



PROVO MUNICIPAL COUNCIL

Redevelopment Agency Governing Board

Stormwater Service District Governing Board

Regular Meeting Agenda

5:30 PM, Tuesday, June 23, 2026

Council Chambers (Room 100)

445 W. Center Street, Provo, UT 84601 or

<https://www.youtube.com/provocitycouncil>

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

TO MAKE A VIRTUAL PUBLIC COMMENT:

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

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

June 23 Council Meeting: Dial **346 248 7799**. Enter Meeting ID **862 8479 1822** and press **#**. When asked for a participant ID, press **#**. To join via computer, visit zoom.us and enter the meeting ID and passcode: **185104**.

Decorum

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

Opening Ceremony

Roll Call

Prayer

Pledge of Allegiance

Presentations, Proclamations, and Awards

- 1 A ceremony recognizing the Provo City Employee of the month: Administrative Services (26-007)

Public Comment

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

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

Please limit your comments to two minutes.

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

Action Agenda

- 2 A resolution consenting to board and commission appointments. (26-041)
- 3 A resolution appointing an individual to the Civil Service Commission. (26-052)
- 4 A resolution approving fire restrictions within the Provo City watershed (26-048)
- 5 A resolution approving the adoption of the state-approved Wildland Urban Interface (“WUI”) map. (26-045)
- 6 An ordinance changing solid waste regulations and related noise ordinance exemptions. (26-042)
- 7 An ordinance amending the General Plan to add the Storm Drain Master Plan. (PLGPA20260193)
- 8 An ordinance amending the General Plan to update the Wastewater Collection Master Plan. (PLGPA20260191)
- 9 An ordinance amending Provo City parking standards for specific uses and locations. (PLOT20260080)
- 10 An ordinance amending Provo City Code regarding the requirements for an Agricultural Protection Area. (PLOT20260120)
- 11 An ordinance rezoning property at 5450 N Canyon Road from A1.5CH and OSPR to A1.1CHPD, R1.20CHPD, and RACHPD zones. North Timpview Neighborhood. (PLRZ20260115)
- 12 A resolution approving the 2026-27 annual action plan and funding recommendations for the second year of the 2025-29 consolidated plan. (26-025)
- 13 A resolution regarding year-end appropriations and transfers in the General, Parks and Recreation Capital Improvement, Airport, Justice Court, Ice Arena, and Golf Course Funds for the fiscal year ending June 30, 2026. (26-043)

- 14 A public hearing regarding utility transfers. (26-046)
- 15 A public hearing regarding management salary increases budgeted for FY27 (26-001)
- 16 An ordinance adopting a budget for Provo City Corporation for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of \$316,081,674. (26-001)

Redevelopment Agency of Provo

- 17 A resolution adopting a budget for the Redevelopment Agency of Provo City for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of \$2,086,500. (26-001)

Stormwater Service District

- 18 A resolution adopting a budget for the Provo City Stormwater Service District in the amount of \$7,291,034 for the fiscal year beginning July 1, 2026, and ending June 30, 2027. (26-001)

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.

The next Council Meeting will be held on Tuesday, July 14, 2026. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

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

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

Notice of Telephonic Communications

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

Notice of Compliance with Public Noticing Regulations

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

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: Dan Follet, Interim Director of Administrative Services
Department: Recorder
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-007

SUBJECT: 1 A ceremony recognizing the Provo City Employee of the month:
Administrative Services (26-007)

ADMINISTRATIVE RECOMMENDATION: Presentation Only

ADMINISTRATIVE MEMO: The Council will recognize the Provo City Employee of the Month. This ceremony honors a city employee who has demonstrated exceptional service, dedication, and contributions to the community and organization. The recognition highlights the employee's achievements and expresses the City's appreciation for their work.

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: SBJORNN
Presenter: Mayor Marsha Judkins
Department: Mayor Office
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-041

SUBJECT: 2 A resolution consenting to board and commission appointments. (26-041)

ADMINISTRATIVE RECOMMENDATION: Advice and Consent to Board and Commission Appointments

ADMINISTRATIVE MEMO: Please see attached documents for Letter to Council and supporting materials.

FISCAL IMPACT: none

TIME SENSITIVITY: Current vacancies need to be filled in order for the boards to function

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: BRJOHNSON
Presenter: Britton Johnson, City Council Intern
Department: Council
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-052

SUBJECT: 3 A resolution appointing an individual to the Civil Service Commission. (26-052)

ADMINISTRATIVE RECOMMENDATION: Approve the resolution to appoint Daniel Friend to the Civil Service Commission.

ADMINISTRATIVE MEMO: The Council has reviewed the qualifications for Daniel Friend to serve on the Civil Service Commission and has determined that he meets the requirements of state statute.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPOINTING AN INDIVIDUAL TO THE CIVIL SERVICE
4 COMMISSION. (26-052)

5
6 RECITALS:

7
8 The Council, acting pursuant to their statutory authority, has reviewed the qualifications
9 of the individual to be appointed to the Civil Service Commission;

10
11 On June 23, 2026, the Municipal Council met to ascertain the facts regarding this matter,
12 which facts are found in the public record of the Council's consideration; and

13
14 After considering the facts presented to the Municipal Council, the Council (i) appoints
15 the individual set forth below to the Civil Service Commission and (ii) finds such appointment
16 will reasonably further the health, safety, and general welfare of the citizens of Provo City.

17
18 THEREFORE, the Provo Municipal Council resolves as follows:

19
20 PART I:

- 21
22 1. Pursuant to Utah Code Section 10-3-1003, the Municipal Council appoints the
23 individual listed below to serve on the commission for the prescribed term:

24
25

<u>Appointee's Name</u>	<u>Board</u>	<u>Term Expiration Date</u>
Daniel Friend	Civil Service Commission	June 30, 2032

- 26
27
28 2. Following said appointment, there are 3 members of the Civil Service Commission,
29 as shown on the attached Exhibit A.

30
31 PART II:

32
33 This resolution and the appointment indicated take effect immediately.

34
35 END OF RESOLUTION

36

37

EXHIBIT A
CIVIL SERVICE COMMISSION APPOINTMENTS

Name	Seat	Term Expiration Date	Appointing Resolution
Bruce Haraguchi	1	6/30/2030	2024-5
Arturo Soza	2	6/30/2028	2022-45
Daniel Friend	3	6/30/2032	2026-52

38

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: CHILL
Presenter: Fire Chief Jeremy Headman
Department: Fire
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-048

SUBJECT: 4 A resolution approving fire restrictions within the Provo City watershed (26-048)

ADMINISTRATIVE RECOMMENDATION: By authority of the Provo City Fire Marshal, the following fire restrictions are hereby enacted within the Provo City Watershed, effective at 5:00 PM on Monday, July 1, 2026.

Due to significantly reduced snowpack during the past winter and the presence of critically dry fuels with low moisture content, these restrictions are established to protect the Provo City water supply and surrounding natural resources.

ADMINISTRATIVE MEMO: Effective July 1st

FISCAL IMPACT: N/A

TIME SENSITIVITY: Must be in place prior to active fire season.

COUNCIL STAFF MEMO:



CHIEF JEREMY HEADMAN

TEL: 801. 852 .6321
445 West Center St
PROVO, UT 84601

PROVO CITY FIRE RESTRICTION PROCLAMATION

Effective June 11, 2026

By authority of the Provo City Fire Marshal, and following order WFCL02608 from Forest Fire and State Lands and Utah County the following fire restrictions are hereby enacted within the Provo City Watershed, effective at 12:00 PM June 11, 2026.

Due to significantly reduced snowpack during the past winter and the presence of critically dry fuels with low moisture content, these restrictions are established to protect the Provo City water supply and surrounding natural resources.

FIRE RESTRICTION ORDER (Stage 1)

All open fires are prohibited within the Provo City Watershed, except under the following conditions:

- Fires are permitted only within approved fire pits with metal rings located in improved campgrounds and designated picnic areas; and
- Fires may be maintained within permanent fire pits on established residential properties.

The restricted area includes all mountains and canyons within Provo City jurisdiction, beginning at the Springville City boundary, extending north along the east bench of Provo City to the city limits, and continuing through Provo Canyon up to and including South Fork Park.

PUBLIC SAFETY NOTICE

Provo Fire & Rescue strongly urges all residents and visitors to exercise extreme caution when using fire in or near mountainous and canyon areas. All fires must be properly contained within approved fire rings or pits located in designated areas.

For questions or additional information regarding these restrictions, please contact the Fire Prevention Bureau at Provo Fire & Rescue:

- Phone: 801-852-6321
- Email: fireprevention@provo.gov

Issued this 11th day of June 2026, at 12:00 PM.

Koby Hubbs

Fire Marshal

Provo Fire & Rescue

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPROVING FIRE RESTRICTIONS WITHIN THE PROVO
4 CITY WATERSHED (26-048)

5
6 RECITALS:

7
8 It is proposed that due to significantly reduced snowpack during the past winter and the
9 presence of critically dry fuels with low moisture content, fire restrictions be established to
10 protect the Provo City water supply and surrounding natural resources;

11
12 Under authority of the fire code official and the Provo City Municipal Council granted in
13 Utah Code § 15A-5-202.5, all open fires are prohibited within the Provo Watershed, as set forth
14 in the attached Exhibit A (“Provo City Fire Restriction Proclamation”);

15
16 On June 23, 2026, the Municipal Council met to consider the facts regarding this matter
17 and receive public comment, which facts and comments are found in the public record of the
18 Council’s consideration; and

19
20 After considering the facts presented to the Municipal Council, the Council finds that (i)
21 the proposed action should be approved as described herein, and (ii) such action furthers the
22 health, safety, and general welfare of the citizens of Provo City.

23
24 THEREFORE, the Provo Municipal Council resolves as follows:

25
26 PART I:

27
28 The Provo City Fire Restriction Proclamation is approved, and the fire code official is
29 authorized to implement the restrictions.

30
31 PART II:

32
33 As noted in the Proclamation, the restrictions took effect on June 11, 2026, at 12:00 PM and
34 are effective until rescinded in writing by the fire code official. This resolution ratifying and
35 approving the Proclamation takes effect immediately.
36

37

Exhibit A

38

This exhibit is in PDF form and will be added here in a later step, in the mean time it can be accessed

39

[here.](#)

40

41

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JEREMYH
Presenter: Fire Chief Jeremy Headman
Department: Fire
Meeting Date: 6/23/2026
Requested Duration (Minutes): 20 minutes
CityView or Issue File Number: 26-045

SUBJECT: 5 A resolution approving the adoption of the state-approved Wildland Urban Interface ("WUI") map. (26-045)

ADMINISTRATIVE RECOMMENDATION: We are asking for a resolution to approve the 2006 Wildland Urban Interface (WUI) Code Map. This map will only apply to new construction or significant remodels to existing homes in the WUI boundry.

ADMINISTRATIVE MEMO: Executive Summary

The Provo City Fire Department has developed a Wildland Urban Interface (WUI) Map in accordance with Utah 2026 House Bills 41 and 48, which establish statewide standards for wildfire risk mapping, coordination, and implementation. These laws require alignment between state, county, and municipal mapping efforts to ensure consistency in wildfire planning, emergency response, and future development decisions.

Provo City's WUI Map was created through a formal cooperative process with the State of Utah, including data sharing, review, and revision alongside state fire and natural resource officials. The map is consistent with the City's Community Wildfire Protection Plan (CWPP) and supports strategic planning for wildfire mitigation, evacuation, and public safety.

The completed WUI Map has been formally reviewed and accepted by the Utah Department of Natural Resources and approved by the Division of Forestry, Fire and State Lands (FFSL), with a letter of acceptance dated April 29, 2026. This approval confirms that the map meets all requirements outlined in H.B. 41 and H.B. 48 and establishes the legal foundation for local adoption.

City Council action is now required to formally adopt the state-approved WUI Map. Adoption will:

- Bring the City into compliance with state law
- Establish an official wildfire risk boundary for planning and development
- Support emergency response, evacuation planning, and CWPP implementation
- Fulfill the City's statutory obligations under H.B. 41, and H.B. 48 to limit the City's financial responsibilities in case of a large fire originating on city property

Upon adoption, the map will be used beginning in 2026 as the official reference for wildfire risk areas within Provo City.

In summary, this action represents the final step in a coordinated state and local effort to improve wildfire preparedness, ensure regulatory compliance, and enhance the safety of residents, infrastructure, and natural resources within Provo City.

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

ADOPTION OF PROVO CITY WILDLAND URBAN INTERFACE MAP

IMPLEMENTING STRATEGIC PLANNING FOR
WILDFIRE RISK MANAGEMENT

Presentation Purpose and Legislative Context

Legislative Framework

Utah 2026 House Bills 41 and 48 set statewide standards for wildfire mapping and ensure data alignment across jurisdictions.

Provo City WUI Map Adoption

The WUI Map has undergone technical review and state approval, ready for formal adoption by the City Council.

Collaborative Agreement

Provo City collaborates with the State of Utah for data sharing and coordinated review during map development.

Next Steps and Compliance

Presentation outlines next steps for City Council adoption and compliance with wildfire safety planning requirements.





State Legislation, Coordination, and CWPP Alignment

Legal Framework Establishment

Utah House Bills 41 and 48 create standardized wildfire mapping aligned with state and county boundaries.

Cooperative Development Process

Provo City's WUI Map was developed through formal cooperation with the State for shared data and coordinated updates.

CWPP Objective Alignment

The map supports Community Wildfire Protection Plan goals for emergency response, mitigation, and evacuation planning.

Local Implementation Responsibility

Final map adoption requires City Council approval, ensuring local accountability within the statewide framework.



Utah DNR Acceptance and Approved WUI Zones

State Acceptance Confirmation

Utah DNR officially accepted the Provo City WUI Map, confirming compliance with state regulations and legislation.

Boundary and Data Validation

The map's boundaries and data sources have been verified to meet technical, legal, and procedural standards.

Basis for Local Adoption

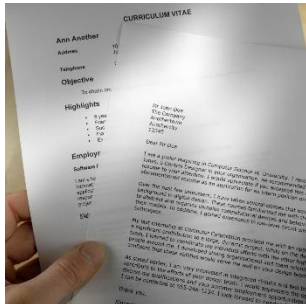
The approved map forms the legal foundation for City Council adoption, ensuring procedural readiness and certainty.

Required Actions, Summary, and Discussion



Council Adoption Actions

Provo City Council is required to formally adopt the state-accepted WUI Map to guide wildfire planning starting in 2026.



Summary of Compliance

The WUI Map complies with Utah House Bills and the Community Wildfire Protection Plan, developed with state partners.



Discussion and Transparency

The closing discussion invites questions on WUI boundaries, insurance, fees, and compliance to ensure informed decision-making.

Executive Summary

The Provo City Fire Department has developed a Wildland Urban Interface (WUI) Map in accordance with Utah 2026 House Bills 41 and 48, which establish statewide standards for wildfire risk mapping, coordination, and implementation. These laws require alignment between state, county, and municipal mapping efforts to ensure consistency in wildfire planning, emergency response, and future development decisions.

Provo City's WUI Map was created through a formal cooperative process with the State of Utah, including data sharing, review, and revision alongside state fire and natural resource officials. The map is consistent with the City's Community Wildfire Protection Plan (CWPP) and supports strategic planning for wildfire mitigation, evacuation, and public safety.

The completed WUI Map has been formally reviewed and accepted by the Utah Department of Natural Resources and approved by the Division of Forestry, Fire and State Lands (FFSL), with a letter of acceptance dated April 29, 2026. This approval confirms that the map meets all requirements outlined in H.B. 41 and H.B. 48 and establishes the legal foundation for local adoption.

City Council action is now required to formally adopt the state-approved WUI Map. Adoption will:

- Bring the City into compliance with state law
- Establish an official wildfire risk boundary for planning and development
- Support emergency response, evacuation planning, and CWPP implementation
- Fulfill the City's statutory obligations under H.B. 41, and H.B. 48 to limit the City's financial responsibilities in case of a large fire originating on city property

Upon adoption, the map will be used beginning in 2026 as the official reference for wildfire risk areas within Provo City.

In summary, this action represents the final step in a coordinated state and local effort to improve wildfire preparedness, ensure regulatory compliance, and enhance the safety of residents, infrastructure, and natural resources within Provo City.

WUI Code Areas

Provo City Limit

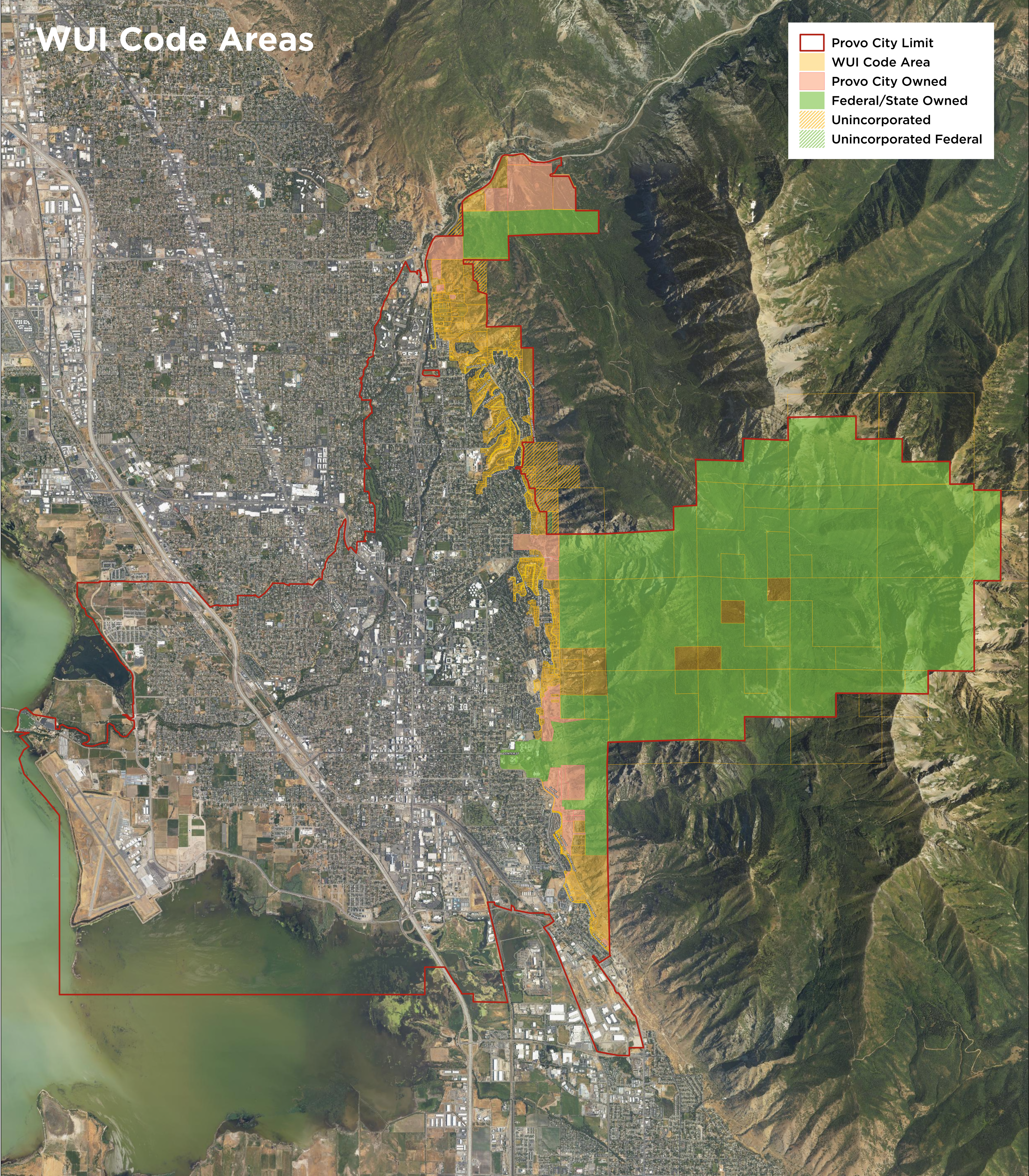
WUI Code Area

Provo City Owned

Federal/State Owned

Unincorporated

Unincorporated Federal



1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPROVING THE ADOPTION OF THE STATE-
4 APPROVED WILDLAND URBAN INTERFACE (“WUI”) MAP. (26-045)

5
6 RECITALS:

7
8 It is proposed that the Provo City Council formally adopt the state-approved WUI Map
9 developed by the Provo City Fire Department in conjunction with the State of Utah to comply
10 with the City’s statutory obligations under UTAH CODE § 65A-8-203;

11
12 Utah HB 41 (2026) and HB 48 (2025) both amended UTAH CODE § 65A-8-203 to require
13 municipalities to either adopt the state-approved WUI Map or submit written recommended
14 changes, subject to the rejection or approval of the State;

15
16 The Utah Department of Natural Resources and the Division of Forestry, Fire and State
17 Lands (“FFSL”) reviewed and accepted the WUI Map with a letter of acceptance date April 29,
18 2026;

19
20 The City is now required to adopt the state-approved WUI Map to bring Provo City into
21 compliance under UTAH CODE § 65A-8-203;

22
23 Once adopted, the WUI Map will be used as the office reference for wild risk areas
24 within Provo City and will support strategic planning for wildfire mitigation, evacuation,
25 building code enforcement, and public safety;

26
27 On June 23, 2026, the Municipal Council met to consider the facts regarding this matter
28 and receive public comment, which facts and comments are found in the public record of the
29 Council’s consideration; and

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

34
35 THEREFORE, the Provo Municipal Council resolves as follows:

36
37 PART I:

38
39 The state-approved WUI Map is accepted and adopted, and the Provo Fire Department is
40 authorized to enforce building restrictions in compliance with the WUI Map.

41
42 PART II:

43
44 This resolution takes effect immediately.

SOLID WASTE PROPOSED ORDINANCE CHANGES

Presentation Date



PROPOSED ORDINANCE CHANGES

- 9.06.050 – Add Sanitation Collection to Noise Exemption
 - 6:00 am to 6:00 pm
- 11.02 – Changes to Residential Solid Waste Code enforcement.
 - Class B Misdemeanor to Civil Violation
 - Civil Fine Rate Structure – Consolidated Fee Schedule
- 11.03 – Changes to Commercial Solid Waste Code enforcement
 - Class B Misdemeanor to Civil Violation
 - Civil Fine Rate Structure – Consolidated Fee Schedule
 - Brings Provo City in compliance with State and County Health Codes, and Storm Water Compliance.
- Upcoming Zoning updates to Mandate Recycling in New Commercial and Multifamily Housing

RESIDENTIAL SANITATION ORDINANCES CHANGE

From Class B Misdemeanor to a Civil Fee

- Cans Left Out On Street (Blocking Bike Lane Etc.)
- Trash In Green Waste
- Trash In Recycling Container
- Not Cleaning up Trash
- Using Someone Else's Trash Container

RESIDENTIAL RATES

Current Residential Rate:

- Trash in Yard Waste - \$25.00

Proposed Residential Rate:

Sanitation Violation - Within a Rolling 6-month Period

- 1st Violation - Notification
- 2nd Violation - \$25.00
- 3rd Violation - \$25.00
- 4th Violation - \$50.00 - Letter
- 5th Violation - \$50.00 - Letter and Removal of Recycle/Green Waste Container

COMMERCIAL SANITATION ORDINANCES CHANGE

From Class B Misdemeanor to a Civil Fee

- Pickup Up Trash Before 6:00 am
- Spilling Trash on Street (Not Cleaned Up)
- Oil/Hydraulic Spill (Not Cleaned Up)
- Not Placing Containers Back in Enclosures
- Leaving Containers on The Street
- Not Repairing Broken Containers

COMMERCIAL RATES

Current Commercial Rate:

- None

Proposed Commercial Rate:

Sanitation Violation - Within a Rolling 6-month Period

- 1st Violation - Notification
- 2nd Violation - \$100.00 - Letter
- 3rd Violation - \$500.00 - Letter and Visit

ADDITIONAL RATES CHANGES

Current Rate:

- Return Service Fee - \$10.00
- Rolloff Tipping Fee - \$44.00 per ton

Proposed Rate:

- Return Service Fee - \$25.00
- Rolloff Tipping Fee - \$47.00 per ton

The background features a large, abstract geometric design on the left side, composed of overlapping triangles in shades of blue and grey. The right side of the image is white, providing a clean space for the text.

**THANK
YOU!**

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JMCKNIGHT
Presenter: Shane Winters, Public Services Division Director
Department: Public Works
Meeting Date: 6/23/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: 26-042

SUBJECT: 6 An ordinance changing solid waste regulations and related noise ordinance exemptions. (26-042)

ADMINISTRATIVE RECOMMENDATION: Recommend approval of ordinance changing sanitation code to classify violations from Class B Misdemeanors to civil fines. The ordinance also adds sanitation collection to the public disturbance exemptions in section 9.

ADMINISTRATIVE MEMO: This item is an attempt to clean up various sections of City code related to sanitation collection, including exempting it in the public disturbance code and changing violations from misdemeanors to civil violations. Changes are made to both residential and commercial sanitation collection, and clarify requirements for solid waste container conditions and locations.

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE CHANGING SOLID WASTE REGULATIONS AND
RELATED NOISE ORDINANCE EXEMPTIONS. (26-042)

RECITALS:

It is proposed that Provo City Code be amended to exempt waste collection between 6:00 a.m. and 6:00 p.m. from noise limits;

It is also proposed that Provo City Code be amended to change solid waste violations from Class B Misdemeanors to civil violations;

On June 23, 2026, 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 9.06.050 is amended as shown in Exhibit A.

PART II:

Provo City Code Chapter 11.02 is amended as shown in Exhibit B.

PART III:

Provo City Code Chapter 11.03 is amended as shown in Exhibit C.

PART IV:

- 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.

- 45 C. This ordinance takes effect immediately after it has been posted or published in accordance
46 with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code
47 Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.
48
- 49 D. The Municipal Council directs that the official copy of Provo City Code be updated to
50 reflect the provisions enacted by this ordinance.

Exhibit A

9.06.050 Exemptions.

(1) Noise generated by parades, carnivals, public social events, special construction projects, and similar activities may be granted an exemption from some or all of the noise restrictions of this Chapter by means of a written permit issued by the Mayor or the Mayor's designee. Such a permit will specify:

- (a) The specific nature of the event being exempted;
- (b) The maximum allowable noise level (dBA); and
- (c) The duration for which the exemption is valid.

Each permit is issued for a single event, unless it explicitly states otherwise. The permit may impose reasonable conditions to protect public peace and welfare. If the permit conditions are violated, the exemption may be revoked.

(2) Noise restrictions in this Chapter do not apply to the following activities:

- (a) Noise generated by emergency vehicles or sounds giving warning of emergencies.
- (b) Noise from official inter-school athletic competitions taking place at a sports venue that is designed for such competitions and is located on the property of an educational institution.
- (c) Between the hours of 7:00 a.m. and 10:00 p.m., noise from a noise source, including a public address system, located on the property of an educational institution and produced as part of any class or event sponsored by the institution, including musical or athletic performances, practices, or competitions, and conducted in a manner consistent with the purposes of the venue.
- (d) Noise from City-sponsored events, such as celebrations, special events, and public social gatherings.
- (e) Noise from temporary activities permitted by law and for which a City license or permit has been issued.
- (f) Noise resulting from fireworks when discharged in compliance with Utah Code Title 53, Chapter 7, as amended.
- (g) Noise from equipment used to remove snow and ice from roads and walkways.
- (h) Noise from landscaping equipment operating between 8:00 a.m. and 8:00 p.m.
- (i) Noise from waste collection between 6:00 a.m. and 6:00 p.m.

97 **Exhibit B**

98
99 **CHAPTER 11.02 Provo City Solid Waste Service**

100
101 ...

102
103 11.020.030 Regulations Applicable to Provo City Residential Collection

104
105 The following regulations ~~shall~~ apply to residential collection provided by Provo City. Violation
106 of any of the following ~~shall be a class B misdemeanor~~ is a civil violation and subject to a fee as
107 found in the Consolidated fee schedule adopted by the Municipal Council:

108 (1) Residential refuse waste shall be collected only from containers obtained from Provo City.

109 (a) The City shall at reasonable times and places, but not less than once each week, collect
110 and dispose of an accumulation of solid waste from each dwelling.

111 (b) For each residential refuse waste container possessed by a customer, the customer shall
112 pay the regular monthly fee as shown on the Consolidated Fee Schedule adopted by the
113 Municipal Council notwithstanding whether or not the customer uses a container for the
114 collection of solid waste on a regular basis.

115 (c) It is unlawful for residents to place onto the public street for collection containers that
116 are not obtained from Provo City or for which they are not currently paying fees in
117 accordance with the Consolidated Fee Schedule adopted by the Municipal Council.

118 (2) Curbside residential recycle services will be provided by the City, for which an additional
119 fee shall be imposed according to the Consolidated Fee Schedule as adopted by the Municipal
120 Council.

121 (a) The City shall at reasonable times and places, but not less than once each week from
122 March to December, collect and dispose of an accumulation of yard waste from each
123 structure.

124 (b) For each yard waste container possessed by a customer, the customer shall pay the
125 regular monthly fee as shown on the Consolidated Fee Schedule adopted by the Municipal
126 Council notwithstanding whether or not the customer uses the container for the collection of
127 yard waste.

128 (c) The City or its designee shall at reasonable times and places, but not less than once
129 every other week, collect and dispose of an accumulation of household recyclable materials
130 from each structure.

131 (d) For each household recycling container possessed by a customer, the customer shall pay
132 the regular monthly fee as shown on the Consolidated Fee Schedule adopted by the
133 Municipal Council notwithstanding whether or not the customer uses the container for
134 household recycling on a regular basis.

(3) Additional services may be provided by the City, for which an additional fee shall be imposed according to the Consolidated Fee Schedule as adopted by the Municipal Council.

