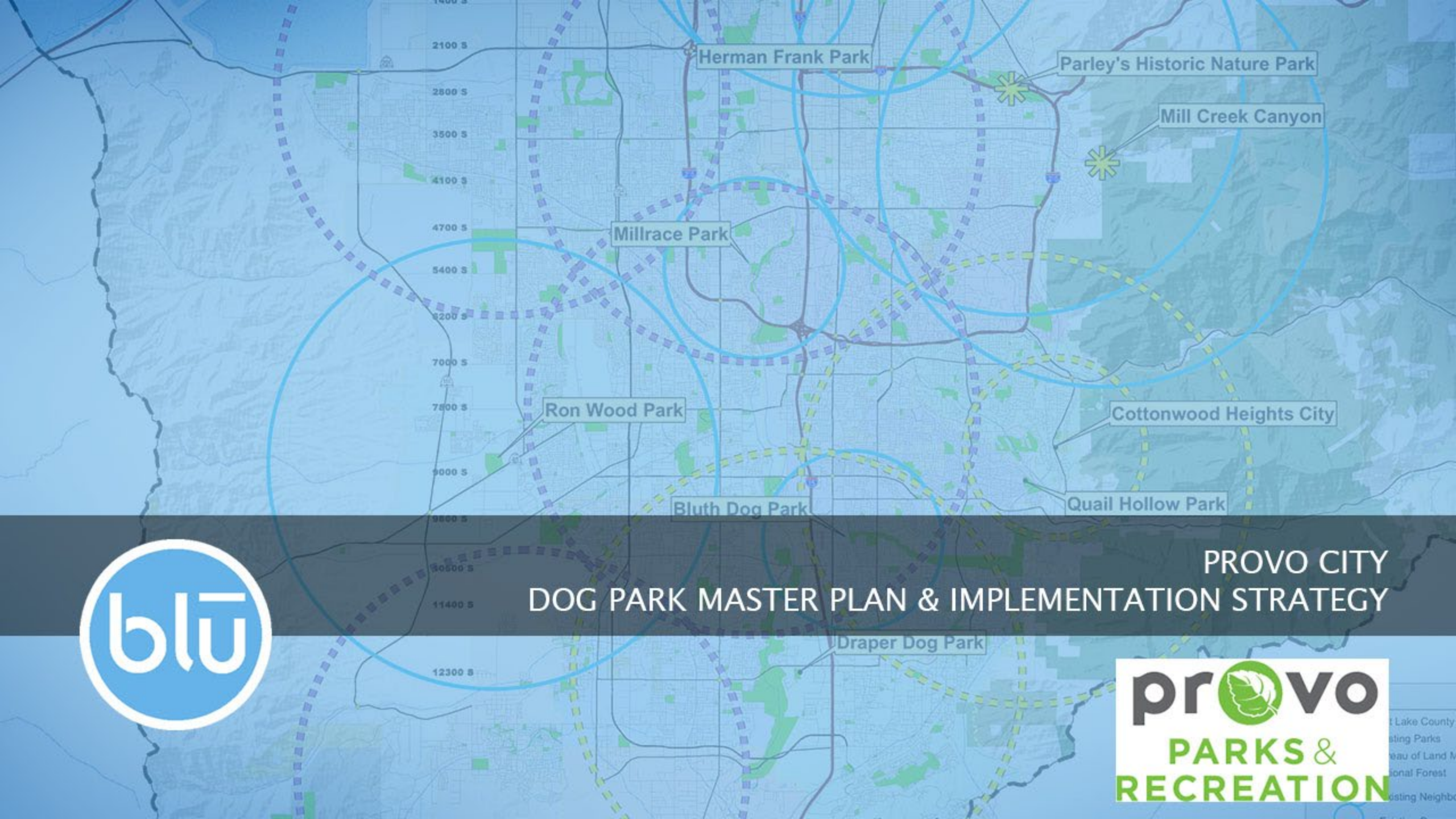
Mobile Phone Number: _____

Email Address: _____

## This concludes the survey. Thank you for your time!

Please return your completed survey in the enclosed return-reply envelope addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The information to the right will ONLY be used to help identify the level of need in your area. Thank you!