(4) Except where the Director ~~shall~~ otherwise agrees, automated refuse, green waste, and recycling containers containing refuse, green waste, or recyclable items to be collected, must be set out for collection on a city street adjacent to the property. ~~collections shall be made from a street.~~ Containers shall be placed at the edge of the street in a manner that will allow an automated collection truck to be driven to service the container.

(5) Containers may not be set out upon the street for collection prior to the evening of the day before collection and must be set out on the day of collection by 6:00 A.M. and spaced three feet from the curb, any parked vehicle, other container, and any other obstruction where possible ~~shall be placed in front of a residence for collection not earlier than the day before or no later than 6:00 am the day scheduled for collection~~ and ~~must~~ shall be removed ~~therefrom~~ from the street within twenty-four (24) hours after collection.

(6) The owner of a structure shall maintain containers serviced thereat in a clean and sanitary condition.

(7) Fluids shall be separately packaged when placed in a container with a maximum capacity of on (1) gallon. Fluids shall not be allowed to accumulate in the bottom of a container.

(8) Ashes shall be cold before being placed in a container.

(9) Employees of Provo City are hereby authorized and required to inspect the condition of customer storage areas and containers, with consent of the owner or occupier of the premises or under other proper circumstances.

(10) The Director is authorized to establish uniform written rules for the collection of fees for solid waste services and to take action to collect unpaid fees including, but not limited to, repossessing solid waste containers, terminating service, and bringing legal action. If legal action is necessary, in addition to recovering unpaid fees, the Director may seek to recover the reasonable costs of collection. Section 12.02.050 (Restitution of Payment), Provo City Code, shall apply to the collection provisions of this Subsection.

...

11.02.070 Allowable Materials for Refuse, Green Waste, Recyclable Items, and Recyclable Glass Collection by Provo City.

This section applies to all solid wastes and recyclable items set out for collection by Provo City. Recyclable items must be separated from refuse and green waste. Only those items deemed to be recyclable items by the city may be placed in an automated recycling container. If materials other than the allowed materials listed below are placed in an automated refuse, green waste, recycling container, the city may refuse to empty the container until the prohibited material has been removed, and the city may take enforcement action as described in this Chapter.

(1) Only the following wastes may be placed in an automated refuse container:

(a) "Refuse waste" as defined in Section 11.01.020;

(b) Liquid wastes if:

(i) the quantity is less than one gallon;

(ii) the liquid is sealed in a leakproof container; and

(iii) the liquid is not considered a household hazardous waste, a hazardous waste, or sewage, or otherwise prohibited under Section 11.01.020;

(2) The following wastes are the only wastes that may be placed in automated green waste containers:

(a) “Yard waste” as defined in Section 11.01.020;

(b) Discarded fruit and vegetable material from kitchens, if it is not mixed or contaminated with other refuse including other kitchen wastes.

(3) Only recyclable items listed in Section 11.01.020 may be placed in automated recycling containers. However, recyclable glass may not be placed in such containers.

11.02.080 Compliance, Enforcement, and Penalties.

(1) In evaluating whether a violation of this chapter has occurred, city staff has the right to visit the premises of residences or eligible recycling customers that subscribe to the refuse, recycling, or green waste collection service or any private property open to the public to determine the presence and capacity of recycling or green waste containers, the presence and quantities of recyclable items or green waste in refuse containers, the presence and quantities of recyclable items in recycling containers, the presence and quantities of green waste in green waste containers, and the presence of signs, fliers, stickers, and other information that promotes recycling, and to engage in discussion with property managers, residents, and owners regarding their refuse, recycling or green waste program.

(2) When a violation of this chapter is a continuing violation, a separate offense is deemed committed upon each day on which the violation occurs or continues.

(3) A violation of this Chapter is a civil violation, subject to civil fines as provided in the Consolidated Fee Schedule.

(4) Notice of a violation may be given:

(a) by placing a tag on the container; or

(b) by mailing the notice to the property owner of record.

(5) The city may discontinue refuse, recycling, or green waste collection service for any residence or customer that fails to comply with this Chapter.

(6) A property or customer for which recycling or green waste collection service has been discontinued for violation of this Chapter is ineligible for service for six months from the date service is discontinued.

207

Exhibit C

208 Chapter 11.03 Commercial and Private Haulers

209 . . .

210 11.03.070 Regulations for Licensed Commercial Haulers and Private Haulers.

211 The following regulations ~~shall~~ apply to all licensed commercial haulers and private haulers.
212 Violation of any of the following ~~shall be~~ is a ~~class B misdemeanor~~ civil violation subject to fines
213 listed in the Consolidated Fee Schedule and ~~shall~~ constitutes a sufficient basis to suspend or
214 revoke a hauler's license:

215 (1) All vehicles used to collect or carry solid waste must be in good mechanical condition and
216 all mechanisms relevant to the hauling of solid waste must be fully operational.

217 (2) All vehicles used to collect or transport solid waste, except for roll-off service containers,
218 shall be fully enclosed with watertight sides and bottom.

219 (3) The tailgate of each vehicle used to collect or carry solid waste shall be so constructed as to
220 prevent the contents of the body spilling or blowing from the vehicle while in motion.

221 (4) The outside of the body of each vehicle used by a commercial hauler to collect or carry solid
222 waste must be clearly painted and identified with the name, vehicle number and telephone
223 number of the licensee.

224 (5) All vehicles used to collect or carry solid waste shall comply with all applicable state and
225 federal statutes and regulations relating to such vehicles.

226 (6) Haulers shall comply with all provisions of this Title and all applicable state or federal
227 regulations or laws concerning the collection, transportation or disposal of solid waste.

228 (7) A commercial hauler shall, at the demand of Provo City, submit to Provo City a list of all of
229 its customers, including the name and address(es) of each customer and the frequency of
230 collection at each address.

231 (8) Except at times and locations otherwise agreed to by the Director, there shall be no pick-up
232 or collection of solid waste before six (6:00) a.m.

233 (9) Each solid waste container shall be emptied not less than once every eight (8) days.

234 ...

235 **11.03.090 Solid Waste Containers.**

236 (1) Violation of this Section is a civil violation subject to fines listed in the Consolidated Fee
237 Schedule.

238 ~~(12)~~ All solid waste containers used or intended for use by commercial or private haulers
239 ~~must~~~~shall~~ be located and maintained as follows:

240 (a) Each solid waste container ~~must~~~~shall~~ be located and maintained as described in an
241 applicable project plan.

242 (b) If there is no applicable project plan, each solid waste container ~~must~~~~shall~~ be located or
243 screened so that it cannot be observed from public property.

244 (c) If there is no applicable project plan, and there is no reasonable way in which a
245 particular solid waste container can be located or screened so that it cannot be observed from
246 public property, the location and maintenance of said solid waste container ~~must~~~~shall~~ be as
247 approved by the Director.

248 (3) It is the duty of every property owner, lessee, or occupant of any building, premises, or
249 place of business to furnish and maintain:

250 (a) suitable and sufficient metallic, plastic, or other approved receptacles with a tight-
251 fitting lid covering the entire container, for receiving and holding garbage, market waste,
252 and wet refuse that may accumulate from the building, place, or business or upon the
253 premises or the portion under the control of the person; and

254 (b) suitable and sufficient receptacles for receiving and holding trade waste and other dry
255 refuse that may accumulate from the building or place of business or upon the premises or
256 the portion under the control of the person.

257 (4) It is prohibited for the property owner, lessee, or occupant of any building, premises or
258 place of business to:

259 (a) maintain, or allow to be maintained, containers or container storage areas in an
260 unsanitary condition;

261 (b) modify or remove lids from a refuse container in a manner that prevents it from
262 covering the entire container in a tight-fitting manner;

263 (c) place for collection by the City or a commercial or private hauler any material that is
264 not waste material as defined in this Title or that is prohibited from collection, or placement
265 for collection, by this Title;

266 (d) place a refuse, recyclable, or yard waste container on any sidewalk, roadway, alleyway,
267 or parking lot in a way that impedes pedestrian movement or vehicle traffic; or

268 (e) fail or refuse to maintain the site of the solid waste container in a reasonably clean
269 condition.

270 (5) It is unlawful for the owner of a structure to fail to contract for refuse waste service from
271 Provo City or a licensed commercial hauler that is sufficient to remove all refuse waste generated
272 at the structure. This Subsection (5) does not apply to properties owned by a licensed private
273 hauler for the purpose of engaging in waste hauling.

274 ~~(2)~~(6) It ~~is~~shall be unlawful for an owner to fail or refuse to provide a site conforming to the
275 requirements of this section with respect to:

276 (a) each solid waste container located on property owned or controlled by the owner; and,

277 (b) each sold waste container which is used to deposit solid waste from the structure of the
278 owner.

279 ~~(3)~~(7) It ~~is~~shall be unlawful for a commercial hauler or private hauler to:

280 (a) empty a solid waste container with respect to which there is not a site conforming to the
281 requirements of this Section; ~~or~~

282 (b) fail or refuse to return a solid waste container to the specific site or location conforming
283 to the requirements of Subsection ~~(2)~~(4) of this Section, after it has been emptied;

284 (c) provide a refuse or recycling container that does not have tight-fitting lids covering the
285 entire container; or

286 (d) fail to maintain or to replace broken lids on containers owned and provided by the
287 private or commercial hauler.

288 ~~(4)~~(8) If the required location of a solid waste container is obstructed by spilled or excess solid
289 waste, the hauler who moves said container ~~must~~shall clean the required location sufficiently so
290 that the solid waste container can be reasonably returned to the required location.

291 ~~(5)~~(9) All contracts entered into by a commercial hauler for the servicing of solid waste
292 containers ~~shall be deemed~~ are subject to further amendment as necessary to comply with this
293 Section.

2026 Storm Drain Master Plan

June 23, 2026



Purpose of Stormwater Master Planning

System Planning & Capacity

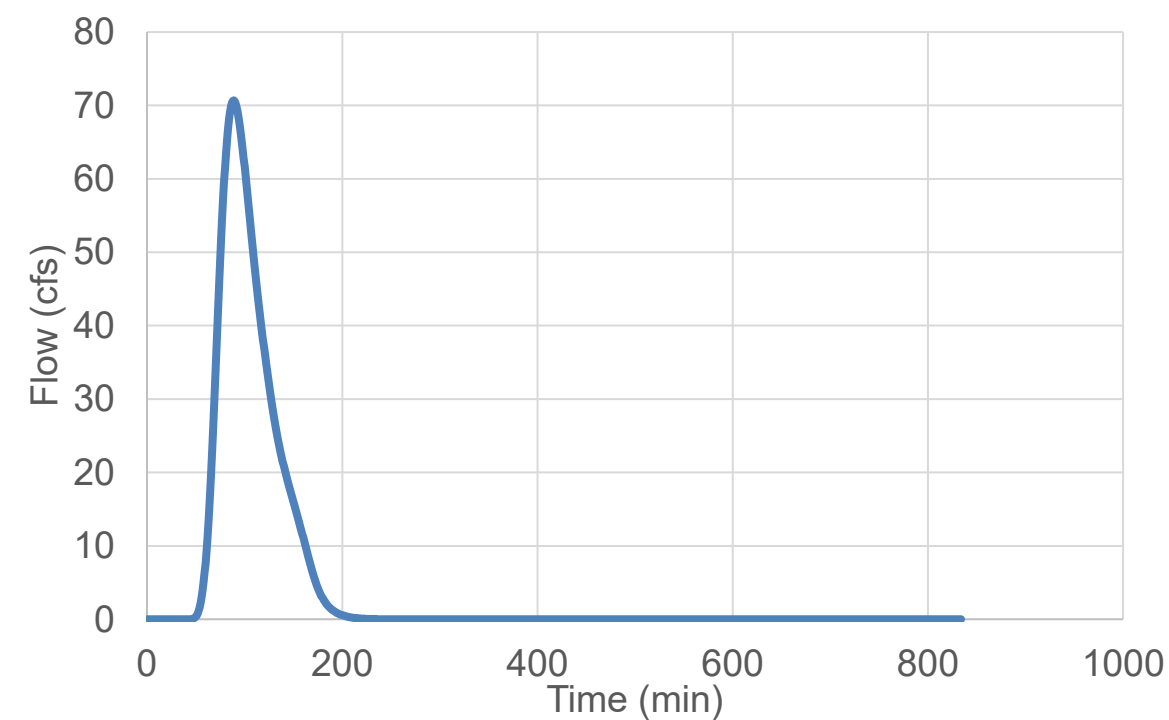
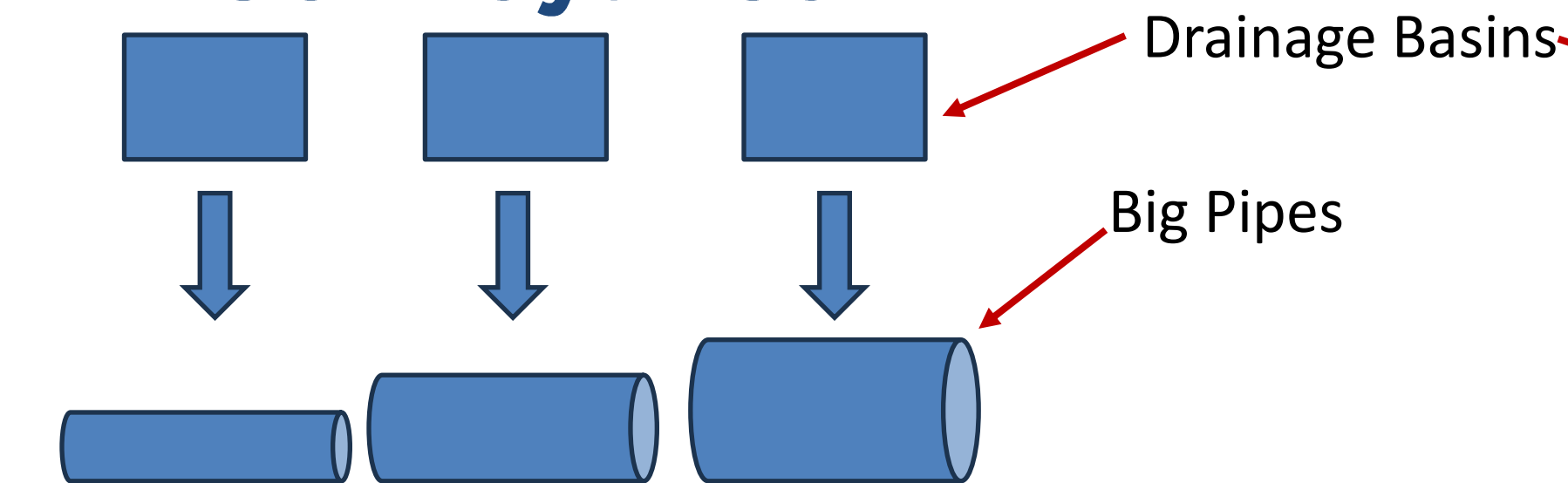
- Identify existing and future stormwater infrastructure needs
- Size facilities based on hydrologic and hydraulic modeling
- Plan cost effective solutions to manage stormwater runoff

Policy, Funding & Implementation

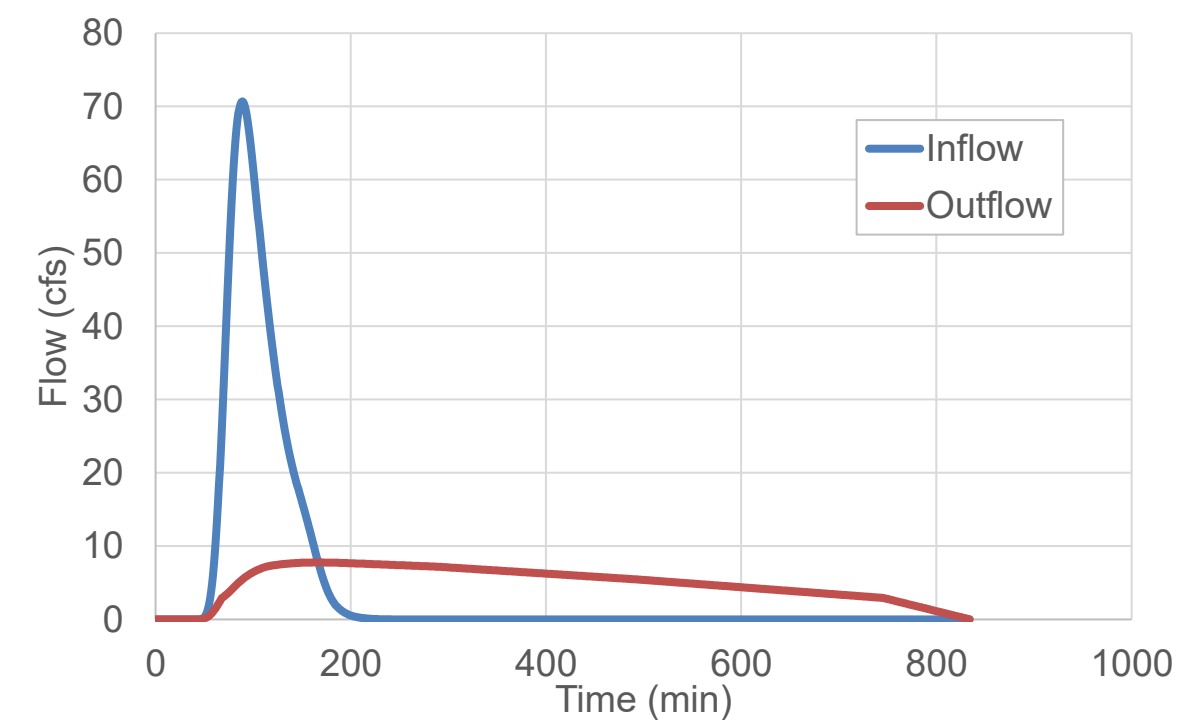
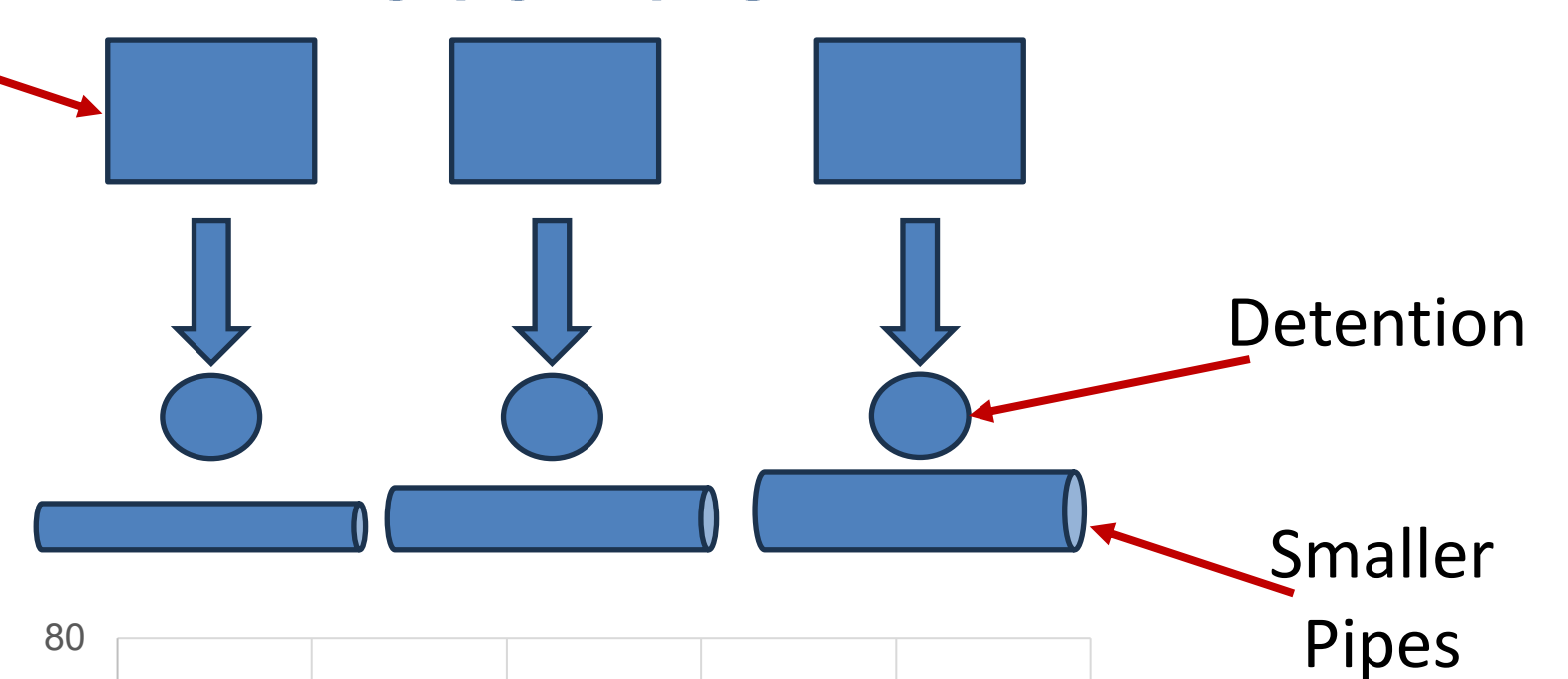
- Engineering Design Standards
- Regulatory compliance (State and Federal)
- Project prioritization
- Impact Fees (Funding source for future development)

Key Stormwater Management Techniques

Conveyance



Detention



Key Differences With Prior Master Plan

1

*Drainage
Basin
Resolution*

2

*Directly
Connected
(DCIA)
Vs
Unconnected
Impervious
Areas (UIA)*

3

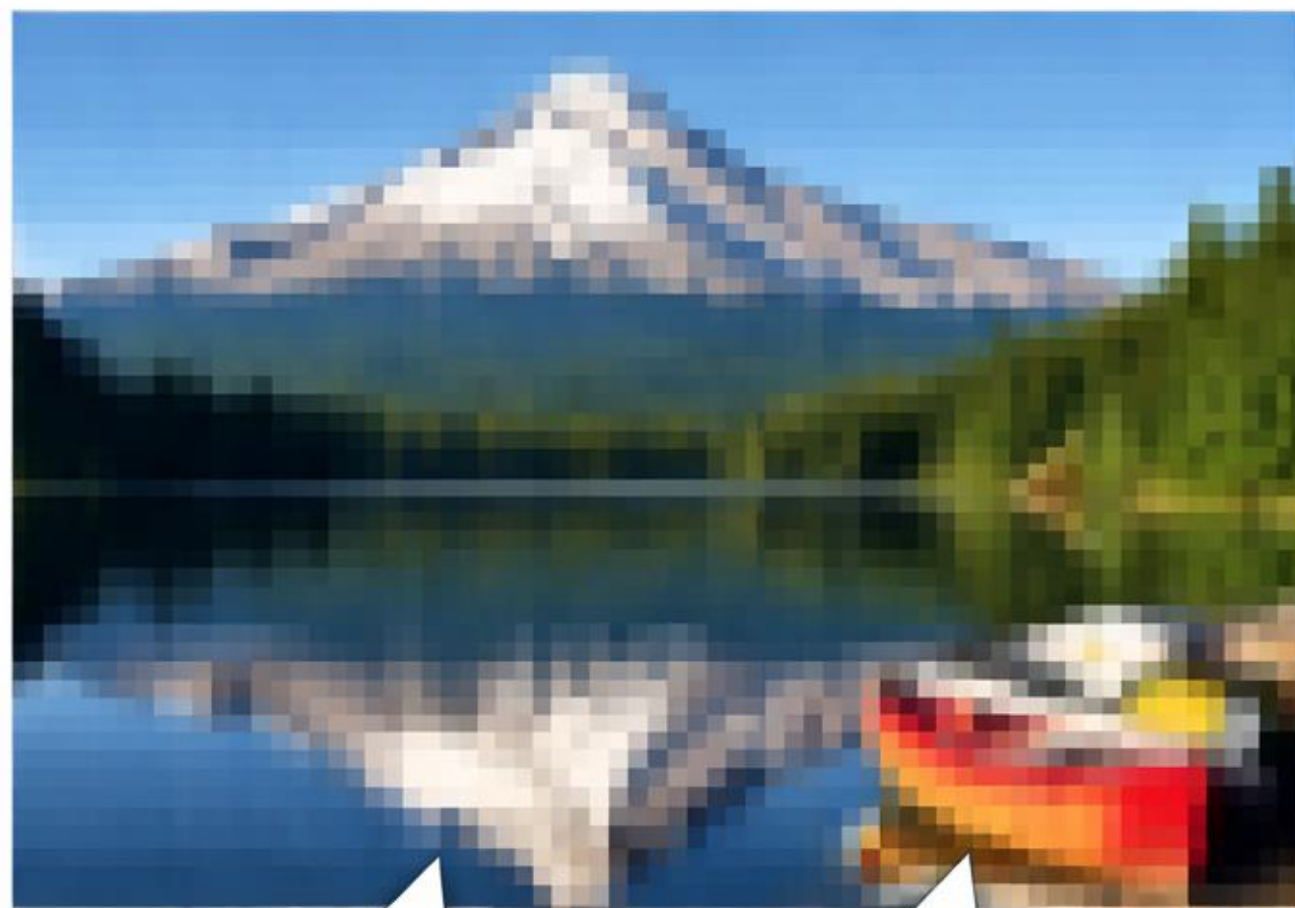
*City Specific
Impervious
Surface
Delineation*

4

*Project
Changes*

Resolution Comparison

LOW RESOLUTION



Detail Lost

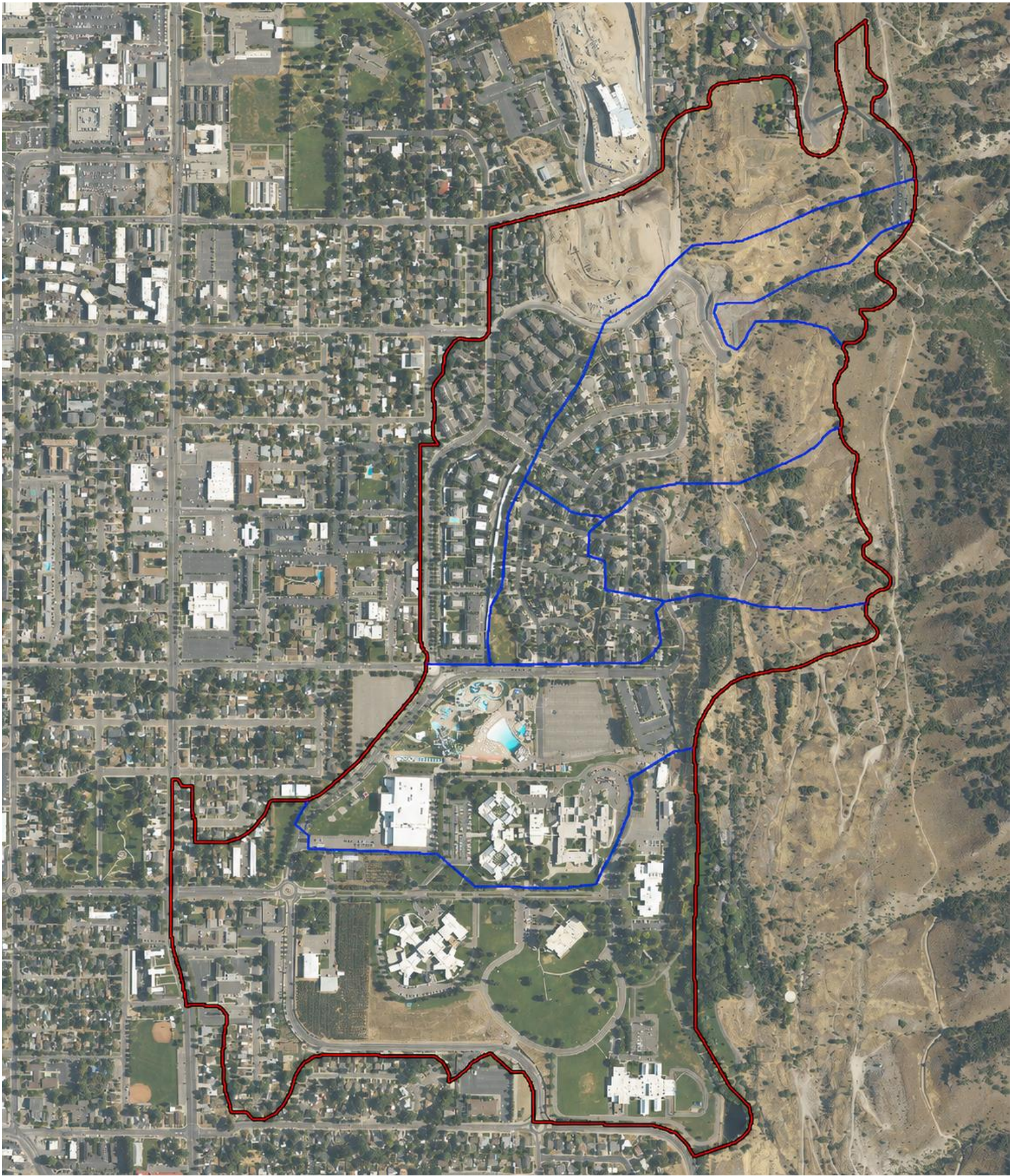
Blurry & Blocky

HIGH RESOLUTION

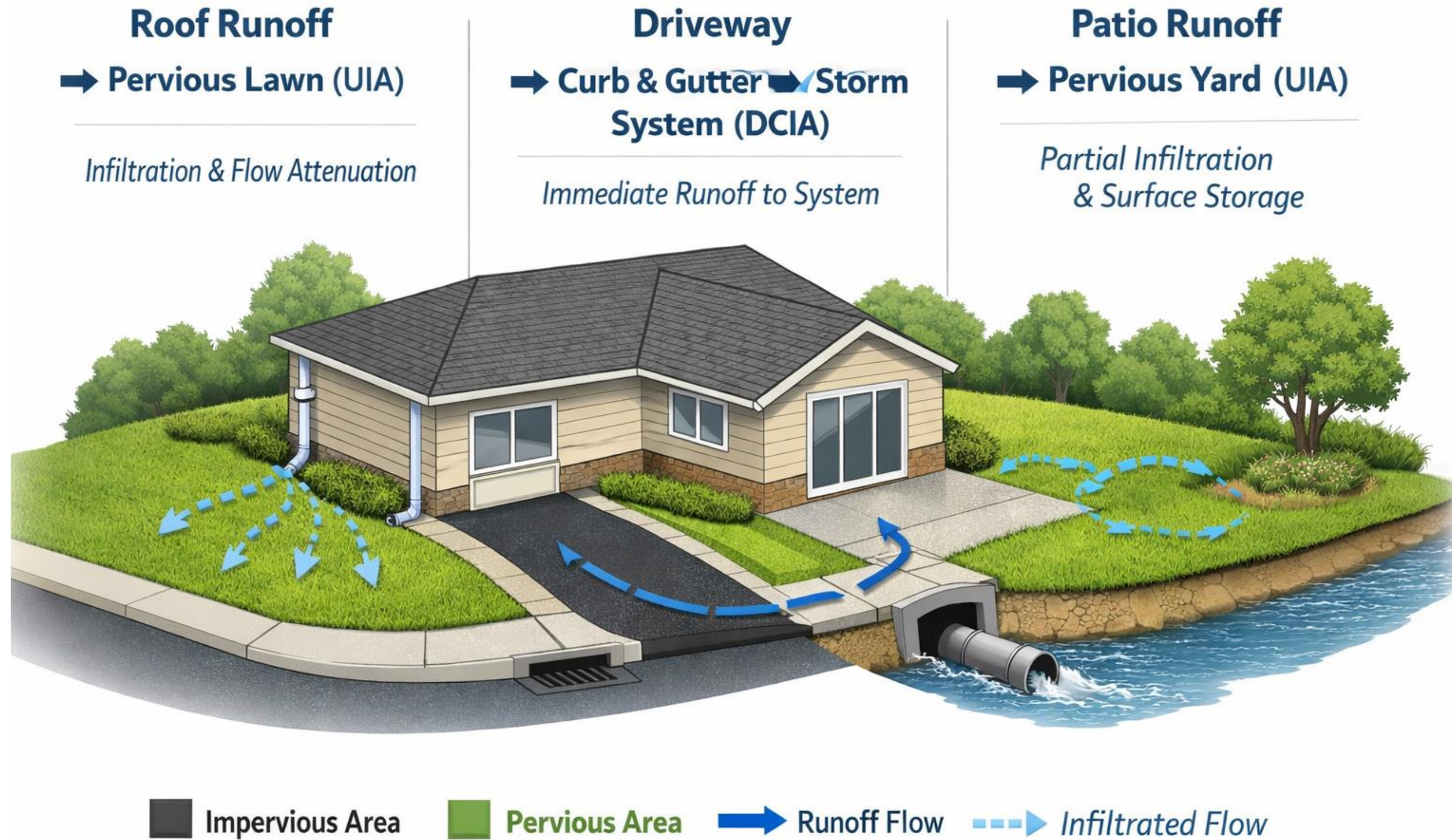


Detail Preserved

Sharp & Clear



DCIA vs UIA



Impervious Surface Delineation



Existing Deficiency & CIP Maps

See PDF Maps

Summary of Findings

- Total Capital Improvement Project Cost
 - \$76.8 Million
- Impact Fee Eligible Project Costs
 - \$25.8 Million
- Utilizing detention to reduce flows when feasible
- Upsizing pipes when necessary
 - Problem areas identified by City and confirmed by modeling

Impact Fee

- What is an Impact Fee?
 - A one-time fee charged to new development to fund necessary infrastructure related to growth.
- Legal and Planning Framework
 - Impact fees require technical analysis and plans like a Storm Drain Master Plan as the basis for the Capital Improvement Plan and Impact Fee assessment.

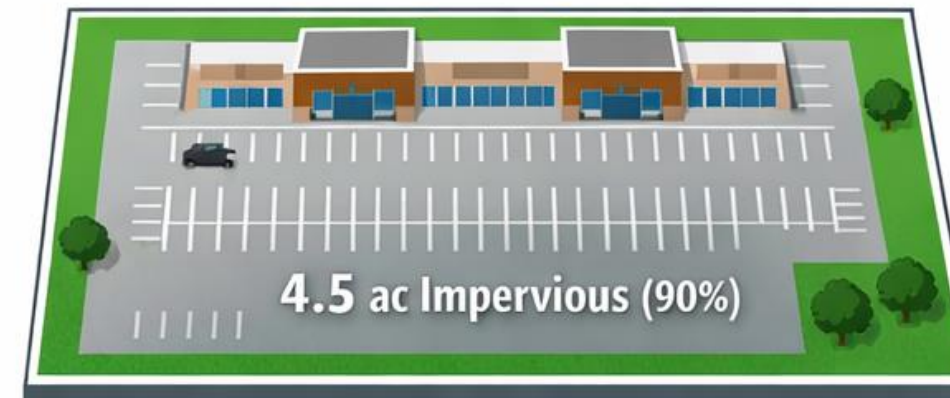
Gross Acreage vs Stormwater ERU

Case Study: Two 5-Acre Parcels

Developer A – Low Impact Use



Developer B – High Impact Use



Gross Acreage Approach

Developer A: **\$40,000**

Developer B: **\$40,000**
(\$8,000 per acre)

Stormwater ERU Approach

Developer A: **7 ERUs ≈ \$10,339**

Developer B: **61 ERUs ≈ \$90,097**
(\$1,477 per ERU)

**Values rounded.*

Higher impact developments pay more under the ERU-based approach.

Impact Fee Calculation

- Total Impact Fee Eligible Costs - \$25.8 M
- Planning Related Costs - \$180,000
- Remaining ERUs to be Developed - 17,580

The total impact fee eligible cost is:

$$\$24,701,950 + \$1,088,100 + \$180,000 = \$25,970,050$$

Upon implementation of the impact fee eligible projects, the stormwater system will have capacity to serve an additional 17,580 ERUs of new development. Therefore, the impact fee rate is calculated as:

$$\frac{\$25,970,050}{17,580 \text{ ERUs}} = \$1,477/\text{ERU}$$

Impact Fee Comparison

- Current Stormwater Impact Fee
 - \$8,262.93/acre developed FY 25-26
- Proposed Stormwater Impact Fee
 - \$1,477.00/ERU
- Future Plan is to update Impact Fee Annually
 - More accurate project costs and estimates
 - Better chance to collect the “right” amount
 - Keeps any increases year to year relatively small



**THANK
YOU!**

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: HSALZL
Presenter: Hannah Salzl , City Planner and Carlos Garcia, Storm Water Engineer
Department: Development Services
Meeting Date: 6/23/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: PLGPA20260193

SUBJECT: 7 An ordinance amending the General Plan to add the Storm Drain Master Plan. (PLGPA20260193)

ADMINISTRATIVE RECOMMENDATION: On May 27, the Planning Commission voted 4:0 to recommend approval.

ADMINISTRATIVE MEMO: The Provo City Storm Drain Master Plan (SDMP) is a comprehensive long-range planning document that evaluates the existing storm drain system and identifies current and future stormwater infrastructure needs. The plan establishes an approach for safely conveying and managing stormwater based on projected land use, anticipated development patterns, hydrology, and accepted engineering standards.

The SDMP identifies recommended system improvements needed to support growth, reduce flood risk, and protect public infrastructure. Adoption of the plan will provide Provo City with a guiding document for stormwater planning, development review, and long-term budgeting.

FISCAL IMPACT: N/A

TIME SENSITIVITY: It was noticed for the target meeting date on the Planning Commission agenda.

COUNCIL STAFF MEMO:

***ITEM 2** Provo Public Works request adoption of the Storm Drain Master Plan into the General Plan along with an associated Impact Fee Facility Plan. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLGPA20260193

APPLICANT:	Carlos Garcia
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

NEIGHBORHOOD FEEDBACK

A neighborhood meeting was not held for this item.

PROJECT SUMMARY

The Provo City Storm Drain Master Plan (SDMP) is a comprehensive long-range planning document that evaluates the existing storm drain system and identifies current and future stormwater infrastructure needs. The plan establishes an approach for safely conveying and managing stormwater based on projected land use, anticipated development patterns, hydrology, and accepted engineering standards.

The SDMP identifies recommended system improvements needed to support growth, reduce flood risk, and protect public infrastructure. Adoption of the plan will provide Provo City with a guiding document for stormwater planning, development review, and long-term budgeting.

STAFF ANALYSIS

Before recommending an amendment, the Commission must find that the amendment serves the public interest and aligns with the General Plan, based on consideration of the following:

(a) Public purpose for the amendment in question;

Applicant Response: The purpose of this amendment is to update the existing Storm Drain Master Plan that evaluates the existing storm drain system and identifies current and future stormwater infrastructure needs.

Staff Response: This amendment provides needed updates for best practices for critical infrastructure.

FINDING: Meets the standard.

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

Applicant Response: The proposed amendment is determined to be in the best interest of the Public and is consistent with the goals and objectives of Provo City.

Staff Response: Maintaining storm drains to high standards serves general health, safety, and public welfare.

FINDING: Meets the standard.

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

Applicant Response: The proposed Storm Drain Master Plan is partially derived from the General Plan with regards to land use, development, and overall growth. Therefore, it is determined to be consistent with the policies, goals, and objectives of the General Plan.

Staff Response: The amendment is compatible and furthers General Plan goals.

FINDING: Meets the standard.

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

Applicant Response: The proposed Storm Drain Master Plan is partially derived from the General Plan with regards to land use, development, and overall growth. Therefore, it is determined to be consistent with the General Plan's "timing and sequencing."

Staff Response: The amendment is consistent, and there are no conflicts.

FINDING: Meets the standard.

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

Applicant Response: There is no potential for the proposed amendment to hinder or obstruct General Plan policies.

Staff Response: The amendment furthers General Plan goals. Staff do not foresee any way in which the amendment would hinder or obstruct or otherwise be in conflict.

FINDING: Meets the standard.

(f) Adverse impacts on adjacent landowners; and

Applicant Response: There are no anticipated adverse impacts on adjacent

landowners.

Staff Response: Staff anticipate no adverse impacts to adjacent landowners.

FINDING: Meets the standard.

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

Applicant Response: The proposed Storm Drain Master Plan is partially derived from the General Plan with regards to land use, development, and overall growth. Therefore, it is determined to be correct and consistent with General Plan zoning.

Staff Response: This amendment does not conflict and would help provide adequate utility services to all zones.

FINDING: Meets the standard.

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

Applicant Response: No conflict.

Staff Response: No conflict.

FINDING: Meets the standard.

APPLICABLE ZONING CODES

There are no applicable zoning codes. The proposed amendment would be added as an appendix to the General Plan.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may make any of the following findings:

1. **Recommend Approval:** The proposal is consistent with the General Plan.
“I make a motion that we forward a recommendation to the Provo City Council to adopt the Storm Drain Master Plan.”
2. **Recommend Denial:** The proposal is not consistent with the General Plan.
“I make a motion that we forward a recommendation to the Provo City Council to deny the Storm Drain Master Plan.”
3. **Continue:** New information presented at the public hearing or additional study needs to be done.
“I make a motion that we continue the proposed Storm Drain Master Plan to allow for further discussions.”

ATTACHMENTS

1. Link to the Proposed New Text for the Storm Drain Master Plan
2. Link to the Proposed New Text for the Storm Drain Impact Fee Facility Plan and Impact Fee Analysis

ATTACHMENT 1: LINK TO THE PROPOSED NEW TEXT FOR THE STORM DRAIN MASTER PLAN

The full plan is 79 pages long and cannot be attached to this staff report. To view the proposed plan, please visit the following webpage:

<https://tinyurl.com/3wud8j9h>

Or go to [Provo.gov/Planning](https://provo.gov/Planning) and click on “Plans Pending Adoption.”

Attachment 2: Link to the Proposed New Text for the Storm Drain Impact Fee Facility Plan and Impact Fee Analysis

The full plan is 15 pages long and cannot be attached to this staff report. To view the proposed plan, please visit the following webpage:

<https://tinyurl.com/yeuu724h>

Or go to [Provo.gov/Planning](https://provo.gov/Planning) and click on “Plans Pending Adoption.”

Provo City Planning Commission

Report of Action

May 27, 2026

-
- * ITEM 2 Provo Public Works request adoption of the Storm Drain Master Plan into the General Plan along with an associated Impact Fee Facility Plan. Citywide Application. Hannah Salzl (801) 852-6423
hsalzl@provo.gov PLGPA20260193
-

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 27, 2026:

RECOMMENDED APPROVAL

On a vote of 4:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jon Lyons

Second By: Matt Wheelwright

Votes in Favor of Motion: Lisa Jensen, Daniel Gonzales, Jon Lyons, Matt Wheelwright

Lisa Jensen was present as Chair.

- 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

- Public Works staff and their consultant from Hansen Allen & Luce Inc presented the proposed master plan and an overview of the major findings of the plan.
- The Staff Report to the Planning Commission provides details of the facts of the case and the Planning Staff's analysis and conclusions.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

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

NEIGHBORHOOD AND PUBLIC COMMENT

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

- Ilene from the Homebuilders Association spoke in favor of using the proposed "ERU" fee structure because it helps housing affordability.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Commission discussed the advantages of using the "ERU" fee structure and were in favor of that being brought to the city.

- Commissioners complimented the presenters and public works staff for being creative with solutions for storm water.
- Focused discussion on the biggest problem areas in the city for storm water and how the floodplain and natural water flows impact storm water.
- The commission encouraged the city and council to be sensitive to fee increases and make sure we have plans for ongoing maintenance.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

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

- The amendment is being approached the right way and staff have provided a good plan.



Acting 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.).

EXHIBIT A

The full plan is 79 pages long and cannot be attached to this staff report. The proposed plan includes the Impact Fee Facility Plan as its own Appendix A. To view the proposed plan, please visit the following webpage:

<https://tinyurl.com/3wud8j9h>

Or go to [Provo.gov/Planning](https://provo.gov/Planning) and click on “Plans Pending Adoption.”

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE GENERAL PLAN TO ADD THE
STORM DRAIN MASTER PLAN. (PLGPA20260193)

RECITALS:

It is proposed that the Provo City General Plan be amended to add the Storm Drain Master Plan as Appendix AH as shown in the proposed text in Appendix A of this ordinance;

On May 27, 2026, 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 4:0

On June 23, 2026, 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:

The Provo City General Plan is amended be enacting the attached Exhibit A as a new Appendix AH.

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

45
46
47
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51

The full plan, which includes the Impact Fee Facility Plan, is 79 pages long and cannot be attached to this staff report. To view the proposed plan, please visit the following webpage:

<https://tinyurl.com/3wud8j9h>

Or go to Provo.gov/Planning and click on “Plans Pending Adoption.”

*ITEM 1

Provo Public Works requests a General Plan amendment to update the Wastewater Collection Master Plan (Appendix G of the General Plan).

Citywide Application

PLGPA20260191



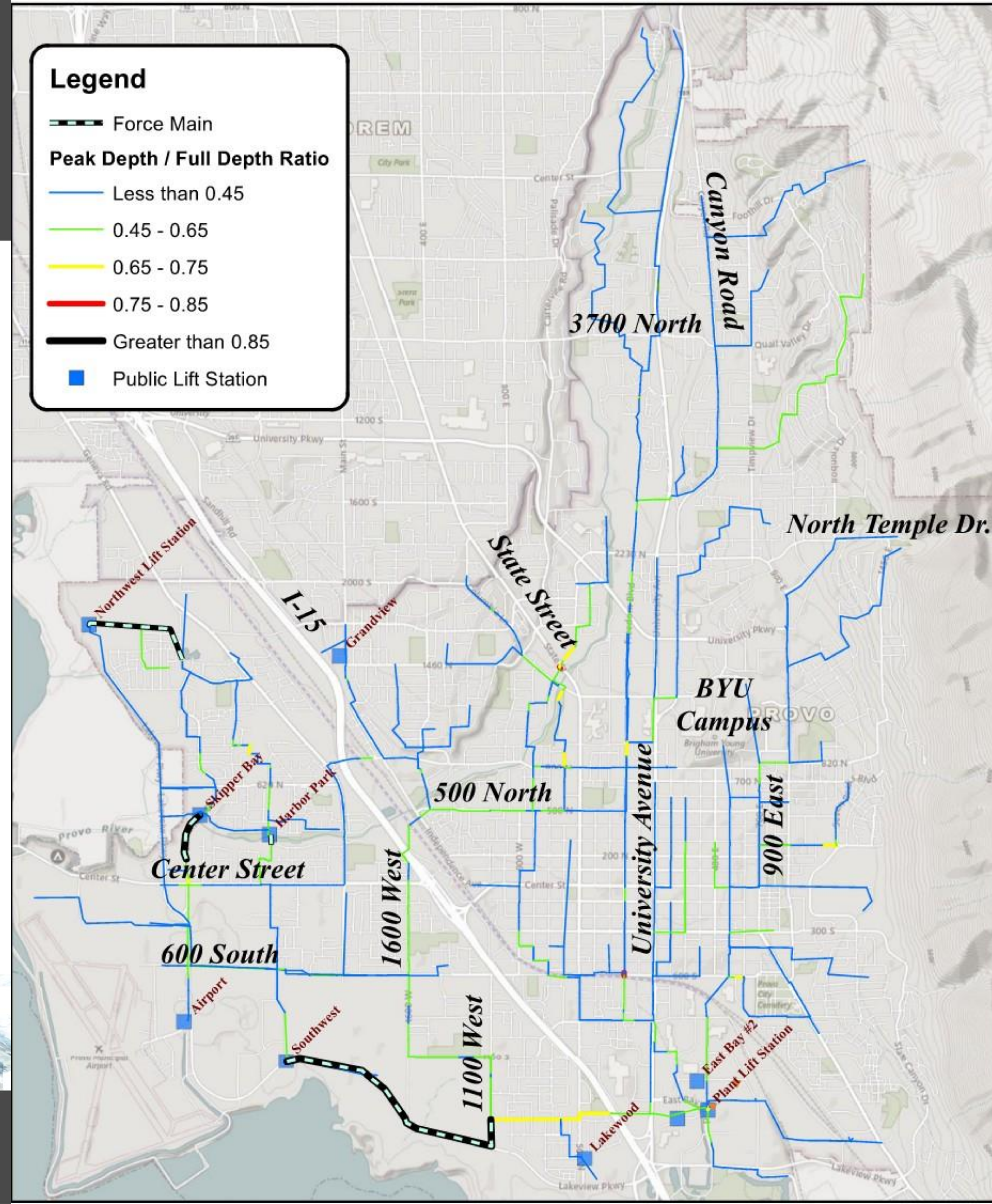
Sewer Master Plan Summary

Andrew McKinnon, P.E.
Bowen Collins & Associates

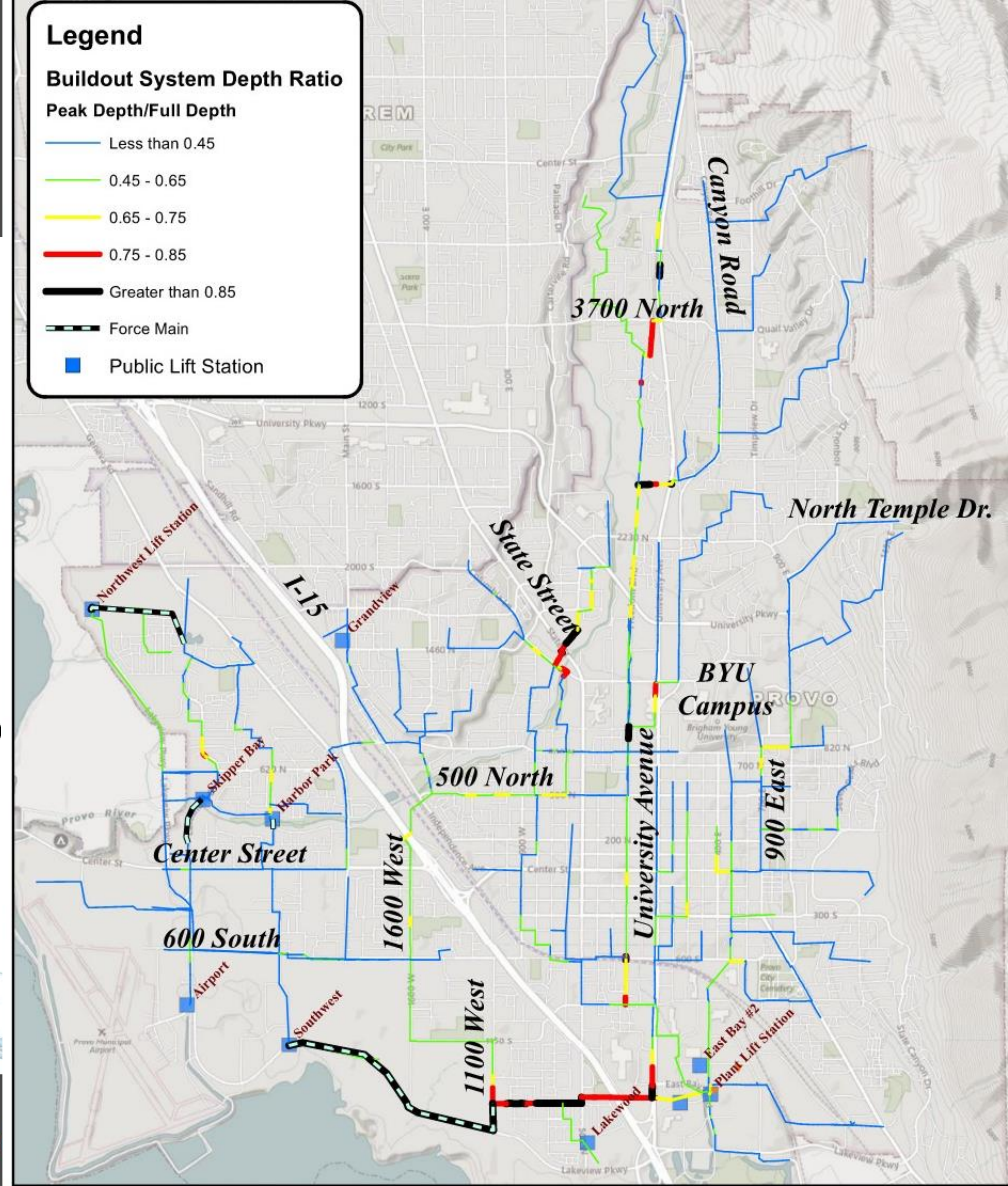


BOWEN COLLINS
& ASSOCIATES

Existing Model Results

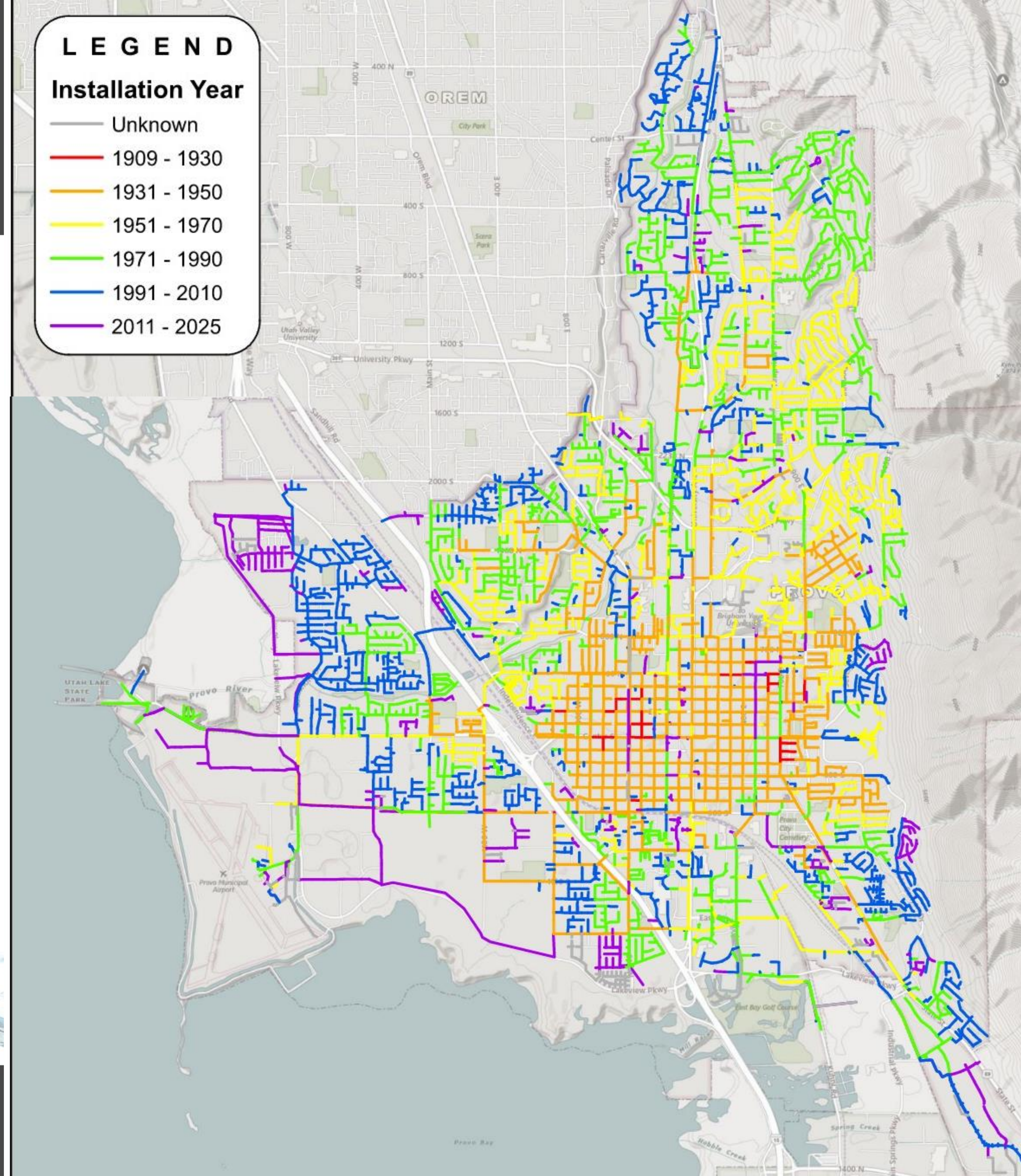


Future Model Results (no improvements)