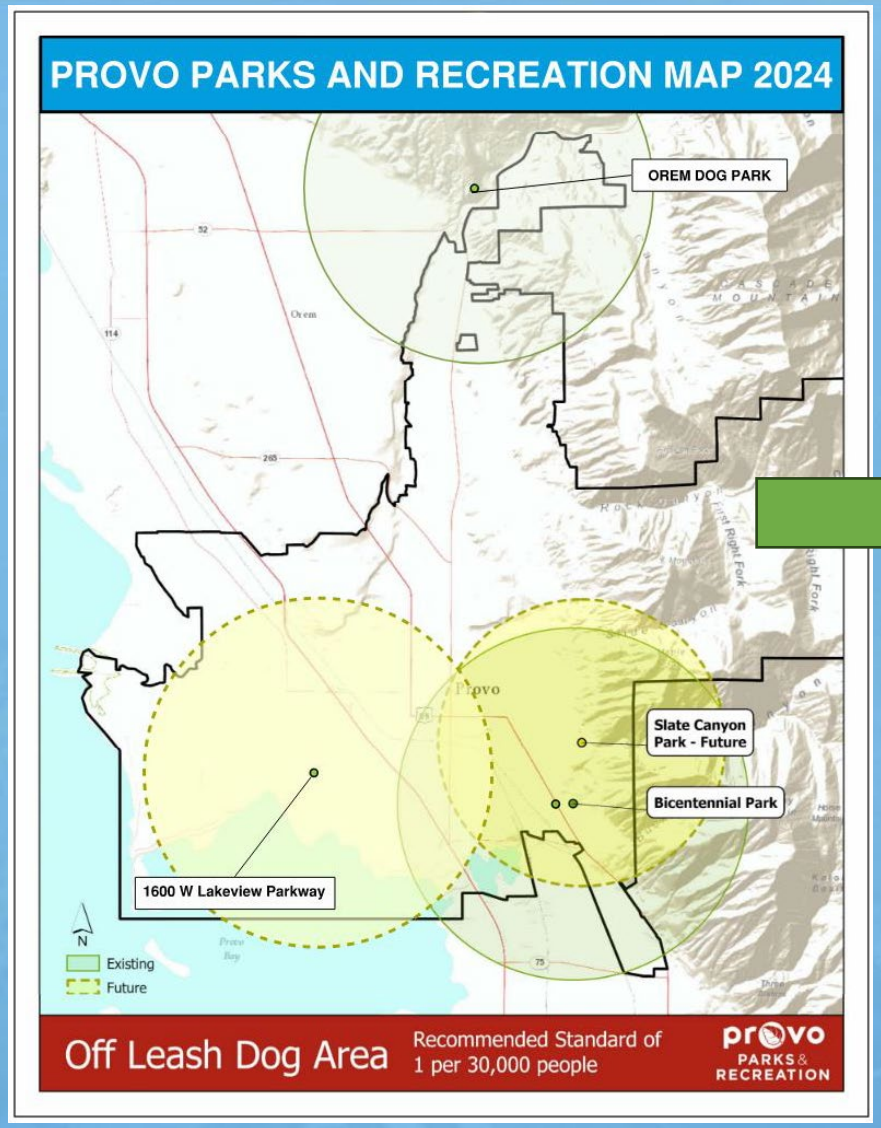


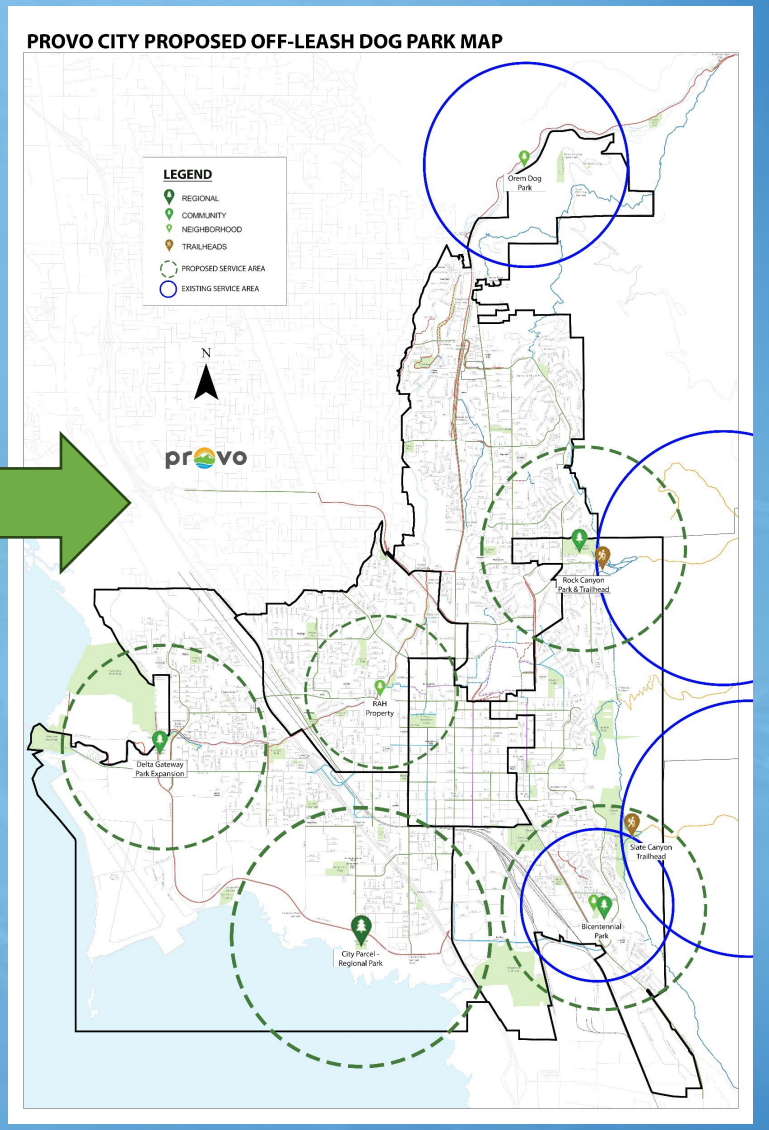

# PROVO CITY
# DOG PARK MASTER PLAN & IMPLEMENTATION STRATEGY

PARKS & RECREATION

# Objective

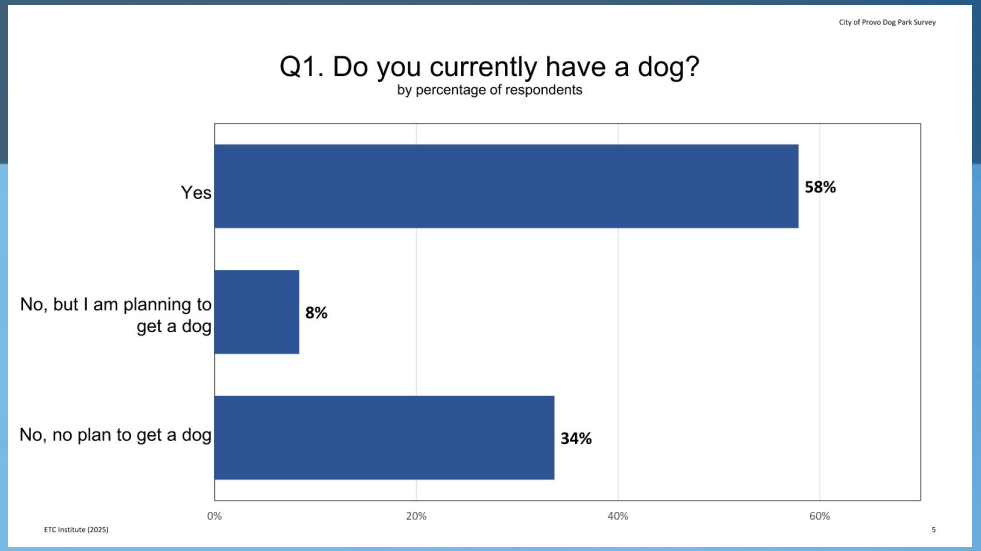
- Address identified community needs
- Level of Service Objective: 1 dog park per 30,000 residents
- Even distribution throughout City
- Provide a recommended path forward that meets intermediate needs while planning for long term growth