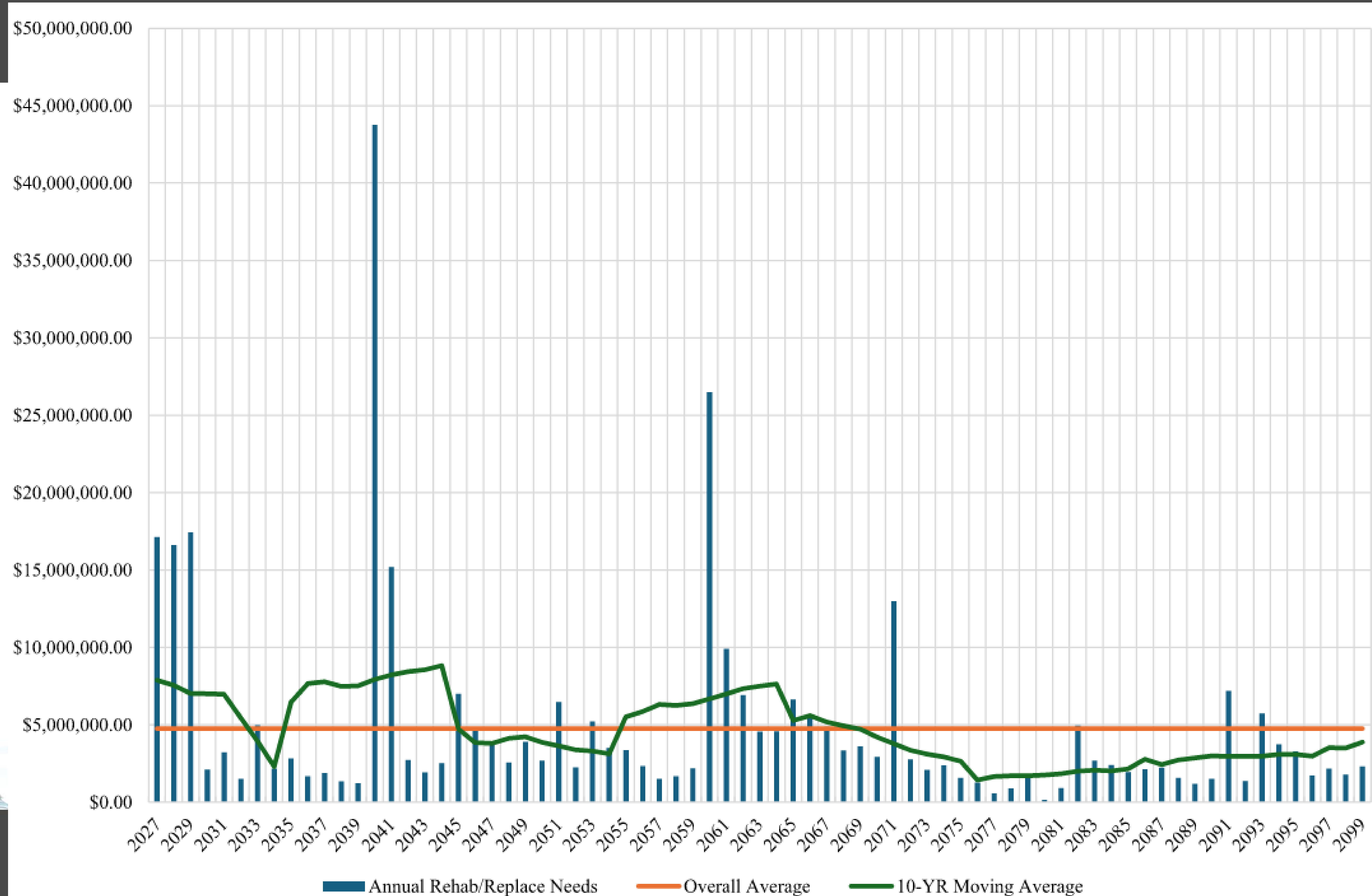


Pipe Age

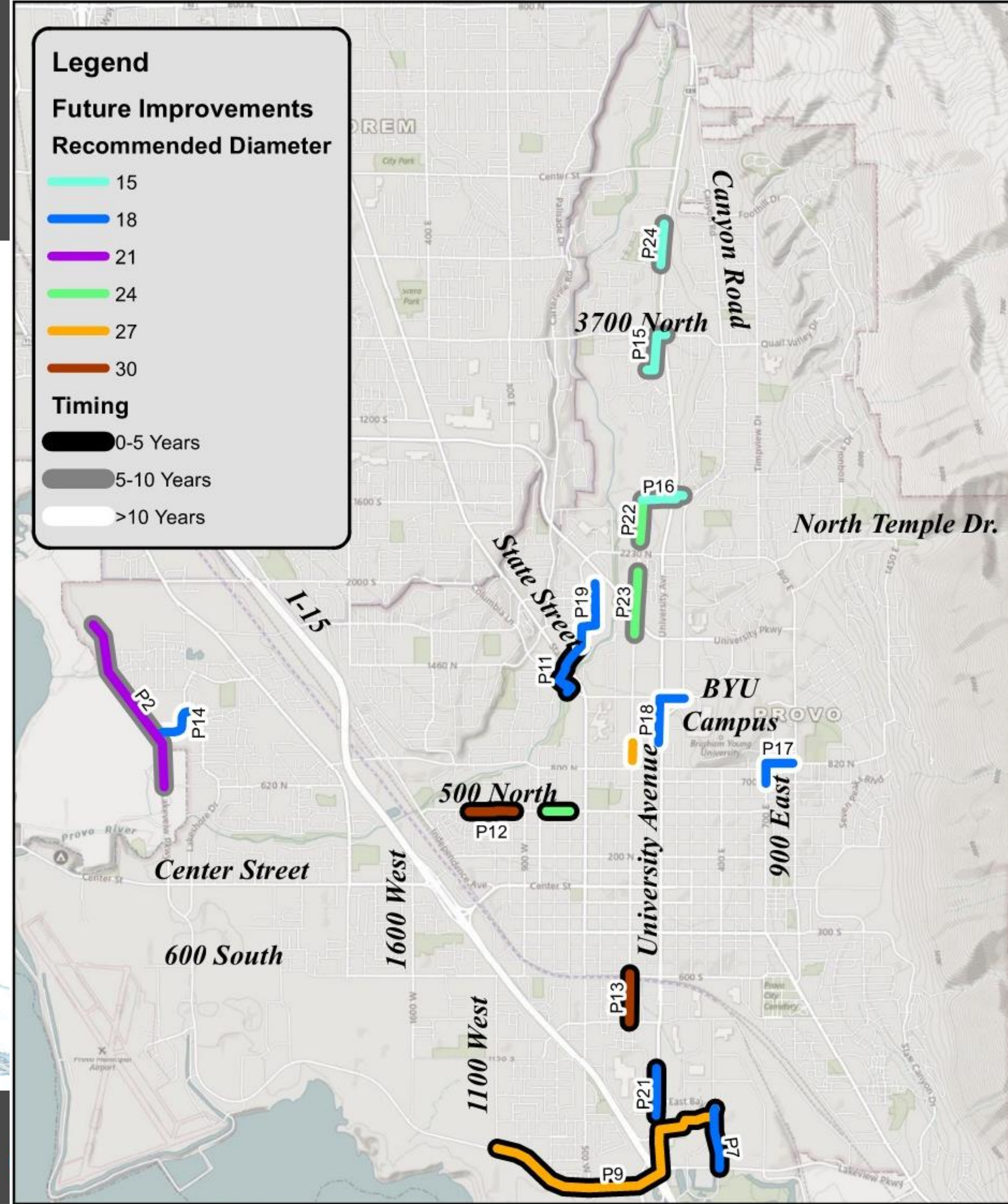
Installation Year	Percentage of Collection System by Pipe Length
Unknown	4.07%
1909 - 1930	0.81%
1931 - 1950	21.21%
1951 - 1970	19.50%
1971 - 1990	25.60%
1991 - 2010	21.90%
2011 - 2025	6.90%
Total	100.00%



Expected Rehabilitation and Replacement Needs



Pipeline Capacity Improvements



Capital Facilities Plan

Table 10-1
Provo City Sewer Capital Improvement Plan – 2026 Update

Project Identifier	Project Description	Estimated Total Cost (2026 Dollars)*	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
OC1	Odor Control Improvements	\$2,000,000	\$2,060,000									
P2	Lakeview Parkway, 21"	\$5,750,000							\$7,284,000			
P4	Harbor Park LS Interceptor	\$1,549,000					\$1,850,000					
P9	Force Main to Treatment Plant, 27"	\$4,991,000			\$5,618,000							
P11	Exchange Park (phase 2)	\$1,597,000				\$1,852,000						
P12	500 North from 600 West to 800 West upsize to 30" & from 970 West to 1260 West upsize to 24"	\$3,184,000					\$3,802,000					
P13	Freedom Blvd. from the Provo FrontRunner	\$1,125,000					\$1,344,000					
P15	University Ave. from 3700 North to 3470 North	\$1,636,000		\$1,788,000								
P16	2680 North	\$1,271,000									\$1,709,000	
P21	University Ave. from 1200 South to 1500 South	\$1,172,000		\$1,281,000								
P22	Freedom Blvd. from 2680 North to 2280 North	\$1,302,000						\$1,602,000				
P23	Freedom Blvd. from 2060 North to 1625 North	\$1,993,000							\$2,525,000			
P24	University Ave. from North University Ave. Frontage to 4200 North	\$1,020,000								\$1,331,000		
System Replacement	Rehabilitation and Replacement Projects	\$49,882,000	\$3,802,500	\$5,952,500	\$3,800,000	\$6,117,400	\$3,850,000	\$7,332,600	\$3,900,000	\$7,753,600	\$7,937,500	\$10,863,400
Debt Service Expense	Scheduled Future Debt Service	\$63,417,200	\$3,433,425	\$7,382,150	\$8,079,950	\$8,387,795	\$8,384,575	\$8,418,670	\$8,418,675	\$8,424,440	\$8,415,815	\$7,766,775
Treatment Plant Projects	Planned Wastewater Treatment Plant Upgrades	\$9,337,800	\$7,000,000						\$900,000	\$900,000	\$900,000	\$900,000
	TOTAL	\$151,227,000	\$16,295,925	\$16,403,650	\$17,497,950	\$16,357,195	\$19,230,575	\$17,353,270	\$23,027,675	\$18,409,040	\$18,962,315	\$19,530,175

*Future years include 3 percent inflation



Questions?



BOWEN COLLINS
& ASSOCIATES

***ITEM 1**

Provo Public Works requests a General Plan amendment to update the Wastewater Collection Master Plan (Appendix G of the General Plan).

Citywide Application

PLGPA20260191

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: HSALZL
Presenter: Hannah Salzl, City Planner, Lane Pierce, Water Resources Engineer
Department: Development Services
Meeting Date: 6/23/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: PLGPA20260191

SUBJECT: 8 An ordinance amending the General Plan to update the Wastewater Collection Master Plan. (PLGPA20260191)

ADMINISTRATIVE RECOMMENDATION: On May 27, the Planning Commission voted 4:0 to recommend approval.

ALSO TO DO: UPDATE PC VOTE IN ORDINANCE, UPLOAD SLIDES AND ROA

ADMINISTRATIVE MEMO: Provo City owns and operates a water reclamation facility and a wastewater collection system. The wastewater collection system consists of approximately 310 miles of gravity sewer pipelines, ranging from 6-inch sewer lines to 42-inch sewer lines and 15 sewer lift stations owned and operated by the city. The City's new membrane bioreactor reclamation facility is rated at 21 Million Gallons per Day (MGD) with a hydraulic capacity of 16 MGD.

The Wastewater Collection System Master Plan evaluates the City's wastewater pipeline infrastructure and reclamation facility in several criteria. The key points of the Master Plan are:

1. Hydraulic Analysis (sewer model) – Analyze the existing system for current pipe capacity deficiencies and future growth to determine future capacity deficiencies, based on current zoning and current planned developments.
 - a. Key points of concern
 - i. Northeast Area has near future sewer pipeline capacity deficiencies.
 - ii. West of I-15 has future sewer pipeline capacity deficiencies.
2. Condition Assessment – Determine deficiencies in the current pipelines, lift stations, and Treatment Plant.
 - a. Key points to note
 - i. Large portion of the system has older pipes that are failing.
 - ii. Treatment Plant is updated to meet new EPA standards.
 - iii. Determine Locations of inflow and infiltration to our sewer pipelines.
3. Capital Improvement Program
 - a. Addresses projects that will eliminate system deficiencies.

b. Discusses rate increases to fund future projects in order to maintain existing system.

Provo's current Wastewater Collection Master Plan is Appendix G of the General Plan. This update would replace the old plan.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE GENERAL PLAN TO UPDATE THE
WASTEWATER COLLECTION MASTER PLAN. (PLGPA20260191)

RECITALS:

It is proposed that the Provo City General Plan be amended to update the Wastewater Collection Master Plan in Appendix G with the proposed text in Exhibit A of this ordinance;

On May 27, 2026, 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 4:0;

On June 23, 2026, 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:

The Provo City General Plan is amended by replacing in its entirety the existing Appendix G with the attached 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

The full plan is 176 pages long and cannot be attached to this staff report. To view the proposed plan, please visit the following webpage or follow the directions below:

<https://tinyurl.com/mryze3x6>

Or go to [Provo.gov/Planning](https://provo.gov/Planning) and click on “Plans Pending Adoption.”

-
- *ITEM 1** Provo Public Works requests a General Plan amendment to update the Wastewater Collection Master Plan (Appendix G of the General Plan). Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLGPA20260191
-

APPLICANT: Lane Pierce APPLICATION TYPE: Legislative Decision – Planning Commission will make a recommendation to the City Council.

NEIGHBORHOOD FEEDBACK

A neighborhood meeting was not held for this item.

PROJECT SUMMARY

Provo City owns and operates a water reclamation facility and a wastewater collection system. The wastewater collection system consists of approximately 310 miles of gravity sewer pipelines, ranging from 6-inch sewer lines to 42-inch sewer lines and 15 sewer lift stations owned and operated by the city. The City's new membrane bioreactor reclamation facility is rated at 21 Million Gallons per Day (MGD) with a hydraulic capacity of 16 MGD.

The Wastewater Collection System Master Plan evaluates the City's wastewater pipeline infrastructure and reclamation facility in several criteria. The key points of the Master Plan are:

1. Hydraulic Analysis (sewer model) – Analyze the existing system for current pipe capacity deficiencies and future growth to determine future capacity deficiencies, based on current zoning and current planned developments.
 - a. Key points of concern
 - i. Northeast Area has near future sewer pipeline capacity deficiencies.
 - ii. West of I-15 has future sewer pipeline capacity deficiencies.
2. Condition Assessment – Determine deficiencies in the current pipelines, lift stations, and Treatment Plant.
 - a. Key points to note
 - i. Large portion of the system has older pipes that are failing.
 - ii. Treatment Plant is updated to meet new EPA standards.
 - iii. Determine Locations of inflow and infiltration to our sewer pipelines.
3. Capital Improvement Program
 - a. Addresses projects that will eliminate system deficiencies.
 - b. Discusses rate increases to fund future projects in order to maintain existing system.

STAFF ANALYSIS

Before recommending an amendment, the Commission must find that the amendment serves

the public interest and aligns with the General Plan, based on consideration of the following:

(a) Public purpose for the amendment in question;

Applicant Response: The purpose is to update the existing Wastewater Master Plan to show system deficiencies and future projects necessary with occurring growth.

Staff Response: This amendment provides needed updates for best practices for critical infrastructure.

FINDING: Meets the standard.

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

Applicant Response: Public Works says this plan is the best way to analyze Provo's system and plan for the future.

Staff Response: Maintaining the wastewater collection system to high standards serves general health, safety, and public welfare.

FINDING: Meets the standard.

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

Applicant Response: The Wastewater Collection Master Plan is consistent and uses the General Plan densities to determine growth.

Staff Response: The proposed plan is compatible and furthers General Plan goals.

FINDING: Meets the standard.

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

Applicant Response: The proposed plan has used the updated area plans and general plan documents to have the most updated "timing and sequencing" land use. It even discusses some of the larger potential growth from developers that have been submitted for review but not yet approved.

Staff Response: The amendment to update the plan is consistent, and there are no conflicts.

FINDING: Meets the standard.

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

Applicant Response: Public Works does not believe this plan will hinder or obstruct the general plan policies.

Staff Response: The amendment furthers General Plan goals. Staff do not foresee any way in which the amendment would hinder or obstruct or otherwise be in conflict.

FINDING: Meets the standard.

(f) Adverse impacts on adjacent landowners; and

Applicant Response: This plan uses the land uses as laid out in the General Plan and neighborhood plans. It will not have any adverse impacts on landowners any more than the General Plan would.

Staff Response: Staff anticipates no adverse impacts to adjacent landowners.

FINDING: Meets the standard.

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

Applicant Response: The proposed plan update does not change any zoning and follows the General Plan zoning.

Staff Response: This amendment does not conflict and would help provide adequate utility services to all zones.

FINDING: Meets the standard.

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

Applicant Response: No conflict.

Staff Response: No conflict.

FINDING: Meets the standard.

APPLICABLE ZONING CODES

There are no applicable zoning codes. The proposed amendment would be added as an appendix to the General Plan.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may make any of the following findings:

1. **Recommend Approval:** The proposal is consistent with the General Plan.
“I make a motion that we forward a recommendation to the Provo City Council to adopt the Wastewater Collection Master Plan.”
2. **Recommend Denial:** The proposal is not consistent with the General Plan.
“I make a motion that we forward a recommendation to the Provo City Council to deny the Wastewater Collection Master Plan.”
3. **Continue:** New information presented at the public hearing or additional study needs to be done.
“I make a motion that we continue the proposed Wastewater Collection Master Plan to allow for further discussions.”

ATTACHMENTS

1. Link to the Proposed New Text for the Wastewater Collection Master Plan

ATTACHMENT 1: LINK TO THE PROPOSED NEW TEXT FOR THE WASTEWATER COLLECTION MASTER PLAN

The full plan is 176 pages long and cannot be attached to this staff report. To view the proposed plan, please visit the following webpage or follow the directions below:

<https://tinyurl.com/mryze3x6>

Or go to [Provo.gov/Planning](https://provo.gov/Planning) and click on “Plans Pending Adoption.”

Provo City Planning Commission

Report of Action

May 27, 2026

-
- * ITEM 1 Provo Public Works requests a General Plan amendment to update the Wastewater Collection Master Plan (Appendix G of the General Plan). Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLGPA20260191
-

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 27, 2026:

RECOMMENDED APPROVAL

On a vote of 4:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jon Lyons

Second By: Matt Wheelwright

Votes in Favor of Motion: Lisa Jensen, Daniel Gonzales, Jon Lyons, Matt Wheelwright

Lisa Jensen was present as Chair.

- 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

- Public Works staff and their consultant from Bowen-Collins presented an overview of the proposed updated sewer master plan and responded to questions from the Planning Commission regarding maintenance, growth, and rates.
- The Staff Report to the Planning Commission provides details of the facts of the case and the Planning Staff's analysis and conclusions.

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:

- The public did not raise any concerns or make any public comments.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

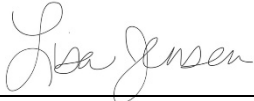
- The recent upgrades to the city sewer infrastructure are great for the city, and the plans have addressed new and future needs for the city.
- Discussion regarding age of pipes and required maintenance was held between the commission and the presenters.

- Commission encouraged the city and the council to be proactive with maintenance to avoid future issues or large fee increases.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

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

- The amendment is well thought out and provides good, detailed information. The city has done well with wastewater, and this plan sets a good framework for the future.



Acting 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.).

EXHIBIT A

The full plan is 176 pages long and cannot be attached to this staff report. To view the proposed plan, please visit the following webpage or follow the directions below:

<https://tinyurl.com/mryze3x6>

Or go to [Provo.gov/Planning](https://provo.gov/Planning) and click on “Plans Pending Adoption.”

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: AARDMORE
Presenter: Aaron Ardmore, Planning Manager
Department: Development Services
Meeting Date: 6/23/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: PLOTA20260080

SUBJECT: 9 An ordinance amending Provo City parking standards for specific uses and locations. (PLOTA20260080)

ADMINISTRATIVE RECOMMENDATION: Planning Commission recommends approval, with suggested changes.

ADMINISTRATIVE MEMO: The Development Services Department is proposing a variety of amendments to the parking code in an effort to attract redevelopment near campus and bus rapid transit stations. The specific language proposed is shown in "Attachment 1" of this report but are all related to this goal.

The first proposed amendment is to Provo City Code (PCC) 14.37.050, the section that describes options for reduction in off-street parking requirements. The proposal in this section is to allow a by-right fifty percent (50%) reduction for any new multifamily or commercial development if the property is located within one-quarter mile of a bus rapid transit station.

The second proposed amendment is to PCC 14.37.060, which enumerates parking spaces required for different uses. The proposal here is to remove the "Joaquin South Campus Planning Area" language under the "baching singles" section and replace it with two simpler standards that can apply to any new baching multifamily or mixed-use development within one-eighth mile and one-quarter mile of BYU campus. The current standard is an overly complicated paragraph that leaves room for variation based on what occupancy is told to the city. Staff seek to replace that with a simple standard based on maximum allowable occupancy for this type of development adjacent to campus, and keep the current standard for projects between the two distances.

The third section with proposed amendments is PCC 14.37.080, General Provisions, but is specifically seeking to amend the location standards in subsection one to allow multifamily developments to count off-street parking spaces on a separate property, subject to certain criteria. Off-site parking has been permitted for commercial uses for years. In effort to use parking infrastructure more efficiently, the ability to count off-site parking for residential has merit.

Approval of any of the proposed amendments should help to develop areas of the city that are expected to have higher density since parking can be a financial or logistical obstacle to new development or redevelopment.

STAFF ANALYSIS

Before recommending an amendment, the Commission must find that the amendment serves the public interest and aligns with the General Plan, based on consideration of the following:

(a) Public purpose for the amendment in question;

Applicant Response: The purpose of the proposed amendments is to reduce barriers to new development and redevelopment in areas of the city that are expected to provide denser housing and a mix of uses.

FINDING: Complies.

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

Applicant Response: The proposed amendments would reduce the biggest obstacle to redevelopment for higher densities; the cost of on-site parking.

FINDING: Complies.

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

Applicant Response: There are several adopted goals that these amendments could address:

- General Plan, ch.3, goal 1: Strike a balanced approach in locating land uses that aligns transit, land use, economics, and open space;
- General Plan, ch.3, goal 3: Review and revise Provo City Code to make it more consistent and accessible;
- General Plan, ch.4, goal 1b: Consider revising regulations to encourage development of a mix of housing types;
- General Plan, ch.4, goal 1f: Encourage more options for entry level housing including smaller lots and mixed housing, as well as smaller unit sizes including studios and apartments;
- General Plan, ch.4, goal 2: Strive to increase the number of housing units of all types across the whole of Provo in appropriate and balanced ways;
- General Plan, ch.5, goal 1: Employ innovative approaches to promote local business and create community;
- General Plan, ch.6, goal 3: Find the right balance of parking to promote the local economy and encourage alternative transportation;
- General Plan, ch.6, goal 4b: Relieve automobile congestion and reduce stress on roadways by promoting multimodal choices;
- Conservation and Resiliency Plan, Mobility, goal 3: Work toward maximizing access to different transportation options for all members of the community;
- Conservation and Resiliency Plan, Mobility, goal 4: Promote the use of mass transit;

- Downtown Master Plan, ch.4, goal 2: Continue to amend regulations for new development as the area continues to evolve;
- Joaquin Neighborhood Plan, ch.4, goal 7: Efficiently manage supply of parking to meet growing demands.

FINDING: Complies.

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

Applicant Response: There are no timing and sequencing issues related to this proposal.

FINDING: Not applicable.

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

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

FINDING: Complies.

(f) Adverse impacts on adjacent land owners; and

Applicant Response: This is a citywide application with potential impact in several areas. Adverse impacts could include an initial discomfort with a reduced parking standard but could also see a shift in behavior that could ease pressure to over-occupy and split existing single-family homes.

FINDING: Complies.

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

FINDING: Not applicable

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

FINDING: Not applicable.

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

Provo City Planning Commission

Report of Action

May 27, 2026

-
- * ITEM 4 Development Services requests Ordinance Text Amendments to Provo City Code 14.37 to add a reduction for projects near bus rapid transit stations and to amend associated parking regulations. Citywide Application. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLOTA20260080
-

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 27, 2026:

RECOMMENDED APPROVAL

On a vote of 4:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jon Lyons

Second By: Matt Wheelwright

Votes in Favor of Motion: Jon Lyons, Matt Wheelwright, Lisa Jensen, Daniel Gonzales

Lisa Jensen was present as Chair.

- Includes facts of the case, analysis and conclusions 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.

PUBLIC COMMENT

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:

- Walker Wood spoke about his experience developing student housing and different parking strategies that have been used; and spoke in favor of the proposed amendments.

APPLICANT RESPONSE

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

- Staff acknowledged the Planning Commission suggestions to clarify standards and agreed that their suggestions could be beneficial to proposed amendments.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

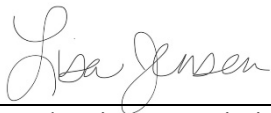
- That the proposed language in 14.37.050(4)(c) be amended to clarify the criteria for units with parking fees versus units without.

- That a disclosure to tenants should be part of any parking management strategy to help renters understand expectations for parking or bringing their vehicles.
- Commissioners were desirous to understand BRT ridership trends and suggested that the City Council evaluate those numbers when reviewing these proposed amendments.
- Commissioners suggested that there could be language in rental contracts to educate tenants on parking.
- There was unanimous support for providing additional clarity on parking around BYU with maps or boundaries detailed to supplement the proposed changes in PCC 14.37.060.
- There was additional discussion with the public commenter regarding practical use of reduced parking standards.
- The Commission agreed to forward specific suggestions to the City Council to consider in their review, as detailed below.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

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

- That the proposal is sound and should be tested with future development, and that the recommendation for the Council to approve the amendments should include the following considerations in the City Council review:
 1. That there is a requirement for disclosure of reduced parking;
 2. That there be a map created or other way to define boundaries of where the reduced parking applies;
 3. That the wording in the proposed 14.37.050(4)(c) be updated to reflect the discussion (number of units with dedicated parking vs. units without dedicated parking, and associated fees);
 4. Consider adding a requirement that contracts note that if residents are bringing a vehicle, they must park it on the property and pay for that space; and
 5. That the Council consider long-term effects on BRT ridership.



Acting Planning Commission Chair



Director of Development Services

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

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

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

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

14.37.050 Reduction in On-street Parking Requirements

(1) *Purpose and Intent.* The Provo City General Plan encourages the application of transportation demand management strategies to reduce traffic congestion and to lessen the amount of land that must be devoted to parking for commercial, industrial, or public facility uses. Accordingly, the purpose of this Section is to allow flexibility in on-street parking requirements for commercial, industrial, public facility, or multifamily residential uses based on the standards set forth herein. This Section shall not be used to reduce parking for backing single residential projects.

(4) *Proximity to Bus Rapid Transit Station.* Required parking for new multifamily or commercial development located within a one-quarter-mile radius of a bus rapid transit station platform may be reduced by up to 50%, when the following criteria are met:

- (a) There is no on-street parking on streets fronting the development;
- (b) There are no single-family residential zones immediately adjacent to the development; and
- (c) Parking fees, when used, must be combined with rent.

(5) *Combination of Reductions.*

- (a) Development in the DT1, DT2, or TOD zones may not combine the reduction provided in Subsection (4) with any other parking reduction permitted in the applicable zone.
- (b) Development in any zone may not combine the reduction provided in Subsection (4) with any other parking reductions permitted in PCC 14.37.050.

14.37.060 Parking Spaces Required

Except as otherwise provided in this Title, the number of off-street parking spaces for varied uses/areas shall be as follows:

.
.
.

BACHING SINGLES

1 to 6 bedrooms

Minimum of two (2) spaces per bedroom plus .25 spaces per unit visitor parking, with a maximum of three (3) bedrooms per unit, if the bedrooms are over one hundred (100) square feet. If the bedrooms are less than one hundred (100) square feet, one (1) space per bedroom plus one quarter (.25) spaces per unit visitor parking, with a maximum of six (6) bedrooms per unit, if the bedrooms are under one hundred (100) square feet. Recreational vehicles shall not be allowed in the required parking area.

~~*Joaquin South Campus Planning Area
(between University Ave. and 900 E.; 500 N. to the southern boundary of BYU campus)*~~

~~Minimum .80 parking space per tenant plus .20 parking spaces per unit for visitors and for the disabled as outlined in Section 14.37.110, Provo City Code,~~

~~Disabled Parking Spaces. Recreational vehicles shall not be allowed in the required parking area.~~

Proximity to Brigham Young University (BYU).

Any new multifamily or mixed-use development within a one-eighth mile of BYU must provide a minimum of .5 spaces per tenant based on maximum allowable occupancy.

Any new multifamily or mixed-use development greater than one-eighth mile, but no greater than one-quarter mile of BYU must provide a minimum of .8 spaces per tenant plus .2 space per unit.

14.37.080 General Provisions

The following general provisions shall apply to on-street parking requirements in this Chapter:

- (1) *Location.* On-street parking facilities ~~shall~~ must be located as follows ~~hereinafter specified~~:
 - (a) For one-family, duplex, and ~~multiple residential~~ townhome dwellings, required parking shall be located on the same lot as the building which they are required to serve.
 - (b) For all other uses (~~i.e., commercial uses~~), required parking ~~shall~~ must be located on the same lot or on an abutting lot.

(c) Required parking ~~shall~~ may not be located across a public street, or with an intervening property, except by a conditional use permit approved by the Planning Commission, subject to the following conditions: ~~set forth in Section 14.34.320, Provo City Code. In the event a separately owned lot is utilized, a lease shall be recorded with the Utah County Recorder.~~

(i) Off-street parking approved under this Section must be located such that the nearest property line of the parking lot is within 400 feet of the nearest property line of the lot containing the land use activity it serves, measured along the shortest pedestrian route, except in:

(A) Portions of any DT zone located within the area bounded by University Avenue, 200 South, 300 West, and 200 North.

(B) Parking for properties described in this subsection may be located up to 800 feet from the building it serves, subject to Planning Commission approval.

(ii) If the parking lot is across the street from the use it serves, it must be within 200 feet of a regulated intersection or approved crosswalk in the direction of pedestrian traffic.

(iii) The applicant must, at their own expense, submit a report from a qualified Traffic Engineer assessing probable vehicular and pedestrian impacts from the off-site parking lot and including any safety mitigation recommendations.

(iv) The applicant must assume full liability and responsibility for the parking lot, including costs for any safety-related improvements.

(v) The Planning Commission will grant the permit if, after staff review, the off-site lot poses no significant traffic safety concerns and complies with all other provisions of this Title.

(vi) If a separately owned lot is used, a lease must be recorded with the Utah County Recorder.

***ITEM 4** Development Services requests Ordinance Text Amendments to Provo City Code 14.37 to add a reduction for projects near bus rapid transit stations and to amend associated parking regulations. Citywide application. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLOTA20260080

APPLICANT: Development Services APPLICATION TYPE: Legislative Decision – Planning Commission will make a recommendation to the City Council.
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NEIGHBORHOOD FEEDBACK

This application has citywide impact, but there have been no public comments received regarding this item at the time this report was written.

PROPOSAL SUMMARY

The Development Services Department is proposing a variety of amendments to the parking code in an effort to attract redevelopment near campus and bus rapid transit stations. The specific language proposed is shown in “Attachment 1” of this report but are all related to this goal.

The first proposed amendment is to Provo City Code (PCC) 14.37.050, the section that describes options for reduction in off-street parking requirements. The proposal in this section is to allow a by-right fifty percent (50%) reduction for any new multifamily or commercial development if the property is located within one-quarter mile of a bus rapid transit station.

The second proposed amendment is to PCC 14.37.060, which enumerates parking spaces required for different uses. The proposal here is to remove the “Joaquin South Campus Planning Area” language under the “baching singles” section and replace it with two simpler standards that can apply to any new baching multifamily or mixed-use development within one-eighth mile and one-quarter mile of BYU campus. The current standard is an overly complicated paragraph that leaves room for variation based on what occupancy is told to the city. Staff seek to replace that with a simple standard based on maximum allowable occupancy for this type of development adjacent to campus, and keep the current standard for projects between the two distances.

The third section with proposed amendments is PCC 14.37.080, General Provisions, but is specifically seeking to amend the location standards in subsection one to allow multifamily developments to count off-street parking spaces on a separate property, subject to certain criteria. Off-site parking has been permitted for commercial uses for years. In effort to use parking infrastructure more efficiently, the ability to count off-site parking for residential has merit.

Approval of any of the proposed amendments should help to develop areas of the city that are expected to have higher density since parking can be a financial or logistical obstacle to new

development or redevelopment.

STAFF ANALYSIS

Before recommending an amendment, the Commission must find that the amendment serves the public interest and aligns with the General Plan, based on consideration of the following:

(a) Public purpose for the amendment in question;

Applicant Response: The purpose of the proposed amendments is to reduce barriers to new development and redevelopment in areas of the city that are expected to provide denser housing and a mix of uses.

FINDING: Complies.

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

Applicant Response: The proposed amendments would reduce the biggest obstacle to redevelopment for higher densities; the cost of on-site parking.

FINDING: Complies.

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

Applicant Response: There are several adopted goals that these amendments could address:

- **General Plan, ch.3, goal 1:** Strike a balanced approach in locating land uses that aligns transit, land use, economics, and open space;
- **General Plan, ch.3, goal 3:** Review and revise Provo City Code to make it more consistent and accessible;
- **General Plan, ch.4, goal 1b:** Consider revising regulations to encourage development of a mix of housing types;
- **General Plan, ch.4, goal 1f:** Encourage more options for entry level housing including smaller lots and mixed housing, as well as smaller unit sizes including studios and apartments;
- **General Plan, ch.4, goal 2:** Strive to increase the number of housing units of all types across the whole of Provo in appropriate and balanced ways;
- **General Plan, ch.5, goal 1:** Employ innovative approaches to promote local business and create community;
- **General Plan, ch.6, goal 3:** Find the right balance of parking to promote the local economy and encourage alternative transportation;
- **General Plan, ch.6, goal 4b:** Relieve automobile congestion and reduce stress on roadways by promoting multimodal choices;
- **Conservation and Resiliency Plan, Mobility, goal 3:** Work toward maximizing access to different transportation options for all members of the community;
- **Conservation and Resiliency Plan, Mobility, goal 4:** Promote the use of mass transit;

- **Downtown Master Plan, ch.4, goal 2:** Continue to amend regulations for new development as the area continues to evolve;
- **Joaquin Neighborhood Plan, ch.4, goal 7:** Efficiently manage supply of parking to meet growing demands.

FINDING: Complies.

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

Applicant Response: There are no timing and sequencing issues related to this proposal.

FINDING: Not applicable.

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

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

FINDING: Complies.

(f) Adverse impacts on adjacent land owners; and

Applicant Response: This is a citywide application with potential impact in several areas. Adverse impacts could include an initial discomfort with a reduced parking standard but could also see a shift in behavior that could ease pressure to over-occupy and split existing single-family homes.

FINDING: Complies.

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

FINDING: Not applicable

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

FINDING: Not applicable.

APPLICABLE ZONING CODES

Provo City Code 14.37 (Off-Street Parking Standards:
<https://provo.municipal.codes/Code/14.37>)

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may make any of the following findings:

1. **Recommend Approval:** The proposal is consistent with the General Plan. *The Planning Commission recommends approval of the proposed text amendments to the City Council (state findings).*
2. **Recommend Denial:** The proposal is not consistent with the General Plan. *The Planning Commission recommends denial of the proposed text amendments to the City Council (state findings).*
3. **Continue:** New information presented at the public hearing or additional study needs to be done. *The Planning Commission moves to continue this item (state findings/reasons).*

ATTACHMENTS

1. Proposed Amendments

ATTACHMENT 1 – PROPOSED AMENDMENTS

14.37.050 Reduction in Off-street Parking Requirements

(1) *Purpose and Intent.* The Provo City General Plan encourages the application of transportation demand management strategies to reduce traffic congestion and to lessen the amount of land that must be devoted to parking for commercial, industrial, or public facility uses. Accordingly, the purpose of this Section is to allow flexibility in off-street parking requirements for commercial, industrial, public facility, or multifamily residential uses based on the standards set forth herein. This Section shall not be used to reduce parking for baching single residential projects.

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(4) *Proximity to Bus Rapid Transit Station.* Required parking for new multifamily or commercial development located within a one-quarter-mile radius of a bus rapid transit station platform may be reduced by up to 50%, when the following criteria are met:

- (a) There is no on-street parking on streets fronting the development;
- (b) There are no single-family residential zones immediately adjacent to the development; and
- (c) Parking fees, when used, must be combined with rent.

(5) *Combination of Reductions.*

- (a) Development in the DT1, DT2, or ITOD zones may not combine the reduction provided in Subsection (4) with any other parking reduction permitted in the applicable zone.
- (b) Development in any zone may not combine the reduction provided in Subsection (4) with any other parking reductions permitted in PCC 14.37.050.

14.37.060 Parking Spaces Required

Except as otherwise provided in this Title, the number of off-street parking spaces for varied uses/areas shall be as follows:

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BACHING SINGLES

1 to 6 bedrooms

Minimum of two (2) spaces per bedroom plus .25 spaces per unit visitor parking, with a maximum of three (3) bedrooms per unit, if the bedrooms are over one hundred (100) square feet. If the bedrooms are less than one hundred (100) square feet, one (1) space per bedroom plus one quarter (.25) spaces per unit visitor parking, with a maximum of six (6) bedrooms per unit, if the bedrooms are under one hundred (100) square feet. Recreational vehicles shall not be allowed in the required parking area.

~~Joaquin South Campus Planning Area
(between University Ave. and 900 E.; 500 N. to the southern boundary of BYU campus)~~

~~Minimum .80 parking space per tenant
plus .20 parking spaces per unit for~~

~~visitors and for the disabled as outlined in Section 14.37.110, Provo City Code, Disabled Parking Spaces. Recreational vehicles shall not be allowed in the required parking area.~~

Proximity to Brigham Young University (BYU).

Any new multifamily or mixed-use development within a one-eighth mile of BYU must provide a minimum of .5 spaces per tenant based on maximum allowable occupancy.

Any new multifamily or mixed-use development greater than one-eighth mile, but no greater than one-quarter mile of BYU must provide a minimum of .8 spaces per tenant plus .2 space per unit.

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.

14.37.080 General Provisions

The following general provisions shall apply to off-street parking requirements in this Chapter:

(1) *Location.* Off-street parking facilities ~~shall~~ must be located as follows ~~hereinafter specified:~~

(a) For one-family, duplex, and ~~multiple residential~~ townhome dwellings, required parking shall be located on the same lot as the building which they are required to serve.

(b) For all other uses ~~(i.e., commercial uses),~~ required parking ~~shall~~ must be located on the same lot or on an abutting lot.

(c) Required parking ~~shall~~ may not be located across a public street, or with an intervening property, except by a conditional use permit approved by the Planning Commission, subject to the following conditions: ~~set forth in Section 14.34.320, Provo City Code. In the event a separately owned lot is utilized, a lease shall be recorded with the Utah County Recorder.~~

(i) Off-street parking approved under this Section must be located such that the nearest property line of the parking lot is within 400 feet of the nearest property line of the lot containing the land use activity it serves, measured along the shortest pedestrian route, except in:

(A) Portions of any DT zone located within the area bounded by University Avenue, 200 South, 300 West, and 200 North.

(B) Parking for properties described in this subsection may be located up to 800 feet from the building it serves, subject to Planning Commission approval.

(ii) If the parking lot is across the street from the use it serves, it must be within 200 feet of a regulated intersection or approved crosswalk in the direction of pedestrian traffic.

(iii) The applicant must, at their own expense, submit a report from a qualified Traffic Engineer assessing probable vehicular and pedestrian impacts from the off-site parking lot and including any safety mitigation recommendations.

(iv) The applicant must assume full liability and responsibility for the parking lot, including costs for any safety-related improvements.

(v) The Planning Commission will grant the permit if, after staff review, the off-site lot poses no significant traffic safety concerns and complies with all other provisions of this Title.

(vi) If a separately owned lot is used, a lease must be recorded with the Utah County Recorder.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY PARKING STANDARDS FOR
SPECIFIC USES AND LOCATIONS. (PLOT20260080)

RECITALS:

It is proposed that Provo City Code Section 14.37.050 be amended to add a parking reduction for development near bus rapid transit stations;

It is proposed that Provo City Code Section 14.37.060 be amended to increase parking reductions for development near Brigham Young University;

It is proposed that Provo City Code Section 14.37.080 be amended to allow off-site parking for multi-family and apartment developments;

Reducing parking requirements will promote new development in areas identified for such in the General Plan;

On May 27, 2026, 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 4:0;

On June 23, 2026, 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, and having considered the impact of the proposed ordinance on family health, stability, and formation, 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 Chapter 14.37 is amended as shown in Exhibit A.

39 PART II:
40

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

Chapter 14.37 Off-Street Parking Standards

...

14.37.050 Reduction in Off-street Parking Requirements

(1) *Purpose and Intent.* The Provo City General Plan encourages the application of transportation demand management strategies to reduce traffic congestion and to lessen the amount of land that must be devoted to parking for commercial, industrial, or public facility uses. Accordingly, the purpose of this Section is to allow flexibility in off-street parking requirements for commercial, industrial, public facility, or multifamily residential uses based on the standards set forth herein. This Section shall not be used to reduce parking for batching single residential projects.

...

(4) *Proximity to Bus Rapid Transit Station.* Required parking for new multifamily or commercial development located within a one-quarter-mile radius of a bus rapid transit station platform may be reduced by up to 50%, when the following criteria are met:

(a) there is no on-street parking on streets fronting the development;

(b) there are no single-family residential zones immediately adjacent to the development;
and

(c) parking fees, when used, must be combined with rent.

(5) *Combination of Reductions.*

(a) Development in the DT1, DT2, or ITOD zones may not combine the reduction provided in Subsection (4) with any other parking reduction permitted in the applicable zone.

(b) Development in any zone may not combine the reduction provided in Subsection (4) with any other parking reductions permitted in PCC 14.37.050.

14.37.060 Parking Spaces Required

Except as otherwise provided in this Title, the number of off-street parking spaces for varied uses/areas shall be as follows:

81 ...

82 RESIDENTIAL DWELLINGS

83 ...

Multiple-Family and Apartment

4 bedroom Minimum of four (4) spaces per unit, plus one-quarter (0.25) space per unit visitor parking, or one (1) space per vehicle or recreational vehicle owned or operated by a resident, whichever is greater.

Proximity to Brigham Young University (BYU).

Notwithstanding the parking requirements listed above for multiple-family and apartment developments, the residential portion of any new multifamily or mixed-use development meeting the proximity requirements listed below must meet the parking requirements listed in this paragraph rather than those listed above:

-such developments within one-eighth mile of the boundary of the main Brigham Young University (BYU) campus must provide a minimum of .5 spaces per residential tenant based on maximum allowable occupancy; and

-such developments more than one-eighth mile, but not more than one-quarter mile from the boundary of the main BYU campus must provide a minimum of .8 spaces per residential tenant plus .2 spaces per residential unit.

...

BACHING SINGLES

1 to 6 bedrooms

Minimum of two (2) spaces per bedroom plus .25 spaces per unit visitor parking, with a maximum of three (3) bedrooms per unit, if the bedrooms are over one hundred (100) square feet. If the bedrooms are less than one hundred (100) square feet, one (1) space per bedroom plus one quarter (.25) spaces per unit visitor parking, with a maximum of six (6) bedrooms per unit, if the bedrooms are under one hundred (100) square feet. Recreational vehicles shall not be allowed in the required parking area.

~~Joaquin South Campus Planning Area (between University Ave. and 900 E.; 500 N. to the southern boundary of BYU campus)~~

~~Minimum .80 parking space per tenant plus .20 parking spaces per unit for visitors and for the disabled as outlined in Section 14.37.110, Provo City Code, Disabled Parking Spaces. Recreational vehicles shall not be allowed in the required parking area.~~

84 ...

85 **14.37.080 General Provisions**

86 The following general provisions shall apply to off-street parking requirements in this Chapter:

87 (1) *Location.* Off-street parking facilities ~~shall~~must be located as ~~follows~~hereinafter specified:

88 (a) For one-family, duplex, and ~~multiple residential~~ townhome dwellings, required parking
89 ~~must~~shall be located on the same lot as the building which they are required to serve.

90 (b) For all other uses (~~i.e., commercial uses~~), required parking ~~shall~~must be located on the same
91 lot or on an abutting lot.

92 (c) Required parking ~~shall~~may not be located across a public street, or with an intervening
93 property, except by ~~a~~ conditional use permit approved by the Planning Commission, pursuant to
94 this Subsection (c). ~~subject to the conditions set forth in Section 14.34.320, Provo City Code. In~~
95 ~~the event a separately owned lot is utilized, a lease shall be recorded with the Utah County~~
96 ~~Recorder.~~

(i) Application may only be made for an exception under this subsection if:

(a) the proposed off-street parking:

(I) is located such that the nearest property line of the parking lot is within 400 feet of the nearest property line of the lot containing the land use activity it serves, measured along the shortest pedestrian route; or

(II) is located on a lot in any DT zone that is located within the area bounded by University Avenue, 200 South, 300 West, and 200 North, in which case the parking must be within 800 feet of the building it serves, measured along the shortest pedestrian route; and

(b) In cases where the parking lot is across the street from the use it serves, the parking lot is within 200 feet of a regulated intersection or approved crosswalk in the direction of pedestrian traffic;

(ii) An applicant for an exception under this Subsection must:

(a) at their own expense, submit a report from a qualified Traffic Engineer assessing probable vehicular and pedestrian impacts from the off-site parking lot and including any safety mitigation recommendations;

(b) assume full liability and responsibility for the parking lot, including costs for any safety-related improvements; and

(vi) record a lease with the Utah County Recorder demonstrating the lawful use of the parking area if the owner of the property being served by the parking is not the owner of the lot to be used for parking.

(iii) The Planning Commission will grant the permit if, after staff review, the off-site lot poses no significant traffic safety concerns and complies with all other provisions of this Title;

(de) No off-street parking shall be permitted in a required front yard or street side yard, as otherwise stipulated in the respective zones, with the following exceptions:

...

Agricultural Protection Area

15.24.030 Area Requirements.

In accordance with Utah Code Annotated Section ~~17-81-201~~ 17-41-301, as amended, the minimum number of continuous acres that must be included in an agriculture protection area within Provo City is ~~one~~ five ~~(5) acres, which land must be receiving the benefits of Title 59, Chapter 2, Farmland Assessment Act, Utah Code Annotated, as amended (commonly called “greenbelt”).~~

Agricultural Protection Area

State code 17-81-205 gives 5 criteria to evaluate against when determining if an agricultural protection area should be created.

1. Active use — Is an ***agricultural use** happening on this land right now?
2. Zoning — Does local zoning already support agriculture?
3. Viability — Can this land realistically sustain some kind of agricultural use?
4. Improvements — What's already built, and are there planned expansions?
5. Future trends — Is agriculture use on this land likely to remain viable over time?

***State Definition of land in agricultural use:**

(a) land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including:

- (i) forages and sod crops;
- (ii) grains and feed crops;
- (iii) livestock as defined in Section 59-2-102;
- (iv) trees and fruits; or
- (v) vegetables, nursery, floral, and ornamental stock; or

(b) land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government.

Agricultural Protection Area

BENEFITS OF AN APA

- 1 Protection from nuisance lawsuits**
Farming operations are shielded from complaints related to noise, dust, odors, and other normal agricultural activities.
- 2 Zoning stability**
Land within an APA cannot be rezoned without written consent from all landowners in the APA.
- 3 Protection from unreasonable restrictions**
Political subdivisions and state agencies cannot impose unreasonable regulations on farm structures or practices.
- 4 Eminent domain limitations**
Government agencies face restrictions when attempting to condemn APA land for non-agricultural purposes.
- 5 State development project restrictions**
Transportation corridors and other state projects must minimize or eliminate detrimental impacts on agriculture.
- 6 Disclosure for new developments**
Prospective property buyers near an APA must be notified that they are moving next to an active agricultural operation.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JDAHNEKE
Presenter: Jessica Dahneke, City Planner
Department: Development Services
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: PLOTA20260120

SUBJECT: 10 An ordinance amending Provo City Code regarding the requirements for an Agricultural Protection Area. (PLOTA20260120)

ADMINISTRATIVE RECOMMENDATION: Planning Commission recommend denial on a vote of 1:3 due to the fact that there was fear over the protection area being misused. While 3 Commissioners were in favor of approval an item with less than 4 votes for approval gets a recommendation of denial.

The requested action is for Council to approve the proposed text amendment.

ADMINISTRATIVE MEMO: The proposed text amendment makes two key changes to the agricultural protection area requirements. First, it removes the requirement that a property must be enrolled in the Farmland Assessment Act also referred to as 'Greenbelt' in order to qualify. Second, it reduces the minimum area required to establish an agricultural protection area from five acres to one. These changes increase opportunities for farmers in agricultural zones to establish stronger protection of their agricultural rights.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

Provo City Planning Commission

Report of Action

May 27, 2026

* Item 5	Development Services requests an Ordinance Text Amendment to Provo City Code 15.24.030 to amend the area requirement for agriculture protection areas. Citywide Application. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLOTA20260120
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The following action was taken by the Planning Commission on the above described item at its regular meeting of May 27, 2026:

***RECOMMENDED DENIAL**

On a vote of 3:1, the Planning Commission recommended that the Municipal Council approve the above noted application ***Since the motion did not receive the minimum 4 votes required this goes to council with the “recommended denial”.**

Motion (to recommend approval) By: Matthew Wheelwright

Second By: Daniel Gonzales

Votes in Favor of Motion: Matthew Wheelwright, Jon Lyons, Lisa Jensen

Votes against the Motion: Daniel Gonzales

Lisa Jensen was present as Chair.

- Includes facts of the case, analysis and conclusions outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination; however, since there was not a unanimous quorum vote in favor of the motion, the dissenting opinion is noted in the findings.

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.

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:

- No public comment was made at the meeting

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

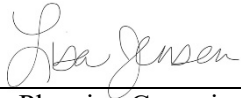
- Commissioner Wheelwright expressed concern about bringing the area from one acre to five acres based on reasoning that one acre does not seem likely to be able to generate a lot of profit for a property owner farming it but could create nuisance for neighbors. Staff pointed out that one of the requirements is that there is a reasonable expectation of profit.

- Commissioner Wheelwright asked how many parcels staff would expect to apply for a protection area. Staff was unsure of an exact number to expect.
- Commissioner Lyons asked why the city was reducing the acreage requirement now and why the proposal removes the greenbelt tax requirement. Staff explained that the proposed text amendment of one acre is because that is the smallest lot size allowed in an agricultural zone. Removing the greenbelt tax benefit requirement is because the land size requirement to receive greenbelt tax is 5 acres.
- Commissioner Jensen asked about the use of the farmland assessment act, Staff explained it is a tax benefit. She then asked if this text amendment was approved would the five state requirements for creating an agricultural protection area still be required, Staff explained that they would. She then asked about a setback requirement. Staff explained for buildings it is based on the setback requirement of the underlying agricultural zone but there is no setback requirement for where animals could graze on the property. Staff highlighted that this is set up to protect existing farms from future development as opposed to creating a path for farms to be built in an existing neighborhood.
- Commissioner Gonzales asked if there was an application process, which staff explained there is an application process. Commissioner Gonzales stated that he would like there to be more restrictions on the property owner once in an agricultural protection area.
- Commissioner Jensen suggested we keep the standards in line with the greenbelt standards.
- Commissioner Gonzales asked if an agricultural protection area can shield owners from other nuisance complaints like noise if the property owner decided to host a concert. Commissioner Jensen stated that wouldn't be allowed because that is not related to agricultural use. Staff agreed with her explanation.
- Commissioner Lyons expressed concern that if someone got an agricultural protection area established raising chickens for eggs but then switched and started raising goats this would have an unfair impact on surrounding properties. Staff explained that in an agricultural zone a property could do that already; however, as part of the application process for a protection area a property owner has to list the agricultural uses at the property.
- Commissioner Wheelwright stated that there are only a few areas where this really could apply and he is generally in favor of it.
- Commissioner Lyons disagrees stating that three acres is a reasonable size, one acre seems too small.
- Commissioner Wheelwright commented on having joint parcels being able to apply.
- Commissioner Lyons made a motion to recommend denial based on the finding that reducing from five acres to one acre is too drastic a reduction and is not sure that such a small farm needs additional protection. The motion did not get a second.
- Commissioner Wheelwright made a motion to recommend approval which was seconded by Commissioner Gonzales.
- Commissioner Gonzales stated that as part of the discussion on the motion he would like more information about why this is necessary. Staff explained that this is a tool to protect existing farms.
- Commissioner Jensen stated that this made her feel more comfortable with the motion when considering this is for existing agricultural land.
- Commissioner Gonzales and Commissioner Lyons expressed additional concerns about the possibility of landowners changing the agricultural use of the property and then the city not being able to enforce on issues. Staff explained that agricultural protection areas valid for 20 years, that a change of use to something not listed on the application would require the property owner to go through a new agricultural protection area review, and that even without the agricultural protection area, a property owner in an agricultural zone can change from growing crops to raising animals since both are permitted uses in the agricultural zone.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

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

- While the majority of the Planning Commission in attendance agreed with the findings of the staff report, Commissioner Gonzales had concerns regarding future oversight of agricultural protection areas and wanted the requirements to be more along the lines of a conditional use permit.



Acting 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

PROPOSED TEXT AMENDMENT

In accordance with Utah Code Annotated Section ~~17-81-201~~ ~~17-41-301~~, as amended, the minimum number of continuous acres that must be included in an agriculture protection area within Provo City is ~~one~~ ~~five (5)~~ acres, ~~which land must be receiving the benefits of Title 59, Chapter 2, Farmland Assessment Act, Utah Code Annotated, as amended (commonly called “greenbelt”).~~

***ITEM 5** (Development Services requests an Ordinance Text Amendment to Provo City Code 15.24.030 to amend the area requirement for agriculture protection areas. Citywide Application. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLOTA20260120)

APPLICANT:	Development Services
PROPERTY OWNER:	Citywide Application
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

PROJECT SUMMARY:

The proposed text amendment makes two key changes to the agricultural protection area requirements. First, it removes the requirement that a property must be enrolled in the Farmland Assessment Act also referred to as 'Greenbelt' in order to qualify. Second, it reduces the minimum area required to establish an agricultural protection area from five acres to one. These changes increase opportunities for farmers in agricultural zones to establish stronger protection of their agricultural rights.

STAFF ANALYSIS

Before recommending an amendment, the Commission must find that the amendment serves the public interest and aligns with the General Plan, based on consideration of the following:

(a) the public purpose served by the amendment;

Staff Response: The purpose of this amendment is to expand the number of farmers who can apply for their property to be in an agricultural protection area.

FINDING: Complies

(b) the most effective means of achieving that purpose;

Staff Response: Reducing the area requirement and removing the greenbelt benefit requirements is the most effective way of creating more opportunities for interested property owners to create agricultural protections areas while still meeting the state code.

FINDING: Complies

(c) compatibility with General Plan goals and policies;

Staff Response: The proposed text amendment is compatible with the following general plan goals and policies.

General Plan:

Open Space and Recreation

2. Give careful consideration to the conservation of open spaces, scenic areas, and viable agricultural land.

3a. Increase access and education around local food production.

Conservation and Resiliency Plan

4a. Continue to preserve agricultural land through conservation easements and selling of development rights as appropriate.

FINDING: Complies

(d) consistency with the timing and sequencing provisions of the General Plan;

Staff Response: The proposed text amendment is consistent with the timing and sequencing provisions of the General Plan.

FINDING: Complies

(e) potential interference with General Plan implementation;

Staff Response: The proposed text amendment does not interfere with the implementation of General Plan goals and policies.

FINDING: Complies

(f) any adverse impact on nearby properties; and

Staff Response: There are no adverse impacts on surrounding properties.

FINDING: Complies

(g) preference for General Plan policies over the General Plan Map, if the two conflict.

Staff Response: This proposed text amendment does not conflict with the General Plan policies or the General Plan Map.

APPLICABLE ZONING CODES

Provo City Code 15.24.030:

In accordance with Utah Code Annotated Section 17-41-301, as amended, the minimum number of continuous acres that must be included in an agriculture protection area within Provo City is five (5) acres, which land must be receiving the benefits of Title 59, Chapter 2, Farmland Assessment Act, Utah Code Annotated, as amended (commonly called “greenbelt”).

(Enacted 2023-24)

<https://provo.municipal.codes/Code/15.24.030>

POSSIBLE MOTIONS AND FINDINGS:

The Planning Commission may make any of the following findings:

1. **Recommend Approval:** The proposal is consistent with the General Plan.
The Planning Commission recommends approval of the proposed ordinance text amendment of Provo City Code 15.24.030 to the City Council
2. **Recommend Denial:** The proposal is not consistent with the General Plan.
The Planning Commission recommends denial of the proposed ordinance text amendment of Provo City Code 15.24.030 to the City Council
3. **Continue:** New information presented at the public hearing or additional study needs to be done. *The Planning Commission continues this item to a future hearing (state findings and reasons)*

ATTACHMENTS

1. Proposed Ordinance Text amendment Language

ATTACHMENT 1 – PROPOSED ORDINANCE TEXT LANGUAGE

15.24.030 Area Requirements.

In accordance with Utah Code Annotated Section ~~17-81-201~~ 17-41-301, as amended, the minimum number of continuous acres that must be included in an agriculture protection area within Provo City is ~~one (1) five (5)~~ one (1) acres, ~~which land must be receiving the benefits of Title 59, Chapter 2, Farmland Assessment Act, Utah Code Annotated, as amended (commonly called “greenbelt”).~~

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING THE
REQUIREMENTS FOR AN AGRICULTURAL PROTECTION AREA.
(PLOT20260120)

RECITALS:

It is proposed that Provo City Code Section 15.24.030 (Area Requirement) be amended to reduce the required acreage for an agricultural protection area and remove the requirement for property to be receiving greenbelt tax benefits in order to qualify;

On May 27, 2026, the Planning Commission held a public hearing to consider the proposed amendment, and after the hearing, the Planning Commission recommended denial to the Municipal Council by a vote of 1:3;

On June 23, 2026, 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 Section 15.24.030 is amended as follows:

15.24.030 Area Requirements.

In accordance with Utah Code Annotated Section ~~17-81-201-17-41-301~~, as amended, the minimum number of continuous acres that must be included in an agriculture protection area within Provo City is ~~one (1) five (5) acres, which land must be receiving the benefits of Title 59, Chapter 2, Farmland Assessment Act, Utah Code Annotated, as amended (commonly called "greenbelt").~~

PART II:

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

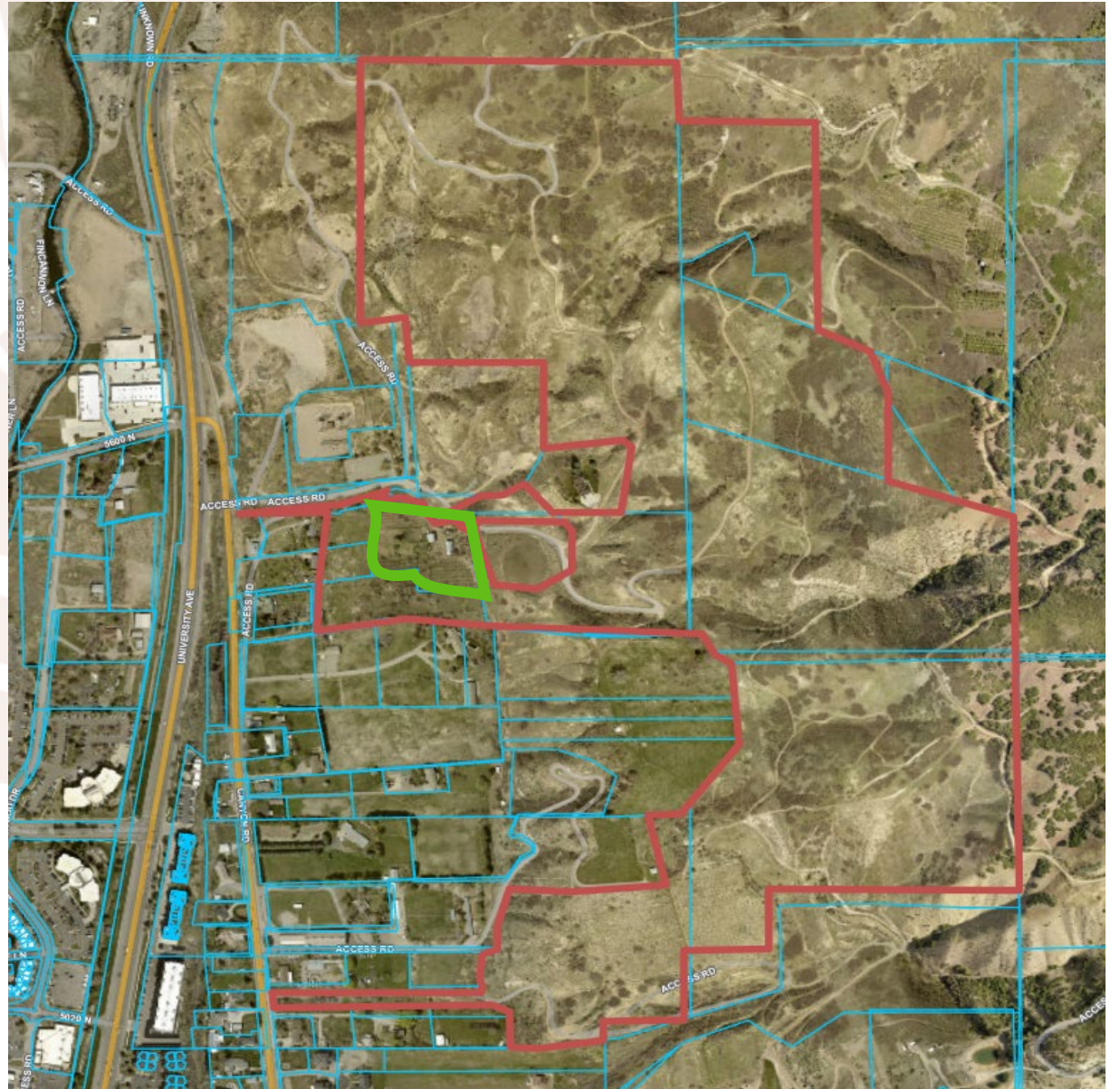
- 42
- 43 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
- 44 sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of
- 45 the ordinance is not affected by that determination.
- 46
- 47 C. This ordinance takes effect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

Foothill Orchards Rezone and Concept Plan

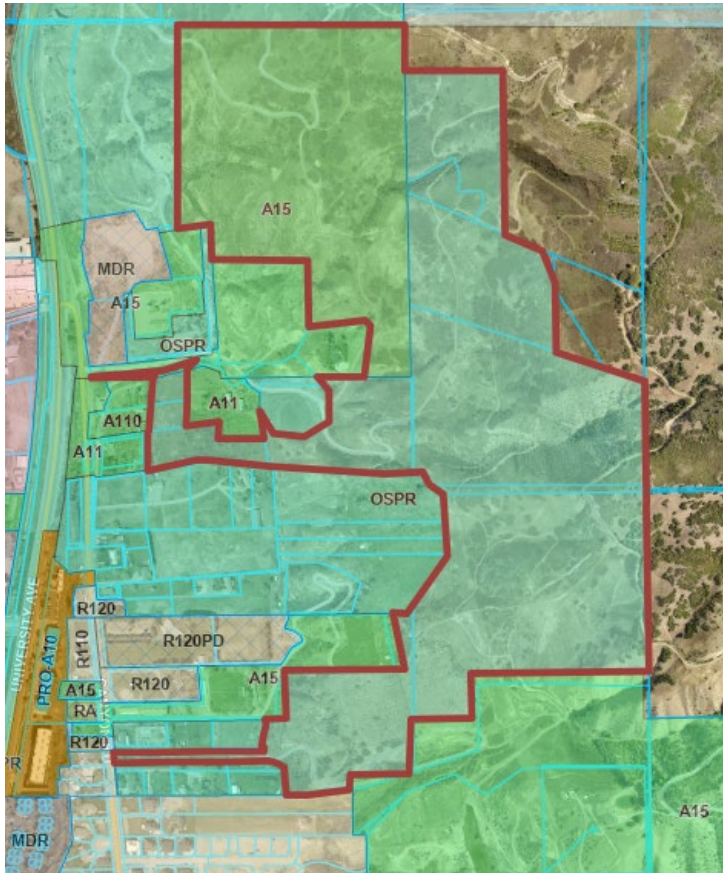
Area outlined in red is the original proposed area. The property owners for the area in green have asked to be removed from the rezone and concept plan proposal.