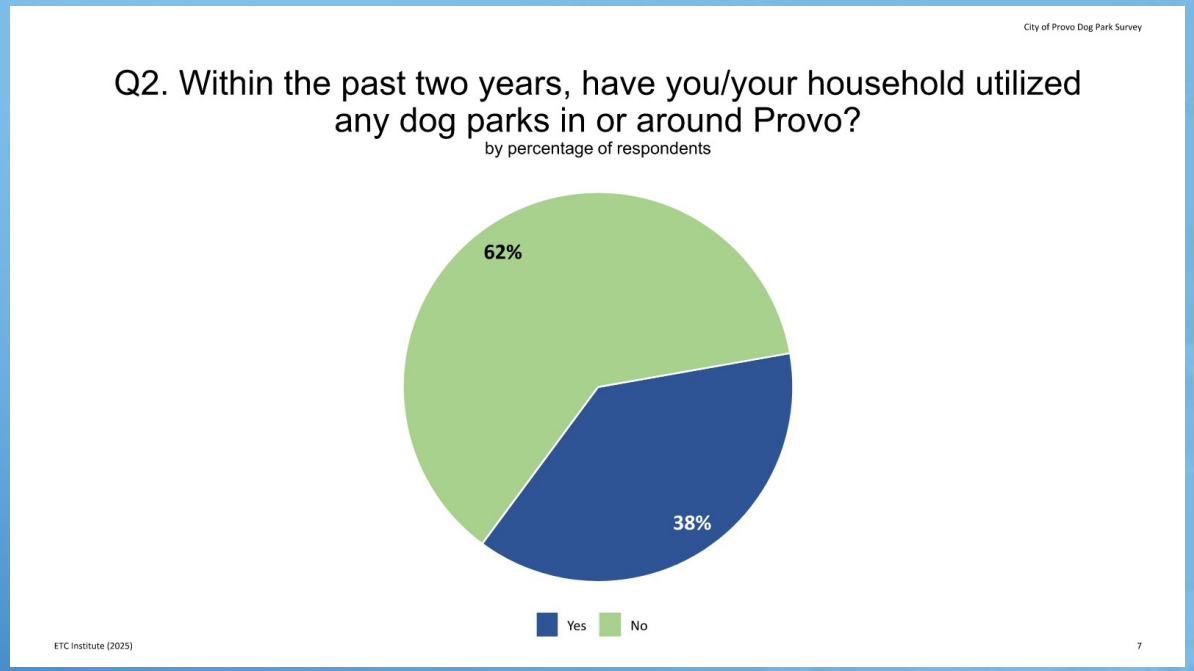


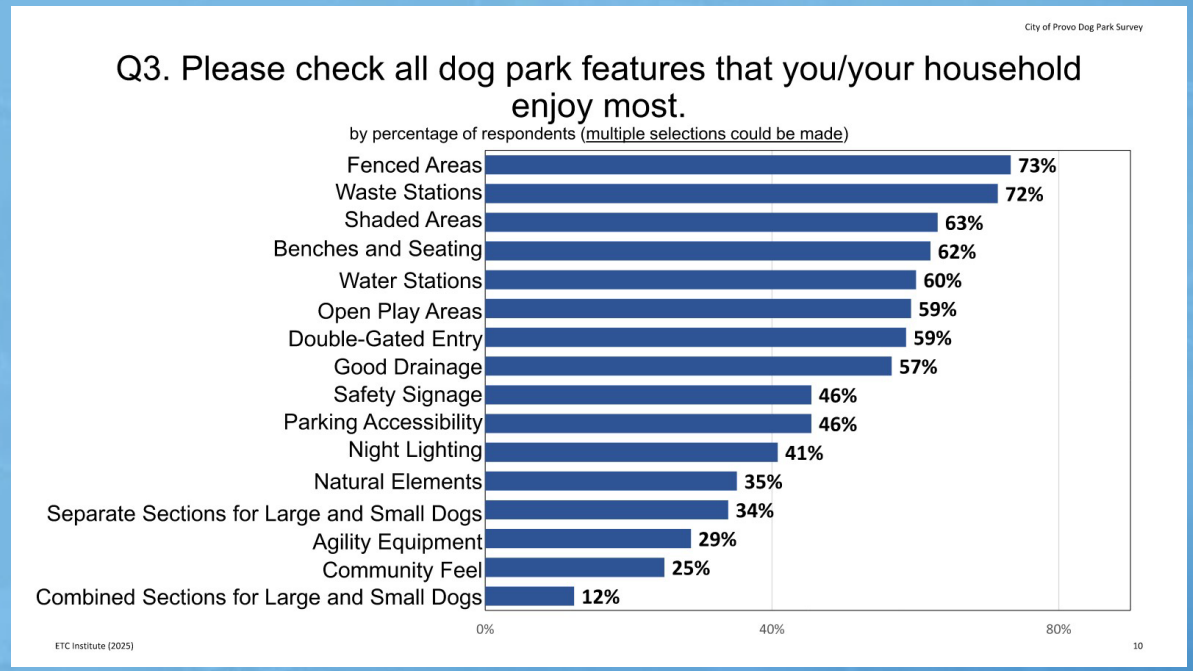



# Community Needs

- 58% of residents own dogs and most of them utilize nearby dog parks
- Top features: fencing, shade, water, waste
- Concerns: aggressive dogs, maintenance

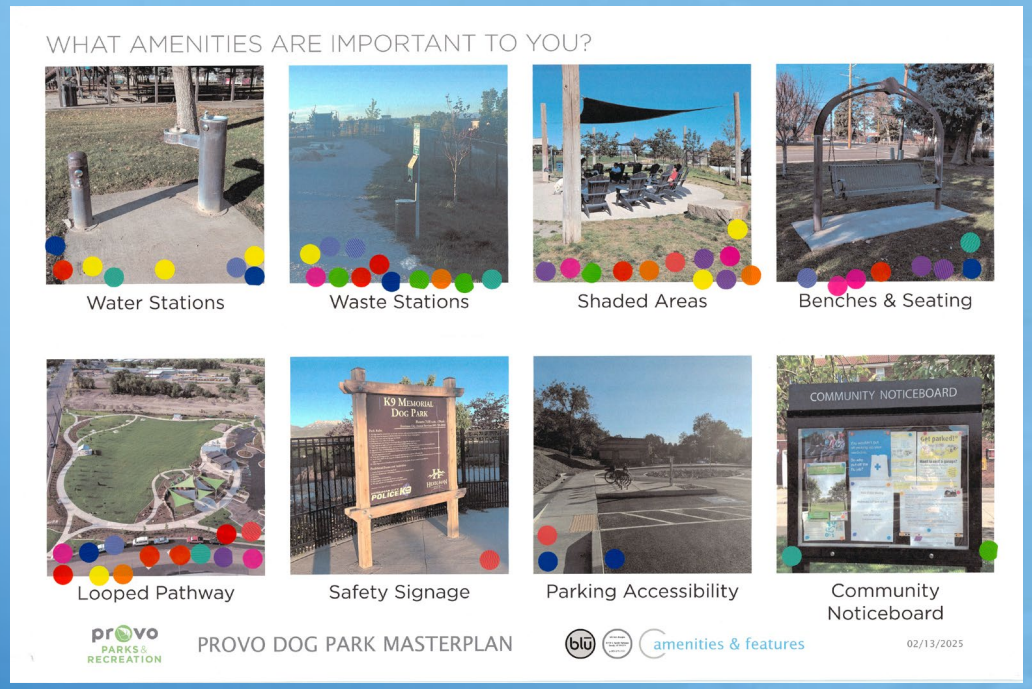


# Implementation Principles

- Community-driven & equitable
- Cost-smart use of City land and resources
- Consistent standards for safety & access