Original area proposed – approximately 155 acres

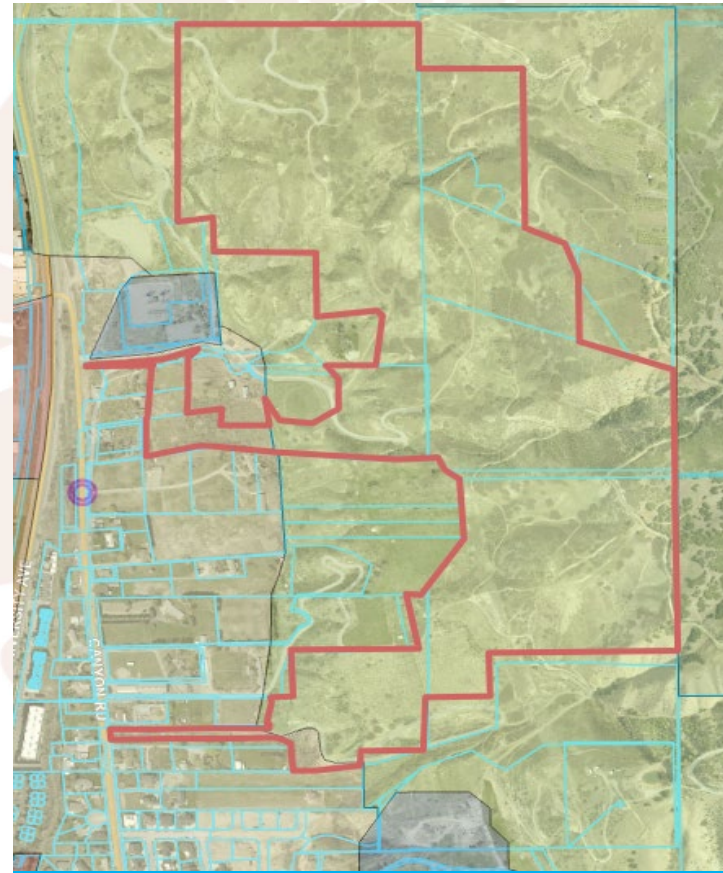
Current area proposed – approximately 152 acres



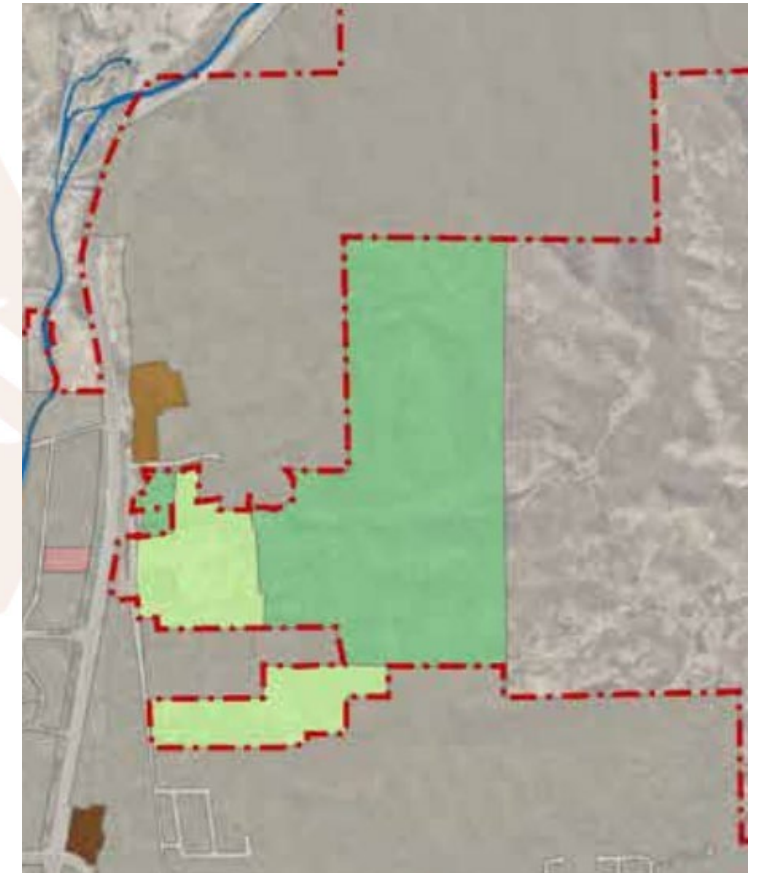
Foothill Orchards Rezone and Concept Plan



Current Zone Map



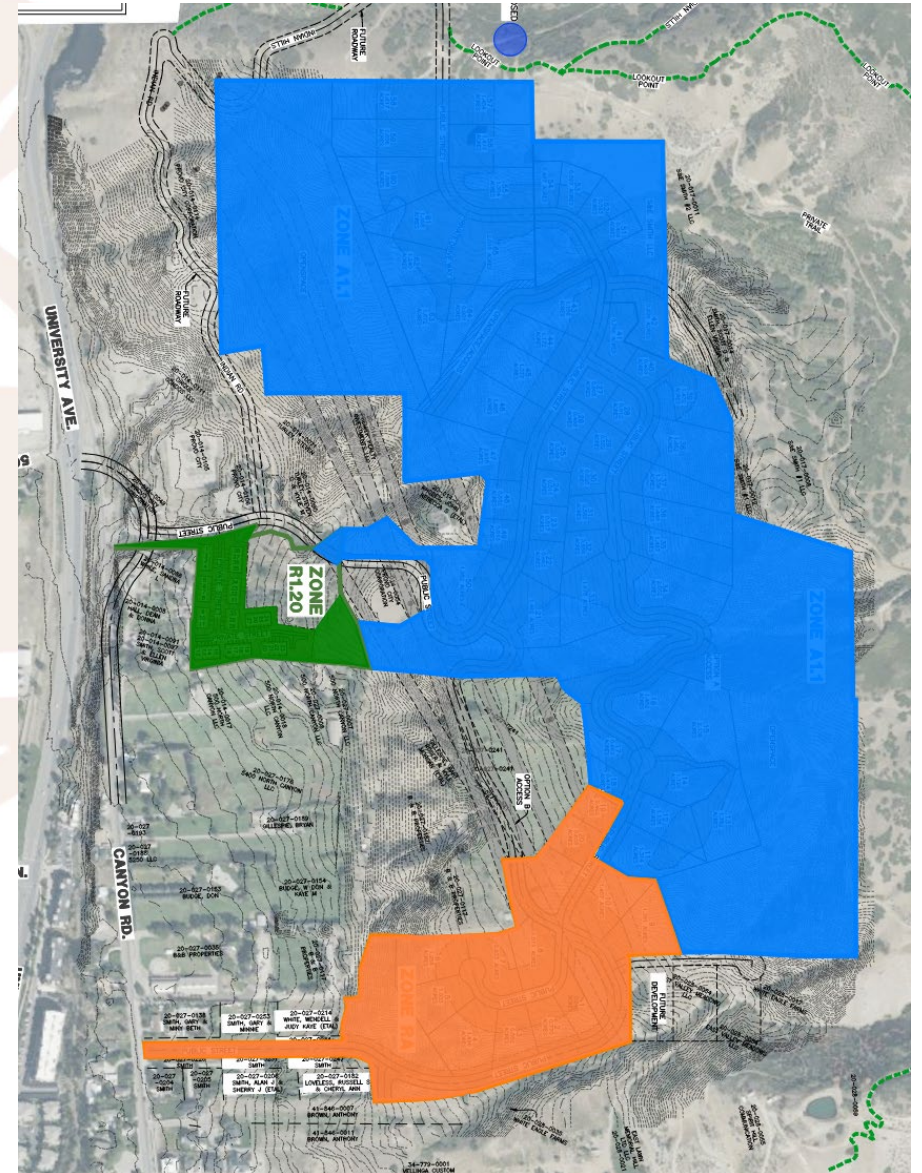
General Plan Map



Northeast Neighborhood Plan

Foothill Orchards Rezone and Concept Plan

- The area shaded in blue is proposed to be rezoned to A1.1 – agricultural with 1 acre lots.
- The area shaded in orange is proposed to be rezoned to RA – residential agricultural with ½ an acre lots
- The area shaded in green is proposed to be rezoned to R1.20 – residential single-family with 20,000 square foot lots
- The applicant is also proposing 2 overlays for the entire area:
 - The Critical Hillside overlay (CHOZ)
 - The Performance Development overly (PD)
- Proposed zones comply with the General Plan.

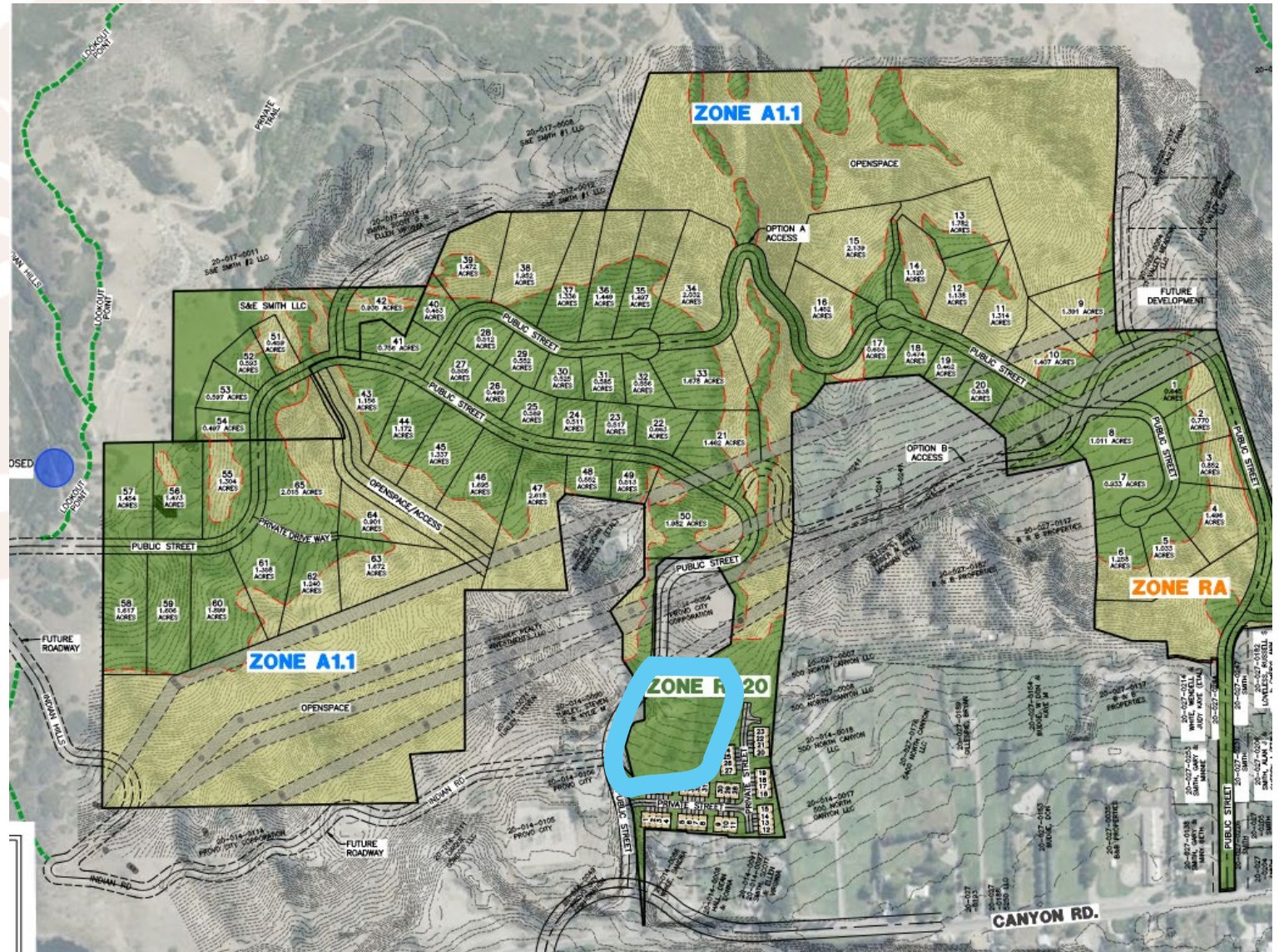


Foothill Orchards Rezone and Concept Plan

Concept Plan Proposal is for 102 units.

The density of the original proposal exceeds base zone limits; however, it is permitted when density bonuses for the PD and CH overlays are applied.

With removal of approximately 3 acres, roughly outlined in blue, the allowed density for the project factoring in the density bonuses drops to 96 units.



Foothill Orchards Rezone and Concept Plan

Additional Considerations:

- The applicant has proffered a development agreement in conjunction with this rezone and concept plan. The details of the agreement will be reviewed by Staff and City Council.
- The rezone and concept plan are the first stage of the development process, if City Council approves this rezone, the applicant will have to apply for a project plan which will get brought back to Planning Commission for approval.

Important details that will need to be resolved with the project plan:

- Possible adjustment of lots due to geotechnical concerns.
- Meeting common area requirements and performance standards of PD overlay.
- Meeting design standards and clustering requirements of the CHOZ.
- Resolving any infrastructure concerns.

Applicant Slides

PROVO CITY · UTAH COUNTY

Foothill Orchards

Master Planned Community – Northeast District – Provo Utah

Rezoning / Concept Plan

Parcels Transitioning from OSPR & A1.5 → A1.1, RA & R1.20

01 | PROJECT OVERVIEW

Key Facts

Project:

Foothill Orchards

Location:

Northeast Timpview Neighborhood - Provo

Current Zones:

OSPR, A1.5 & A1.1

Proposed Zones:

A1.1, RA & R1.20

Approx. Acreage:

~152 acres

Review Body:

CRC → Planning Commission → City Council

History & Annexation

The subject property and several adjacent parcels in Provo's Northeast foothills were brought into Provo City limits through a formal annexation process.

These lands carry a deep agricultural legacy - orchards, irrigation systems, and open range have shaped the hillside for generations.

Annexation established the framework for planned, General Plan-consistent development while preserving the unique heritage and character of the area.

Purpose & Objectives

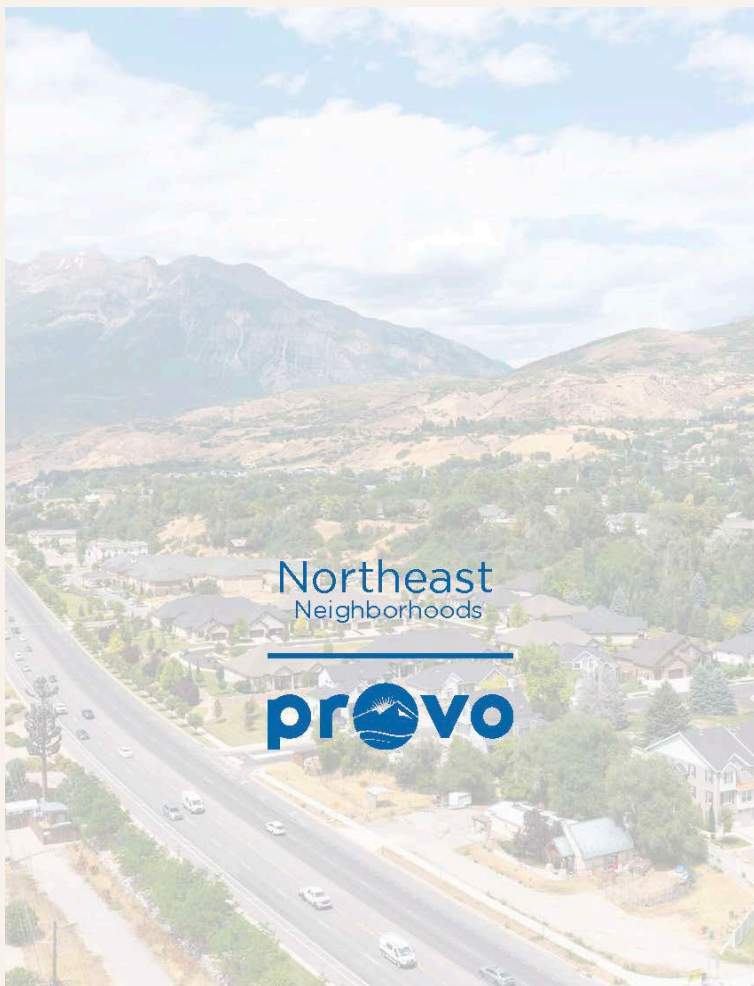
Align parcels with Provo City's General Plan and long-range housing goals.

Enable low-density residential development compatible with the Northeast neighborhood character.

Honor the agricultural heritage of the foothills while providing measured, thoughtful growth.

Deliver public infrastructure benefits - trails, water systems, and formalized access to public lands.

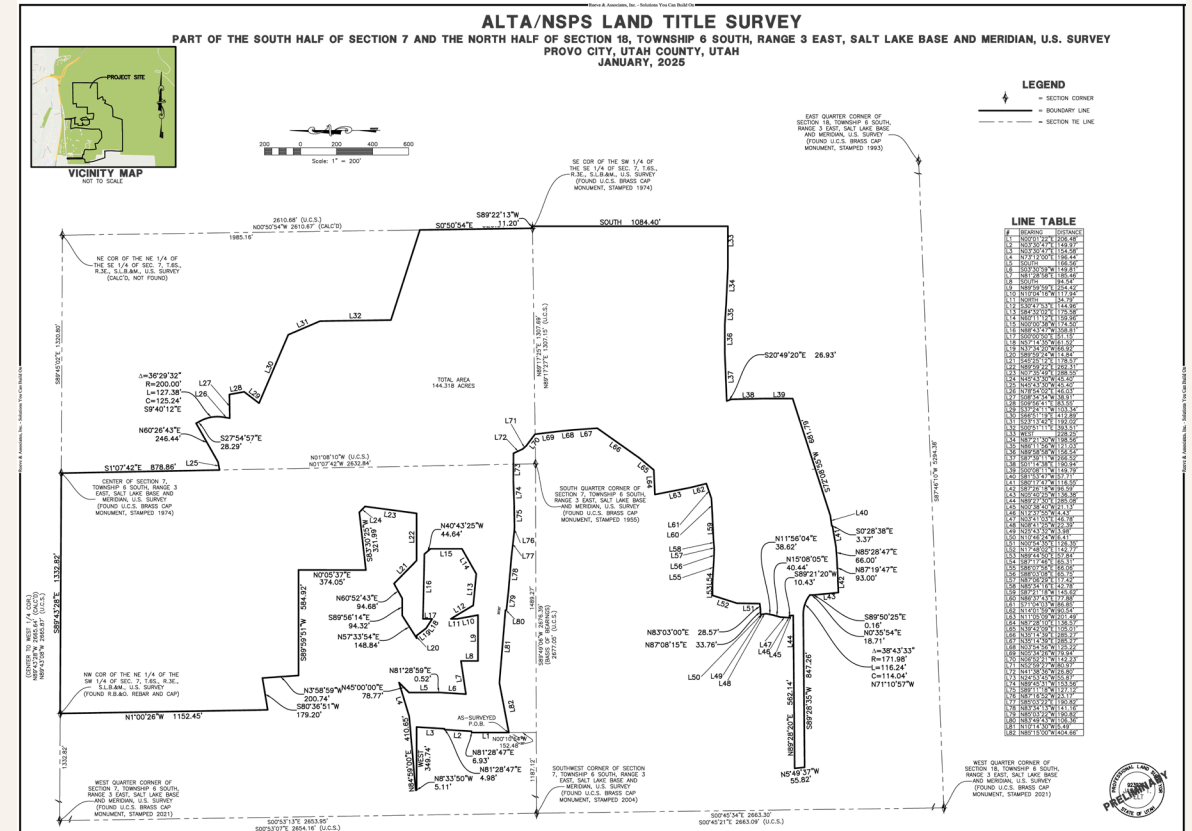
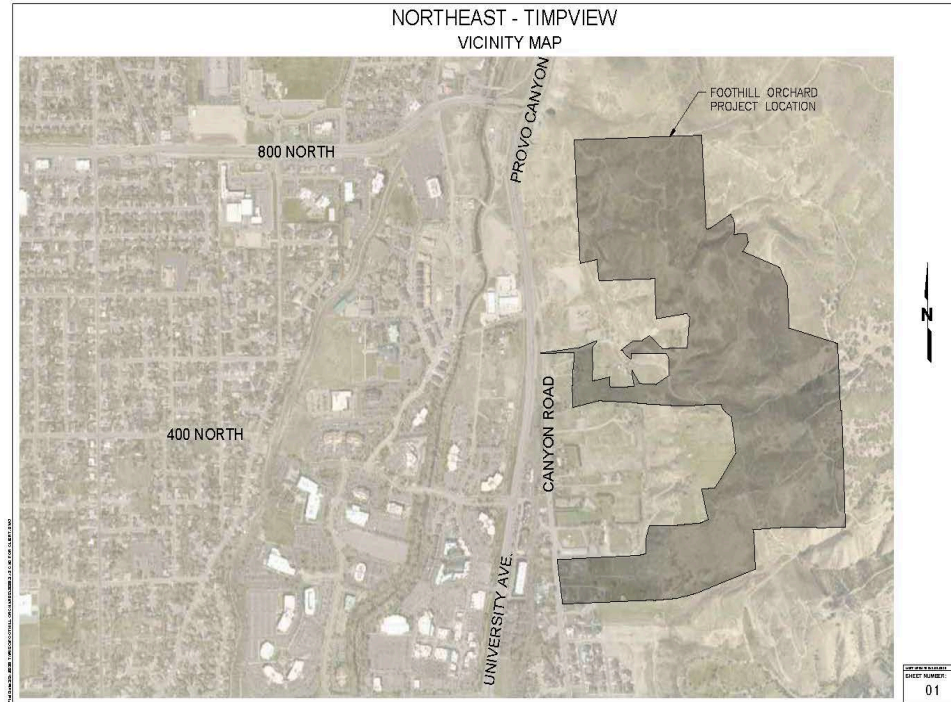
01 | NORTHEAST NEIGHBORHOODS



Northeast Neighborhood Development Principles

- **Preserve neighborhood character** — The subdivision should maintain the area's strong tradition of single-family detached residential development, supporting owner-occupancy and reflecting the established character of the surrounding neighborhoods.
- **Respect and integrate agricultural heritage** — Where adjacent to or near existing agricultural or urban farm properties, the subdivision design should prioritize greenspace buffers and transitions that honor the Northeast Area's longstanding agricultural identity.
- **Support infill development that fits the neighborhood** — New residential development should align with existing neighborhood qualities, avoiding density levels or housing types inconsistent with the surrounding A1, RA and R1 fabric.
- **Identify and mitigate development difficulties** — The subdivision must proactively address hillside constraints, geotechnical hazards, slope conditions, and utility capacity limitations — particularly storm/sewer trunk-line capacity and water pressure — through appropriate studies and developer-funded infrastructure solutions.
- **Establish a connected and safe road network** — The subdivision's internal street design should prioritize connectivity to existing arterials and collectors, adhere to Provo City road cross-section standards, and promote a connected and walkable subdivision wherever feasible.
- **Preserve and enhance trail access and open space** — The project should maintain or improve public access to existing trail networks and open space, coordinating with the Provo Foothills Trail Master Plan and the Parks Department to ensure continuity of recreational connectivity through and around the development.
- **Reinforce the area as a gateway to the city** — Given the Northeast Area's role as Provo's primary entrance from the canyon, subdivision design, landscaping, and streetscape should reflect gateway-quality standards consistent with the Gateways Plan and University Avenue design corridor expectations.

01 | VICINITY MAP — ALTA/NSPS



Greater Northeast Neighborhoods of Provo City / Foothill Orchards Vicinity Map

02 | CURRENT ZONING DESIGNATIONS

OSPR

Open Space, Parks & Recreation

Intended Uses:

Parks, trails, open space buffers, recreation facilities, and natural area preservation.

Characteristics:

Restricts residential and most commercial development. Protects sensitive land and provides community green space.

Limitations:

Parcels no longer needed for open space purposes or that do not meet OSPR criteria may be candidates for residential transition.

A1.5

Agricultural — 5 Acre Minimum

Intended Uses:

Agricultural activities, orchards, animal husbandry, and very low-density single-family residential.

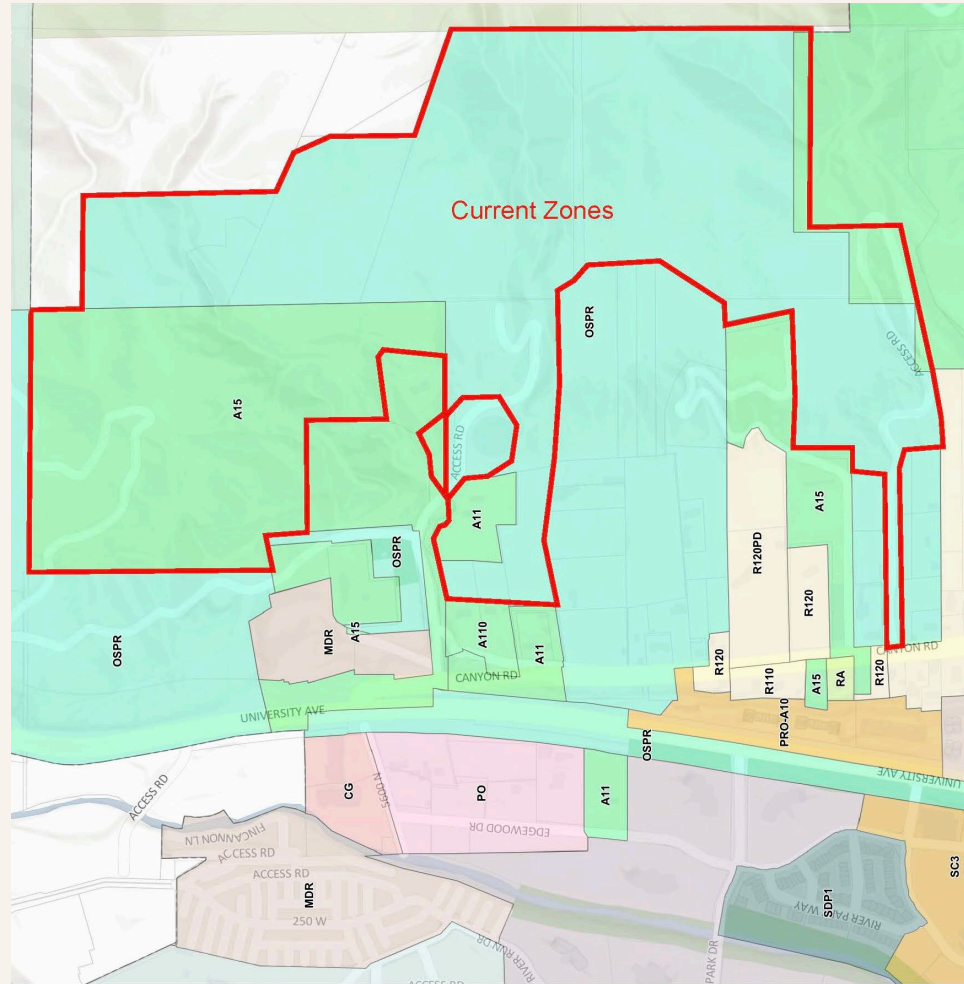
Characteristics:

Large lot requirements (5 acres minimum). Preserves agricultural character and rural feel.

Limitations:

Underutilizes land near existing residential areas and does not align with current General Plan density designations for this district.

02 | CURRENT ZONING MAP



Current zoning designations — OSPR, A1.1 & A1.5 parcels shown (approximate)

03 | PROPOSED ZONING DESIGNATIONS

A1.1

Agricultural — 1 Acre Min.

- Maintains agricultural character with a reduced minimum lot size (1 acre vs 1.5 acres).
- Permits single-family homes with accessory agricultural uses.
- Transitional buffer between higher-density residential and remaining rural parcels.
- Appropriate for parcels with existing agricultural uses not yet ready for full residential conversion.

RA

Residential Agricultural

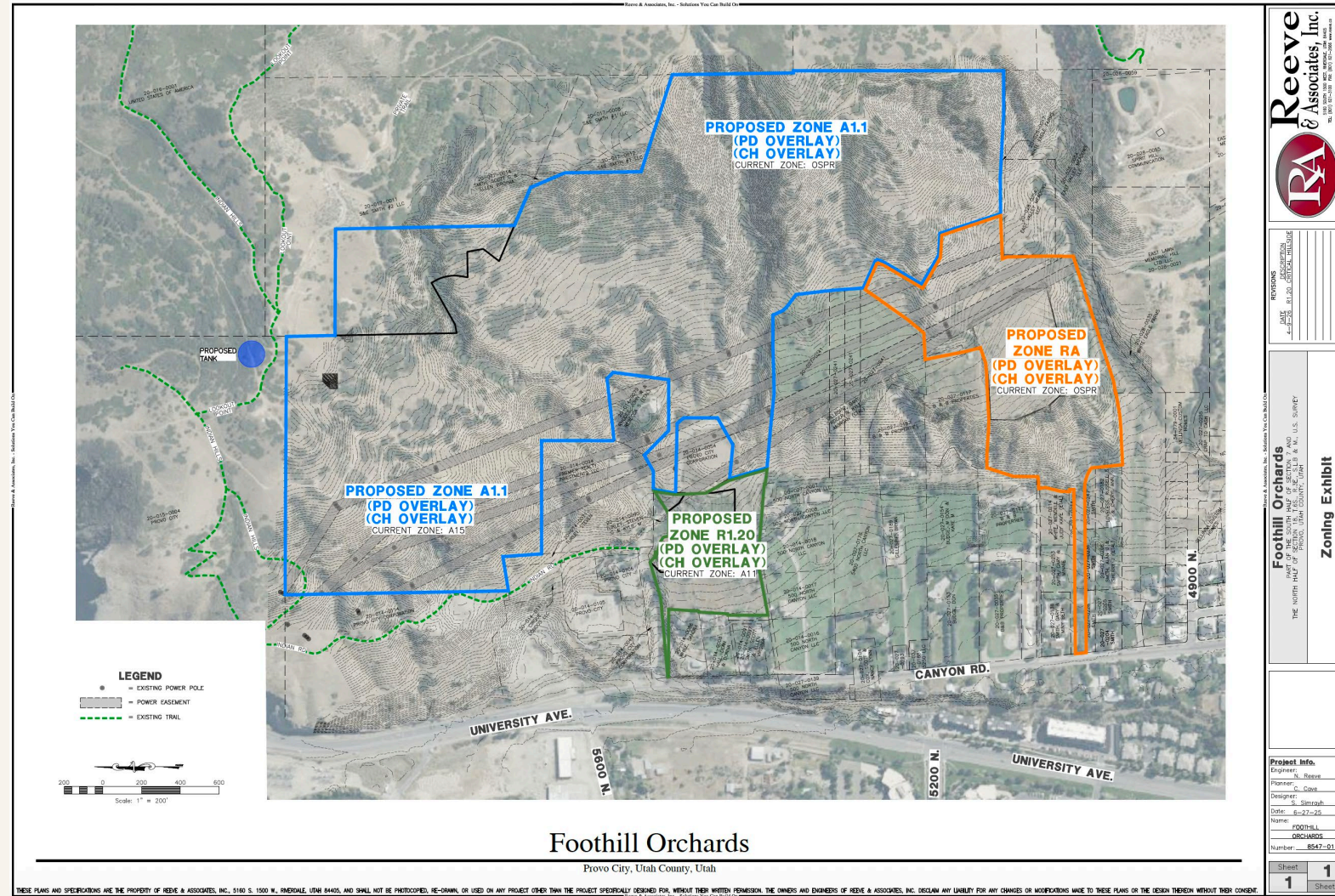
- Allows both agricultural uses and single-family residential development.
- Typical minimum lot size: 0.5–1 acre depending on utilities.
- Designed for semi-rural to semi-suburban transition areas.
- Supports small-scale animal keeping and hobby farming alongside homes.

R1.20

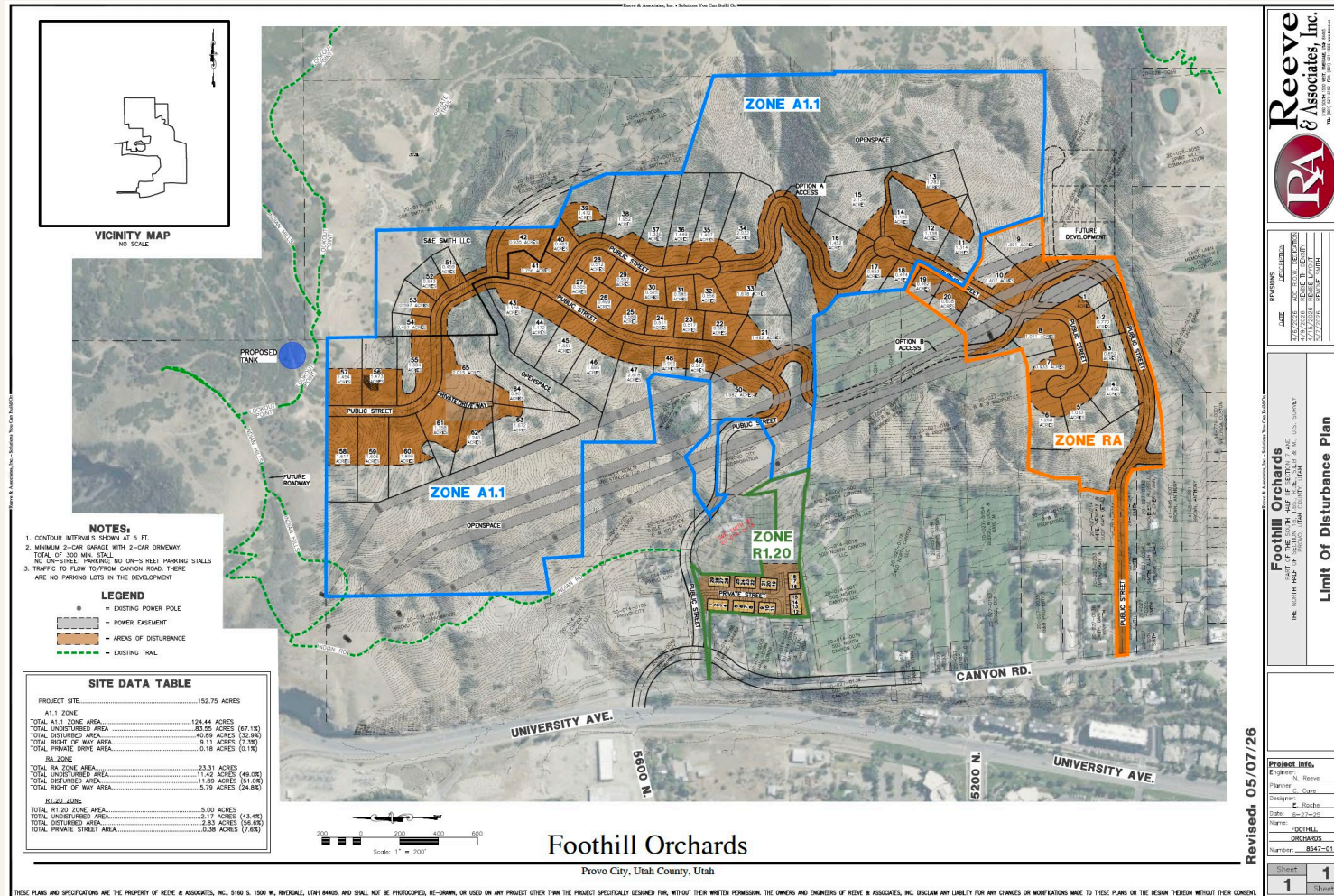
Single-Family — 20,000 sq ft

- Standard low-density single-family residential zone.
- Minimum lot size: 20,000 square feet (~0.46 acres).
- Compatible with adjacent established neighborhoods.
- Enables measured infill development consistent with North District character.

03 | PROPOSED ZONING MAP



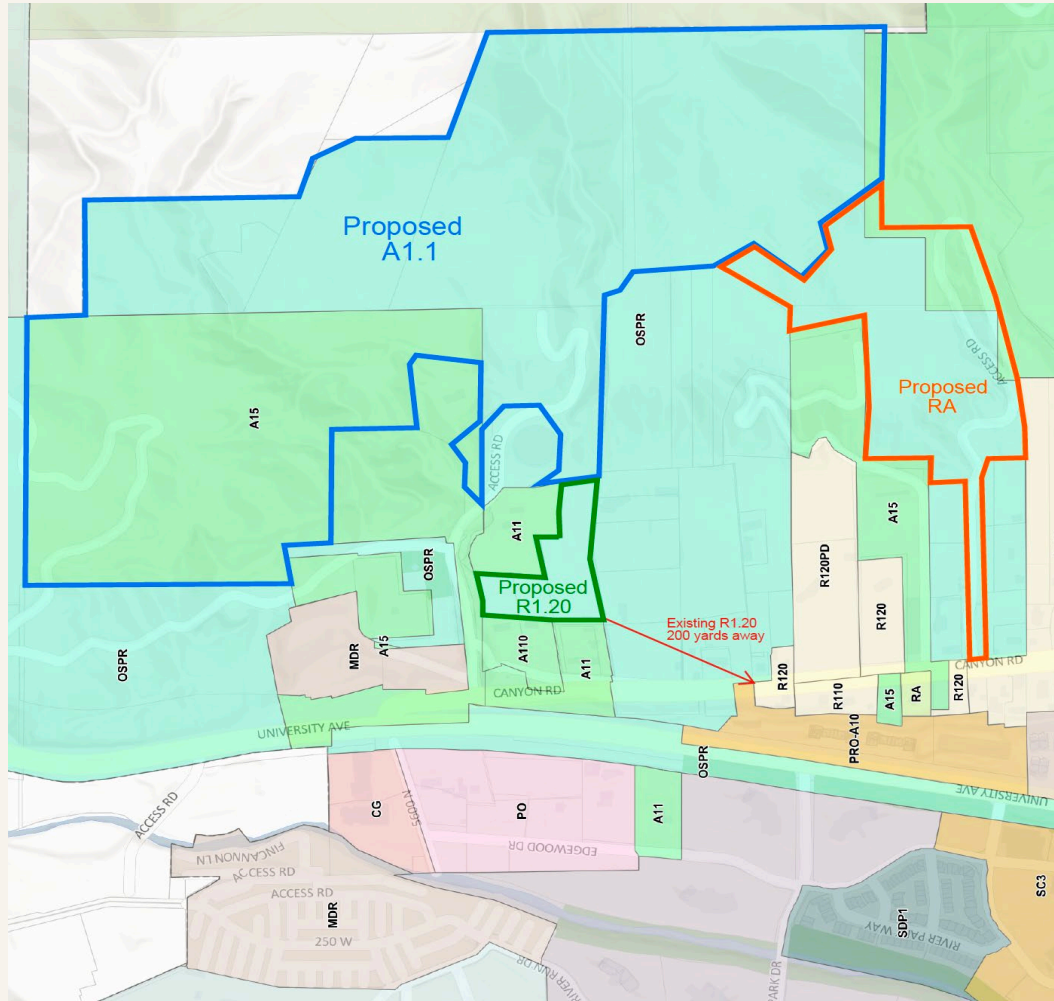
04 | PROPOSE ZONING PLAN + CONCEPT



Zoning / Area Plan

- Project Site = 152.75 acres
- A1.1 Zone = 124.44 acres
67% Undisturbed (83.55 acres)
33% Disturbed (40.89 acres)
- RA Zone = 23.31 acres
50% Undisturbed (11.52 acres)
50% Disturbed (11.79 acres)
- R1.20 Zone = 5.00 acres
44% Undisturbed (2.17 acres)
56% Disturbed (2.83 acres)

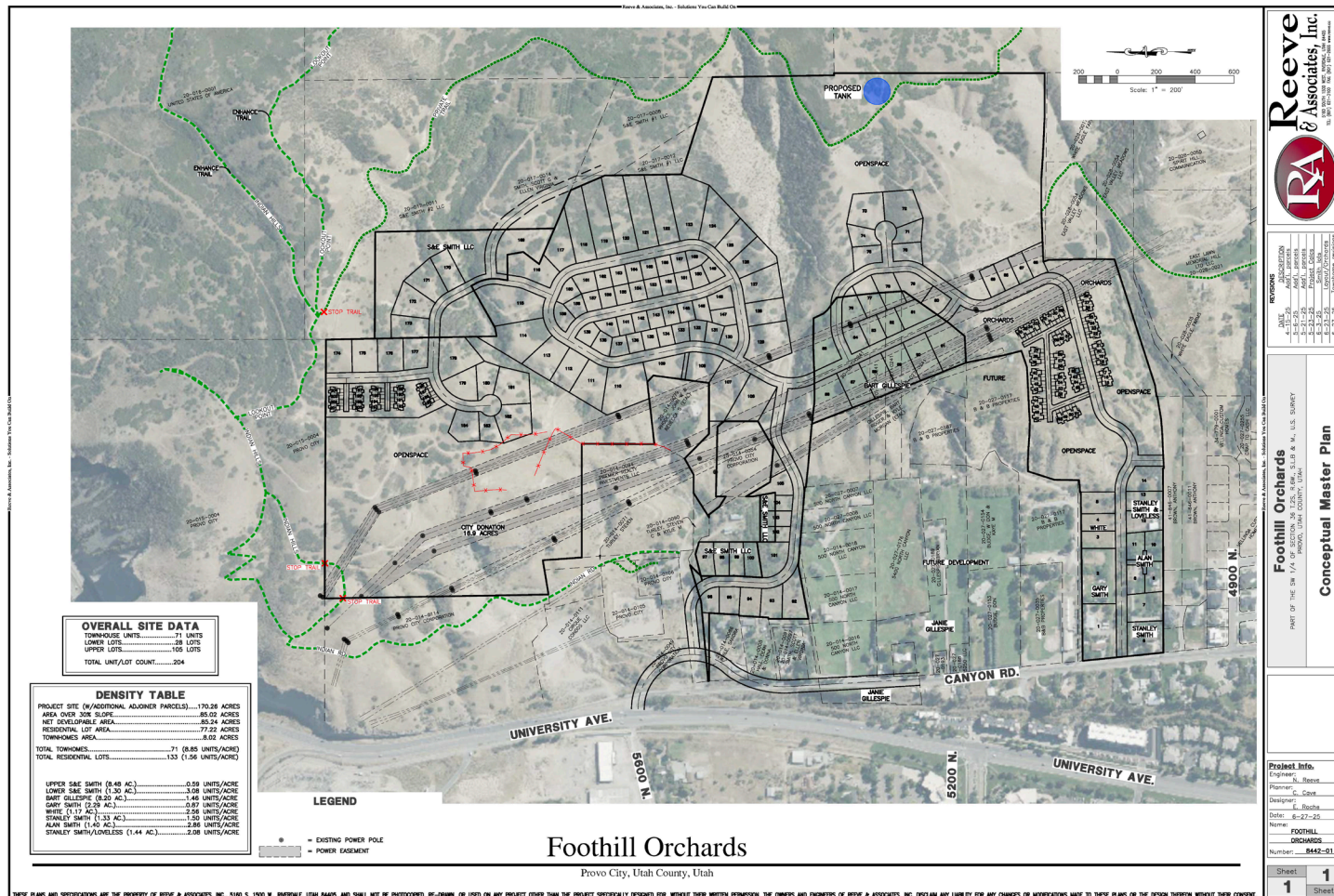
03 | PROXIMITY TO EXISTING ZONES



Context & Adjacency

- Subject parcels directly abut established Residential single-family neighborhoods to the south and west
- A1.1 and RA designations provide a natural step-down buffer between existing residential and upper foothill terrain
- R1.20 lots align in scale and character with the adjacent developed neighborhood fabric with existing R1.20 zoning 200 yards away
- No proposed zone introduces a use incompatible with surrounding land uses
- Adjacent OSPR-designated open space parcels remain intact as permanent green buffers
- Critical Hillside Overlay Zone provides added protection at the urban-open space interface

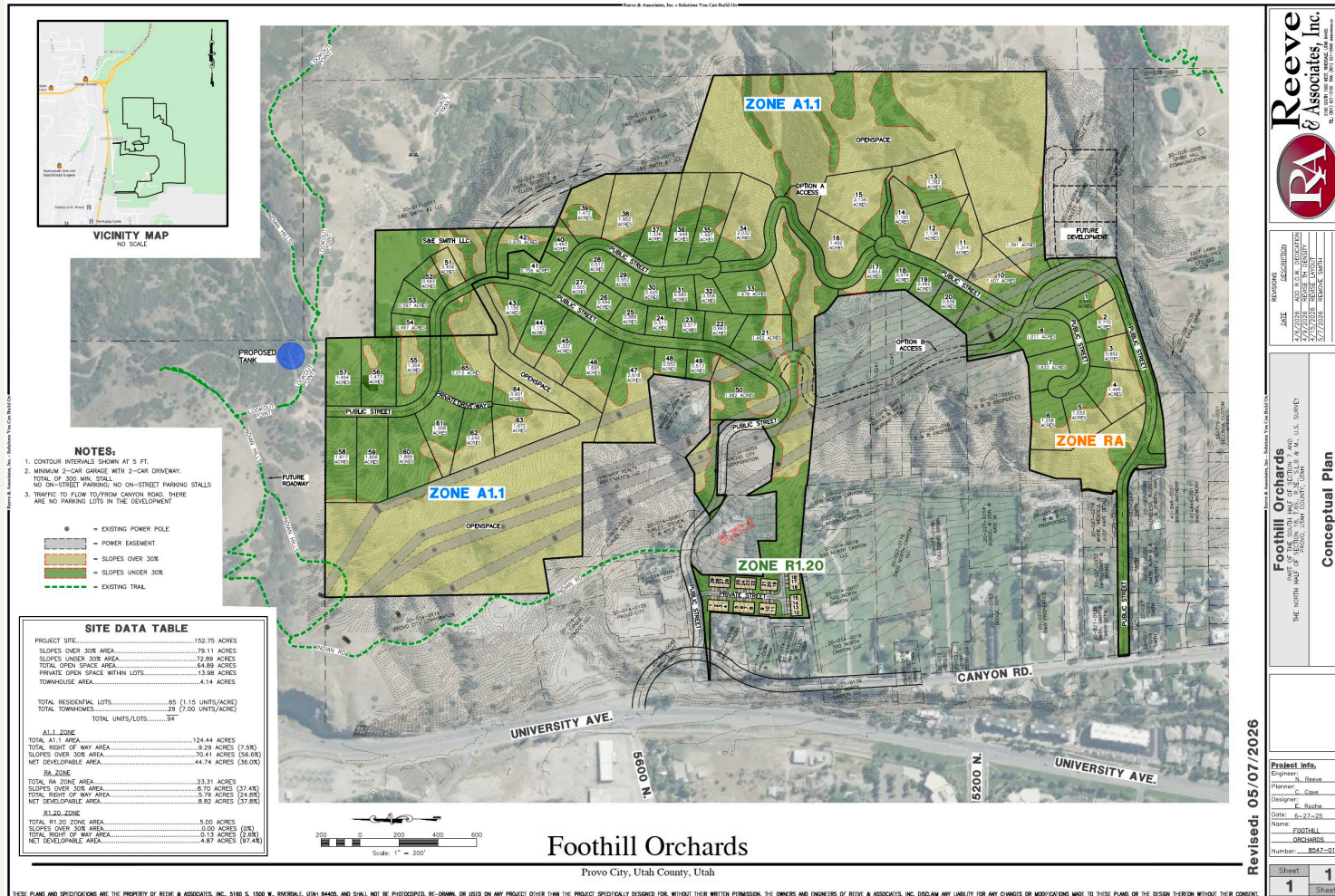
04 | CONCEPT PLAN | INITIAL CONCEPT



Initial Concept

- Original plan submitted at project outset
- Smaller lots, higher unit count; larger development footprint
- Broader hillside disturbance across steeper slopes
- Fewer clustering constraints applied
- Served as baseline for community feedback process during annexation
- Key concerns raised:
 - Density
 - Visual impact
 - Traffic
 - Public Access

04 | CONCEPT PLAN | CURRENT



Current / Concept Plan

- Residential lot count reduced by nearly 70%
- Larger lot sizes and locations; reducing visible change to hillside from valley floor
- Compliance with Critical Hillside and PD Overlay zones
- Public trail corridor from south boundary to northern edge defined
- Road network adjusted and existing paths and cuts utilized to reduce new road mileage
- Water infrastructure design expanded beyond project needs
- Owner-occupied deed restrictions established for all units prohibiting STR's
- ADU provisions included where applicable code permits

05 | FOOTHILL ORCHARDS — MILLHAVEN HOMES



About Millhaven Homes

Utah County-based homebuilder

Deep roots in the Wasatch Front communities with a focus on quality craftsmanship and long-term value.

Owner-occupied focus

Committed to building neighborhoods where residents invest in their community for the long term.

Estate & custom home expertise

Award Winning Home builder, with a proven track record delivering low-density, large-lot residential products in sensitive hillside environments.

Community-first development

Engages neighbors and municipalities early in the design process, incorporating feedback at every stage.

Sustainability & stewardship

Integrates natural landscaping, native vegetation, and orchard species that reflect the character of the land.

Highlights

Millhaven Homes has designed and built over 120 custom homes across Utah. A fully integrated, in-house team ensures seamless execution, accountability, and an exceptional client experience from concept to completion.

05 | PRODUCT TYPE — EXAMPLES

Representative home styles and lot configurations anticipated for Foothill Orchards



Estate Single-Family

A1.1 / RA Lots · .5 - 1+ Acre

All product types subject to Provo City design review, Critical Hillside Overlay, and PD Overlay Zone requirements.

06 | COMMUNITY IMPACT

Land Use

- ~155 acres added to Northeast Neighborhood with agricultural designation, honoring the area's heritage.
- Density drastically reduced; larger lots minimize hillside disturbance and traffic impact.
- Slopes >30% excluded from development per Critical Hillside Overlay Zone.
- Exclusively owner-occupied community — deed restrictions prohibit short-term rentals.
- ADU provisions support multi-generational living; move-up purchases expand citywide housing supply.

Utility Infrastructure

- Oversized water tanks and upsized distribution lines installed beyond the project's own needs.
- Adjacent parcels and neighboring communities gain increased water supply and redundancy.
- Provo City gains expanded water storage capacity to support long-term Northeast District growth.
- Infrastructure investment directly addresses one of the area's core development constraints.

Agriculture & History

- Improved roads provide formalized, all-season access to existing orchards for adjacent landowners.
- Orchard plantings introduced as functional land use honoring the foothills' agricultural heritage.
- Irrigation access paths protected throughout construction and beyond.
- Project name and design motifs reflect and celebrate Provo's Northeast orchard history.

Access & Trails

- Indian Road Trail — a historic Native American route — anchors the northern project entrance.
- Improved roads create safer, better-defined access to the Bonneville Shoreline Trail and corresponding network.
- Internal multi-use trail corridor runs the full project length, eliminating trespass on adjacent private parcels.
- Active coordination planned with Utah Valley Trails Alliance, Conserve Utah Valley, and Utah County Trails.

Questions & Discussion

07 | Q&A

Planning Dept.: planningdept@provo.org

Project Planner: Jessica Dahneke

Submit Comments: Provo City Development Services

Provo City Planning Commission

Report of Action

May 13, 2026

***ITEM 5** Reza Fakhrieh requests a Zone Map Amendment from the A1.5CH (Agricultural with Critical Hillside Overlay) and OSPR (Open Space Preservation and Recreation) Zones to the A1.1CH, RA (Residential Agricultural), and RACH Zones for a residential development with 75 lots and 50 townhomes, located approximately at 5450 N Canyon Rd. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20260115

The following action was taken by the Planning Commission on the above described item at its regular meeting of May 13, 2026:

RECOMMENDED APPROVAL

On a vote of 5:3, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jon Lyons

Second By: Anne Allen

Votes in Favor of Motion: Anne Allen, Jon Lyons, Matt Wheelwright, Melissa Kendall

Votes Against the Motion: Daniel Gonzales, Joel Temple, Jonathon Hill

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 A1.1, RA, R1.20, PD, and CH Zone is described in the attached Exhibit A.

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

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 highlighted that approximately 3 acres of land has been withdrawn from the rezone and concept plan proposal.

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 04/1/2026.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing.
- Bonnie Marrow, North Timpview Representative summarized the discussion of the April first district meeting including concerns about traffic along canyon road, construction impacts, conservation and public access, fire protection, and maintaining open space. She stated that this proposal is far superior to previous proposals, especially in regard to maintaining public access.

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:

- Bryan Gillespie, Provo Resident, stated that over the years there have been lots of proposals, this is the best one they've seen. This is a great opportunity for trail development and access to trails.
- Kyle Gillespie, Provo Resident, stated that he owns property directly adjacent to the development and his only concern is that he does not want his land to be isolated by this development.
- Ginny Smith, Provo Resident, stated that while being on the committee for the Northeast Neighborhood Plan, they had discussed what would be ideal to be in this land and mentioned that this proposal fits the larger lot, single-family homes.
- Bonnie Marrow, Provo Resident, also stated how this plan hits the closest to hitting what the Northeast Neighborhood Plan proposes and that it is a good plan.
- Scott Smith, Provo Resident, feels that the applicant is respecting the agriculture that is existing in the area. He also brought up that the proposed water tank allows other people to develop.
- Steve Turly, Provo Resident, pointed out that one of the proposed roads goes through his property. He highlights that having two points of ingress and egress this area can't be developed and asked that this project should not be pushed forward until the plan reflects a road that has been agreed to by both property owners.
- Additional residents stated that they think it is a good plan but are concerned about the traffic impact, especially with the changes to University Avenue.

APPLICANT RESPONSE

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

- The applicant explained that they have been developing these plans with the history of the area and feedback from the neighbors and guidelines of the neighborhood plan.
- The applicant highlighted how the proposed zones match with how the surrounding area is currently zoned.
- The applicant highlighted the changes between the original concept plans and the current concept plan including a reduction in density and maintaining public access to the area.
- The applicant explained that they have been working with Public Works and are expanding the water capacity to meet the needs of the project and support the needs of the city.
- The applicant explained that all homes would be deed restricted to being owner occupied.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Temple asked if this area interacted with the wildfire urban interface. Staff explained that it has been reviewed by the fire Marshall and he is okay with the concept plan going forward.
- Commissioner Gonzales confirmed that this area was part of a recent annexation.
- Commissioner Lyons asked if there were areas of over 30% slope. Staff showed the concept plan that was included in the presentation that highlighted the areas of 30% slope.
- Commissioner Jensen asked about agricultural use in the area, staff explained that the property owners who asked to be removed from the rezone are using their property as agricultural and have decided to maintain that zoning.
- Commissioner Jensen asked for clarification regarding lot sizes. Staff explained that the PD and the CH allow for lots to be smaller than the base zone; however, the density of the project needs to stay within the allowed number of units unless it meets the requirements for density bonuses as mentioned in the PD and CH zones.
- Commissioner Jensen asked about concerns with areas that do not currently comply with code. Staff explained that areas of the concept plan that do not comply with the code will have to be changed for the final project plan.
- Commissioner Wheelwright asked about the road section at the north end of the project. The applicant explained that there would be a turnaround for fire.
- Commissioner Jensen asked for more information regarding the trail network in the area and how this project would connect with that. The applicant explained that they are working with Parks and Recreation as well as Conserve Utah Valley to create a well-connected trail system.
- Commissioner Wheelwright asked for more information regarding the townhome layout and how the surrounding neighborhood felt about them. The applicant explained that they have been working with the neighborhood to respect the existing uses and highlighted that this keeps density off the foothills and closer to the road.

- Commissioner Lyons asked about the impact on traffic, the applicant explained they haven't looked at them in detail yet as they have not been sure of what zones they will be developing with.
- In response to the public comment made by Steve Turley, the Planning Commission invited the applicant and the City to address the access point shown. The applicant explained that the proposed road on the concept plan and highlighted that this is just a concept plan for a rezone, if it does not work at project plan level they will redraw the road. He also pointed out that the City has easement access there. Public Works staff explained that they have shown that there are other ways to configure the road that can address the concern.
- Commissioner Wheelwright and Hill highlighted that their decision has to be focused on the appropriateness of the zone based on the ideas in the concept plan since there are so many details still need to be worked out.
- Commissioner Lyon asked if they could approve the rezone but not the concept plan, staff explained that the Council will vote on the rezone but that would make continuing the concept plan void.
- Commissioner Jensen stated that she was not concerned about the concept plan meeting all the details since it will have to come back for a project plan approval; however, she is concerned about how visible the development will be on the hillside and how that will detract from the foothills. Staff did point out that there are some areas that will be hidden.
- Commissioner Temple stated that it strikes him as agricultural sprawl that increases traffic and strain on city infrastructure instead of agricultural uses and open space.
- Commissioner Gonzales agreed with Commissioner Temple, stating that he did not feel this met the goals of the General Plan.
- Commissioner Allen stated that preserving single-family dwellings is also a goal of the General Plan.
- Commissioner Hill stated that he does not generally like hillside development, but this feels like they have done the best they could with the circumstances.
- Commissioner Kendall stated that she liked that there is some density lower down with larger lots higher up.
- Commissioner Lyons stated his concern about the realignment of Canyon Road and how long it will take for that to happen. Public Works staff explained the different expenses behind the projects and that they are working to address the concern as funding is available to them.
- Commissioner Wheelwright highlighted that the other areas that are not a part of this rezone and development are satisfied with the concept plan and this development would open opportunities for those property owners to better utilize their land.
- Commissioner Jensen listed the pros and cons of the project in her opinion pros included the large lots up in the foothills that keep an open agricultural feel and the increased trail access. The con is visual impact of the development on the foothills.