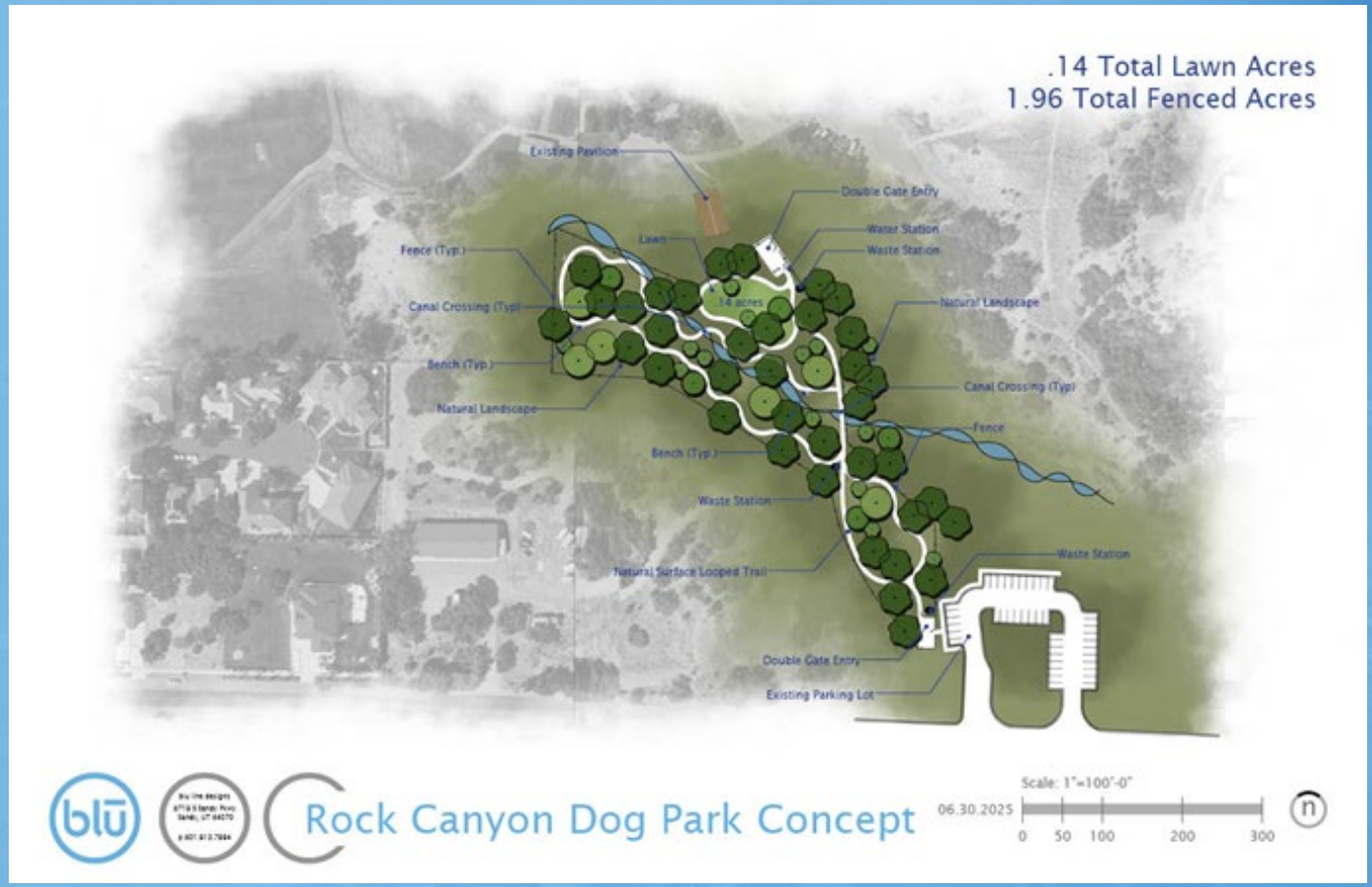

| Park Type | Size Range | Service Area | Purpose & Typical Features |
|---|---|---|---|
| **Regional (Large)** | 5+ acres | Citywide and regional draw; serves multiple jurisdictions | Large-scale facility with multiple large fenced sections for rotation, natural and improved surfacing, loop trails (unpaved and paved), restrooms, shade structures, ample parking, drinking fountains, waste stations, and seating. Often located in standalone sites or large multi-use parks. |
| **Community (Medium)** | 1–3 acres | ~5-mile radius | Balanced mix of open play space and separation areas. Fully fenced with double-gated entries, separate large/small dog areas, turf or alternative surfacing, shade, seating, water access, waste stations, and perimeter paths. Typically located in community parks or city-owned parcels with good access and utilities. |
| **Neighborhood (Small)** | ½–1 acre | Up to 2-mile radius; walkable from surrounding neighborhoods | Convenient, close-to-home off-leash space. Fully fenced with double-gated entries, turf or alternative surfacing, waste stations, shade, and limited seating. Parking may be minimal or none, focusing on walk-in access. |

| Criteria | Weight | Park/Property | Score |
|---|---|---|---|
| Proximity to residential areas/Walkability | 0.05 | | 0 |
| Buffering capabilities between dogs and residential | 0.1 | | 0 |
| City Owned Parcel | 0.2 | | 0 |
| Adequate space both dogs & parking | 0.2 | | 0 |
| Site Type(Regional - 5, Community - 3, Neighborhood - 1) | 0.1 | | 0 |
| Low environmental sensitivity | 0.05 | | 0 |
| Reasonable build/maintenance cost | 0.1 | | 0 |
| Public Input | 0.1 | | 0 |
| Existing Vegetation Trees & Shade | 0.1 | | 0 |
| Proximity to nearby trail system | 0.05 | | 0 |
| Would adding a dog park remove a city service | -0.05 | | 0 |
| **Totals** | 1 | 0 | 0 |

# Option 1 – Establish 2 Neighborhood Size

- Quick win: Rock Canyon or RAH Property – Transform existing property into working Off-Leash dog park
- Begin regional dog park design



# Option 2 – Regional Dog Park

- Build Regional Dog Park (5+ acres)
- Project cost depending on features
- Additional project funds would be needed
- Large level of service area
- Increased opportunities for large dog owners
- Rotation areas
- Phase possibilities with annual upgrades.



# Plan for Future Locations

- Bicentennial expansion & Delta site
- Coordinate with capital projects
- Site selection process, if necessary, due to unforeseen city needs or potential new site








# Costs & Funding
# Consultant Recommendations

- Neighborhood: $250k–$300k
- Community: $.5M–$2.5M
- Regional Park: $5M–$6M  (could be phased)

- Sequencing:
  - Rock Canyon or RAH first
  - Regional design
- Secure capital for future dog parks
- Continue tracking usage, costs, public feedback



# Next Steps

- Provide direction on proposed options
- Department to continue pursuing strategies in implementation plan
- Parks and Recreation to provide funding strategies in future CIP
- Integrate dog park planning results into Parks & Recreation Master Plan in 2026