Planning Commission Chair



Director of Development Services

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

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

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services

Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

LEGAL DESCRIPTION:

PROPOSED ZONE A1.1 PORTION WITH PD AND CH OVERLAY

PART OF THE SOUTH HALF OF SECTION 7 AND THE NORTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 728.75 FEET SOUTH 89°49'06" WEST ALONG THE SECTION LINE AND 154.73 FEET NORTH 00°10'54" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7 (SAID SOUTH QUARTER CORNER BEING NORTH 89°49'06" EAST 2676.39 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7); THENCE NORTH 16°15'59" WEST 200.97 FEET; THENCE SOUTH 84°32'02" EAST 175.58 FEET; THENCE NORTH 60°11'12" EAST 159.96 FEET; THENCE NORTH 00°00'38" WEST 174.50 FEET; THENCE NORTH 40°43'25" WEST 44.64 FEET; THENCE NORTH 88°43'47" WEST 358.81 FEET; THENCE NORTH 09°00'56" EAST 116.44 FEET; THENCE SOUTH 89°56'14" EAST 94.32 FEET; THENCE NORTH 60°52'43" EAST 94.68 FEET; THENCE SOUTH 45°25'12" EAST 178.57 FEET; THENCE NORTH 89°59'22" EAST 262.31 FEET; THENCE NORTH 07°35'49" EAST 288.55 FEET; THENCE NORTH 45°43'30" WEST 45.40 FEET; THENCE SOUTH 83°30'25" WEST 321.99 FEET; THENCE NORTH 00°05'37" EAST 374.05 FEET; THENCE NORTH 89°59'56" WEST 584.92 FEET; THENCE NORTH 03°58'59" WEST 200.70 FEET; THENCE SOUTH 80°36'51" WEST 179.20 FEET; THENCE NORTH 01°00'26" WEST 1152.45 FEET; THENCE SOUTH 89°43'28" EAST 1332.82 FEET; THENCE SOUTH 01°07'42" EAST 251.05 FEET; THENCE SOUTH 89°44'36" EAST 549.30 FEET; THENCE SOUTH 01°07'42" EAST 923.07 FEET; THENCE SOUTH 66°51'19" EAST 212.89 FEET; THENCE SOUTH 23°13'42" EAST 192.02 FEET; THENCE SOUTH 00°51'11" EAST 393.51 FEET; THENCE SOUTH 72°11'29" EAST 525.60 FEET; THENCE SOUTH 00°50'54" EAST 625.51 FEET; THENCE NORTH 89°22'13" EAST 11.20 FEET; THENCE SOUTH 00°00'00" EAST 1084.40 FEET; THENCE NORTH 90°00'00" WEST 228.25 FEET; THENCE NORTH 87°21'30" WEST 198.56 FEET THENCE NORTH 86°11'56" WEST 121.03 FEET; THENCE NORTH 89°58'58" WEST 156.54 FEET; THENCE SOUTH 87°39'11" WEST 33.55 FEET; THENCE NORTH 17°57'06" WEST 328.87 FEET; THENCE NORTH 86°46'14" WEST 112.60 FEET; THENCE NORTH 59°36'44" WEST 175.00 FEET; THENCE NORTH 30°36'33" EAST 207.96 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 228.00 FEET, AN ARC LENGTH OF 60.35 FEET, A DELTA ANGLE OF 15°09'58", A CHORD BEARING OF NORTH 23°01'34" EAST, AND A CHORD LENGTH OF 60.18 FEET; THENCE NORTH 65°41'53" WEST 162.95 FEET; THENCE NORTH 03°54'56" WEST 125.22 FEET; THENCE NORTH 05°34'26" WEST 79.94 FEET; THENCE NORTH 06°52'21" WEST 142.23 FEET; THENCE NORTH 52°59'27" WEST 80.97 FEET; THENCE NORTH 41°38'36" WEST 26.80 FEET; THENCE NORTH 24°53'45" WEST 55.87 FEET; THENCE NORTH 89°45'31" WEST 153.56 FEET; THENCE SOUTH 88°02'47" WEST 129.47 FEET; THENCE SOUTH 89°11'18" WEST 127.12 FEET; THENCE NORTH 87°16'52" WEST 23.17 FEET; THENCE NORTH 83°34'13" WEST 141.16 FEET; THENCE NORTH 85°03'22" WEST 190.82 FEET; THENCE NORTH 83°49'43" WEST 24.01 FEET TO THE POINT OF BEGINNING. CONTAINING 5,420,591 SQUARE FEET OR 124.440 ACRES.

PROPOSED ZONE RA PORTION WITH PD AND CH OVERLAY

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 841.71 FEET SOUTH 89°49'06" WEST ALONG THE SECTION LINE AND 1247.34 FEET SOUTH 00°10'54" EAST FROM THE SOUTH QUARTER CORNER OF 7 (SAID SOUTH QUARTER CORNER BEING NORTH 89°49'06" EAST 2676.39 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7); THENCE NORTH 87°08'15" EAST 33.76 FEET; THENCE NORTH 83°03'00" EAST 28.57 FEET; THENCE NORTH 00°54'35" EAST 126.35 FEET; THENCE NORTH 17°48'02" EAST 142.77 FEET; THENCE NORTH 89°44'50" EAST 57.84 FEET; THENCE SOUTH 87°17'46" EAST 65.31 FEET; THENCE SOUTH 86°07'56" EAST 66.06 FEET; THENCE SOUTH 88°03'08" EAST 65.75 FEET; THENCE NORTH 87°06'29" EAST 17.42 FEET; THENCE NORTH 85°34'16" EAST 42.78 FEET; THENCE NORTH 87°21'18" EAST 145.62 FEET; THENCE NORTH 86°37'43" EAST 77.88 FEET; THENCE NORTH 71°04'03" EAST 86.85 FEET; THENCE NORTH 14°01'59" WEST 90.54 FEET; THENCE NORTH

11°05'09" WEST 201.49 FEET; THENCE NORTH 87°28'10" EAST 136.57 FEET; THENCE NORTH 39°42'09" EAST 105.01 FEET; THENCE NORTH 35°14'39" EAST 285.27 FEET; THENCE SOUTH 65°41'53" EAST 162.95 FEET; THENCE ALONG A NONTANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 228.00 FEET, AN ARC LENGTH OF 60.35 FEET, A DELTA ANGLE OF 15°09'58", A CHORD BEARING OF SOUTH 23°01'34" WEST, AND A CHORD LENGTH OF 60.18 FEET; THENCE SOUTH 30°36'33" WEST 207.96 FEET; THENCE SOUTH 59°36'44" EAST 175.00 FEET; THENCE SOUTH 86°46'14" EAST 112.60 FEET; THENCE SOUTH 17°57'06" EAST 328.87 FEET; THENCE SOUTH 87°39'11" WEST 232.96 FEET; THENCE SOUTH 20°49'20" EAST 26.93 FEET; THENCE SOUTH 01°14'38" EAST 190.94 FEET; THENCE SOUTH 00°08'11" WEST 149.79 FEET; THENCE SOUTH 72°08'55" WEST 681.79 FEET; THENCE SOUTH 81°53'47" WEST 57.71 FEET; THENCE SOUTH 00°28'38" EAST 3.37 FEET; THENCE SOUTH 80°17'47" WEST 116.55 FEET; THENCE SOUTH 85°28'47" WEST 66.00 FEET; THENCE SOUTH 87°19'47" WEST 93.00 FEET; THENCE SOUTH 87°26'18" WEST 96.59 FEET; THENCE NORTH 05°40'25" WEST 140.31 FEET; THENCE SOUTH 89°50'25" EAST 0.16 FEET; THENCE NORTH 00°35'54" EAST 18.71 FEET; THENCE NORTH 23°15'50" WEST 262.64 FEET; THENCE NORTH 08°41'25" WEST 22.39 FEET; THENCE NORTH 25°43'32" WEST 3.98 FEET; THENCE NORTH 10°46'24" WEST 6.41 FEET TO THE POINT OF BEGINNING. CONTAINING 955904 SQUARE FEET OR 21.945 ACRES.

PROPOSED ZONE R1.20 PORTION WITH PD AND CH OVERLAY

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 1187.12 FEET NORTH 89°49'06" EAST ALONG THE SECTION LINE AND 152.48 FEET NORTH 00°10'54" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 7 (SAID SOUTHWEST CORNER BEING SOUTH 89°49'06" WEST 2676.39 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7); THENCE NORTH 00°01'22" EAST 206.48 FEET; THENCE NORTH 81°28'47" EAST 6.93 FEET; THENCE NORTH 03°30'47" EAST 149.97 FEET; THENCE NORTH 81°28'47" EAST 4.98 FEET; THENCE NORTH 03°30'47" EAST 154.58 FEET; THENCE NORTH 90°00'00" WEST 349.74 FEET; THENCE NORTH 08°33'50" WEST 5.11 FEET; THENCE NORTH 84°59'00" EAST 410.65 FEET; THENCE NORTH 73°12'00" EAST 196.44 FEET; THENCE SOUTH 45°00'00" WEST 78.77 FEET; THENCE NORTH 76°08'13" EAST 87.94 FEET; THENCE SOUTH 73°57'14" EAST 72.58 FEET; THENCE SOUTH 58°37'51" EAST 30.01 FEET; THENCE SOUTH 11°57'06" EAST 28.42 FEET; THENCE NORTH 89°59'48" EAST 114.44 FEET; THENCE NORTH 57°33'54" EAST 148.84 FEET; THENCE SOUTH 09°00'56" WEST 116.44 FEET; THENCE SOUTH 00°00'50" EAST 51.15 FEET; THENCE SOUTH 00°02'28" EAST 103.42 FEET; THENCE SOUTH 30°47'53" EAST 144.96 FEET; THENCE SOUTH 16°15'59" EAST 200.97 FEET; THENCE NORTH 83°49'43" WEST 82.35 FEET; THENCE NORTH 10°14'30" WEST 5.49 FEET; THENCE NORTH 85°15'00" WEST 202.33 FEET; THENCE NORTH 85°15'00" WEST 202.33 FEET; THENCE SOUTH 79°11'00" WEST 279.36 FEET TO THE POINT OF BEGINNING. CONTAINING 351,851 SQUARE FEET OR 8.077 ACRES.

***ITEM 5** Reza Fakhrieh requests a Zone Map Amendment from the A1.5CH (Agricultural with Critical Hillside Overlay) and OSPR (Open Space Preservation and Recreation) Zones to the Reza Fakhrieh requests a Zone Map Amendment from the A1.5CH (Agricultural with Critical Hillside Overlay) and OSPR (Open Space Preservation and Recreation) Zones to the A1.1CH, RA (Residential Agricultural), and RACH Zones for a residential development with 64 lots and 38 townhomes, located approximately at 5450 N Canyon Rd. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20260115

APPLICANT:	Reza Fakhrieh
PROPERTY OWNER:	BRMK Provo Canyon LLC, S&E Smith #1 LLC, S&E Smith #2 LLC
PARCEL ID:	See Attachment 1
ACREAGE:	155
CURRENT LEGAL USE:	Vacant
GENERAL PLAN DESIGNATION:	Residential and Agricultural
CURRENT ZONE:	OSPR
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

PROPERTY HISTORY

On December 2, 2025, the City Council approved an ordinance to annex this property into the city.

NEIGHBORHOOD FEEDBACK

This application was presented at the North District Meeting on April 1st, 2026. Concerns raised by the residents in attendance included the impact on traffic along Canyon Rd, the construction impacts, conservation and preservation of open space, and fire risk. A poll of the residents attending the meeting had 11 attendees in favor of keeping the area zoned OSPR and 21 in favor of the project. Since the meeting, staff have received additional emails expressing similar concerns to those raised in the district meeting.

PROJECT SUMMARY

The applicant is seeking a zone map amendment and concept plan approval for 155 acres of property located at 5450 North Canyon Road. The proposal divides the site into three base zones — R1.20, Residential Agricultural (RA), and Agricultural (A1.1). The Critical Hillside (CH) overlay and Performance Development (PD) overlay zones will be applied across the entire project area.

The zoning distribution reflects the varying topography of the site: the eastern portion, where slopes are most pronounced, is proposed for the A1.1 zone with larger single-family lots; the southern portion, where grades are somewhat less severe, is proposed for the RA zone with smaller single-family lots; and the western portion is proposed for R1.20 zoning with townhomes. The surrounding area is predominantly zoned agricultural and single-family residential, with small portions of Open Space, Preservation, and Recreation and Medium Density Residential located to the north.

Both this rezone application and the associated concept plan (see item 6 staff report) application have been reviewed by the CRC. As shown in the CRC report included as attachment 8, the outstanding departmental comments are specific to the concept plan, and not with the proposed zones. However, the applicant has requested that these applications be brought before the Planning Commission at this time. The additional details and changes that staff need to see could be handled with the future Project Plan and Subdivision applications. In conjunction with the rezone and concept plan, the applicant has proffered a development agreement, the details of which will be worked out with Staff and City Council.

Shortly Before Publishing the staff report staff received word from S&E Smith #1 LLC, owners of parcel 20:014:0118, that they may not want to be included in the rezone due to a desire to have their property in an agricultural protection area.

STAFF ANALYSIS

Before recommending an amendment, the Commission must find that the amendment serves the public interest and aligns with the General Plan, based on consideration of the following:

- (a) Public purpose for the amendment in question;

Applicant Response: No response

Staff Response: The proposed zone map amendment is for residential development.

FINDING: Meets Standard

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

Applicant Response: The planning and design of this community are being guided by the principles and requirements of Provo City's Critical Hillside Overlay Zone (Chapter 14.33A), ensuring that development is responsible, sustainable, and in harmony with the land. We are committed to protecting the natural contours of the hillside, minimizing soil disturbance, preserving view corridors, and integrating open space in a way that upholds the intent and spirit of the overlay zone. Through careful stewardship and thoughtful planning, Foothill Orchards will reflect a shared commitment to preserving both the land's ecological integrity, agricultural roots and its cultural heritage for generations to come.

Staff Response: The proposed zone map amendment and concept plan show an effective use of land while keeping in line with the zones in the General Plan Map and preserving access to open space.

FINDING: Meets Standard

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

Applicant Response: Furthermore, Foothill Orchard is aligned with and actively supports the goals and initiatives outlined in the Provo City North District Plan. As part of this district, our development will contribute to the city's broader objectives of enhancing neighborhood livability, preserving community identity, and strengthening connections between residents, nature, and local resources. Foothill Orchards supports the North Districts emphasis on protecting natural landscapes, promoting walkability, and creating thoughtful transitions between residential development and open space. We are committed to enhancing trail access, integrating passive and active recreation opportunities, and ensuring the neighborhood complements the scenic and cultural character of the district.

Staff Response: The proposed rezone is compatible with the following General Plan Goals:

GENERAL PLAN

Land Use 1a.: Encourage the development of additional single-family home developments in key areas to address housing shortages and facilitate additional economic growth and economic opportunities.

Housing 1d.: Encourage the development of additional single-family homes in key areas, such as the city's west side, to address housing shortages, and to facilitate additional economic growth and opportunities

Housing 2b.: Consider non-traditional approaches to high-end housing.

HILLSIDES AND CANYONS PLAN

Natural Environment

1c.2: Consider the Wildland-Urban Interface (WUI) and best practices for fuels mitigation strategies

1c.3: Consider seismic activity in development review.

Built Environment

3a.1: Adhere to best practices for Hillside Development

NORTHEAST NEIGHBORHOOD PLAN

Land Use

Work with developers to ensure that any future road network prioritizes road connectivity and accessibility

Development Difficulties

Work with developers to install a new water tank on the hillside to provide adequate water pressure.

FINDING: Meets Standard

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

Applicant Response: No response

Staff Response: Staff is unaware of any conflict with the timing and sequencing provisions of the General Plan.

FINDING: Meets Standard

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

Applicant Response: No response

Staff Response: Staff is unaware of any potential interference with the General Plan implementation

FINDING: Meets Standard

(f) Adverse impacts on adjacent land owners; and

Applicant Response: By offering a development that is both sensitive and responsive to the area's unique topography and community values, Foothill Orchards will serve as a model for responsible Foothill living, where growth does not come at the expense of beauty, ecology, or identity, but rather enhances them all.

Staff Response: The applicant is working with Public Works to ensure that any adverse impacts to the geology of the surrounding area are mitigated. Additional details as to

how this will be achieved will be provided with the required project plan. The most noticeable impact to the surrounding neighborhood will be an increase in traffic.

FINDING: Meets Standard

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

Applicant Response: No response

Staff Response: Staff do not see any conflict between the proposed rezone and the General Plan policies or Map.

FINDING: Meets Standard

Further analysis is provided by responding to the General Plan criteria for “Evaluating Proposed Rezone Applications for Housing Developments” found on page 45:

- Would the rezone promote one of the top 3 housing strategies?
 - Promote a mix of home types, sizes, and price points
 - Support zoning to promote ADUs and infill development
 - Recognize the value of single-family neighborhoods

Staff Response: The proposed rezone and concept plan are for a residential development that includes both townhomes and single-family dwellings. The RA zone does allow for ADUs

- Are utilities and streets currently within 300 feet of the property proposed for rezone?

Staff Response: No, the applicant has been working with Public Works to plan how to best add infrastructure to meet both the project and the City’s needs.

- Would the rezone exclude land that is currently being used for agricultural use?

Staff Response: No

- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transit stops or stations?

Staff Response: No

- 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?

Staff Response: The proposed rezone is in an area with steep hillsides and geologically sensitive lands. As part of their rezone proposal, they are including the Critical Hillside Overlay to help ensure sensitive areas are protected and they have been working with engineering to ensure the development mitigates any concerns in geologically sensitive area.

- 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?

Staff Response: The proposed rezone and concept plan are for single-family dwellings that provide the required amount of off-street parking. This project should not facilitate the increase of on-street parking within 500 feet of the project area.

- Would the rezone facilitate a housing development with significant for-sale housing units for owner-occupied? Is the applicant willing to guarantee such?

Staff Response: The proposed rezone is for a residential development. The applicant has stated that the intent is for these units to be for sale units.

- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making between 50-97% AMI? Is the applicant willing to guarantee such?

Staff Response: No

APPLICABLE ZONING CODES

Provo City Code 14.31

<https://provo.municipal.codes/Code/14.31>

Provo City Code 14.33A

<https://provo.municipal.codes/Code/14.33A>

Provo City Code 14.08

<https://provo.municipal.codes/Code/14.08>

Provo City Code 14.09

<https://provo.municipal.codes/Code/14.09>

Provo City Code 14.10

<https://provo.municipal.codes/Code/14.10>

Provo City Code 15.05.160

<https://provo.municipal.codes/Code/15.05.160>

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may make any of the following findings:

1. **Recommend Approval**: The proposal is consistent with the General Plan. *Make a motion that the Planning Commission Recommend approval of the rezone of 155 acres of land from A1.5 and OSPR to the A1.1CHPD (Agricultural with Critical Hillside Overlay and Performance Development Overlay), RACHPD (Residential Agricultural with Critical Hillside Overlay and Performance Development Overlay), and R1.20CHPD (Residential Single-family with Critical Hillside Overlay and Performance Development Overlay) Zones located at approximately 5450 North Canyon Road. (state findings/reasons).*
2. **Recommend Denial**: The proposal is not consistent with the General Plan. *Make a motion that Planning Commission Recommend Denial the rezone of 155 acres of land from the A1.5 and the OSPR zones to the A1.1CHPD (Agricultural with Critical Hillside Overlay and Performance Development Overlay), RACHPD (Residential Agricultural with Critical Hillside Overlay and Performance Development Overlay), and R1.20CHPD (Residential Single-family with Critical Hillside Overlay and Performance Development Overlay) Zones located at approximately 5450 North Canyon Road. (state findings/reasons).*
3. **Continue**: New information presented at the public hearing or additional study needs to be done. *Make a motion that the Planning Commission continues the rezone of 155 acres from the A1.5 and the OSPR zones to the A1.1CHPD (Agricultural with Critical Hillside Overlay and Performance Development Overlay), RACHPD (Residential Agricultural with Critical Hillside Overlay and Performance Development Overlay), and R1.20CHPD (Residential Single-family with Critical Hillside Overlay and Performance Development Overlay) Zones located at approximately 5450 North Canyon Road (state findings/reasons).*

ATTACHMENTS

1. List of Parcel Numbers
2. Aerial View of the Property
3. Proposed Zone Exhibits
4. Concept Plan
5. Foothills Orchard Development Narrative
6. General Plan Future Land Use Map
7. Northeast Future Land Use Map
8. Most Recent CRC Report

ATTACHMENT 1 – LIST OF PARCEL NUMBERS

20:014:0040

20:014:0042

20:014:0101

20:014:0006

20:017:0001

20:017:0015

20:017:0010

20:017:0011

20:027:0216

20:014:0069

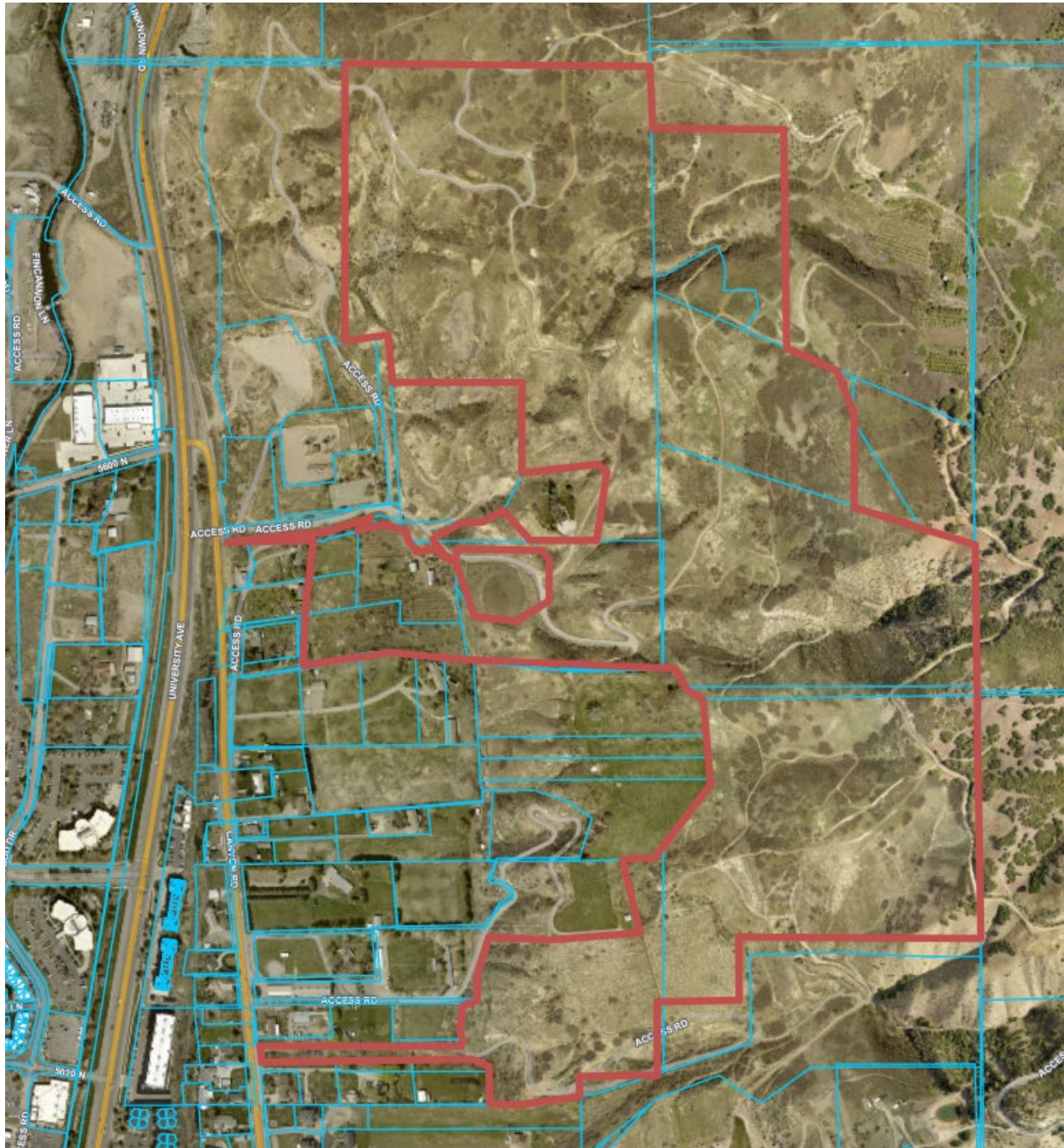
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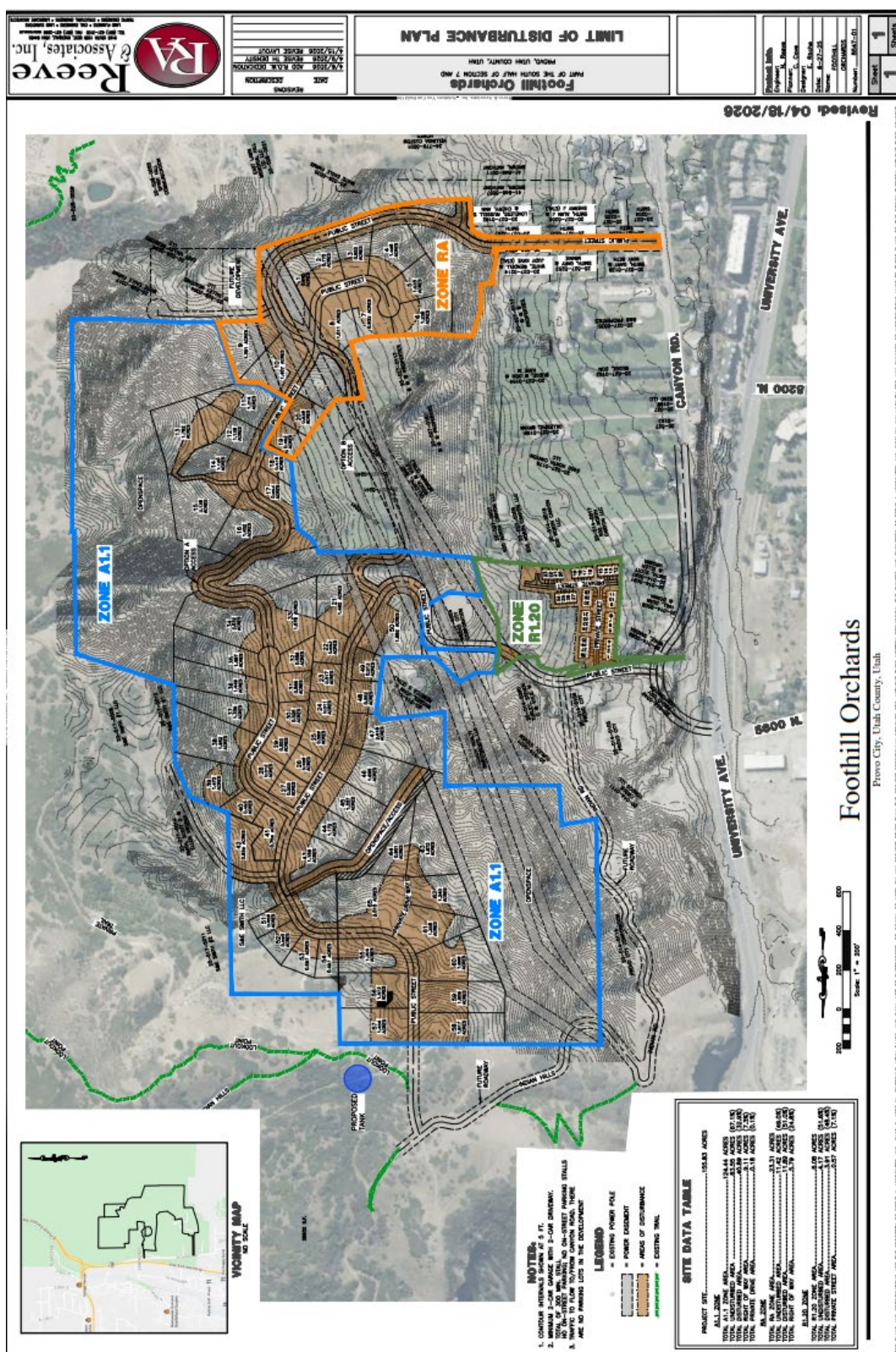
20:014:0089

20:014:0118

ATTACHMENT 2 – AERIAL VIEW OF THE PROPERTY



ATTACHMENT 3 – PROPOSED ZONE EXHIBITS



ATTACHMENT 4 – CONCEPT PLAN



ATTACHMENT 5 – FOOTHILLS ORCHARD DEVELOPMENT **NARRATIVE**

FOOTHILL ORCHARDS DEVELOPMENT

Throughout its evolution, the North Timpview neighborhood has remained deeply rooted in its agricultural heritage. While it has grown and adapted over time, it continues to embrace a lifestyle that honors its origins, supporting commercial agriculture, family-run orchards and gardens, open pastures, and the timeless charm of homestead-style living. This rural character doesn't stand in contrast to its residential development; rather, it harmoniously coexists with more traditional suburban homes, creating a neighborhood that feels both grounded and vibrant.

North Timpview is a unique and thoughtful blend - a place where agriculture, natural beauty, recreation, and family life are not just adjacent, but interwoven. Residents enjoy scenic mountain views, access to trails and open space, and a community spirit that celebrates self-reliance, stewardship of the land, and connection with neighbors. It's a rare marriage of pastoral charm and residential comfort, making it one of the most distinctive and beloved neighborhoods in the region.

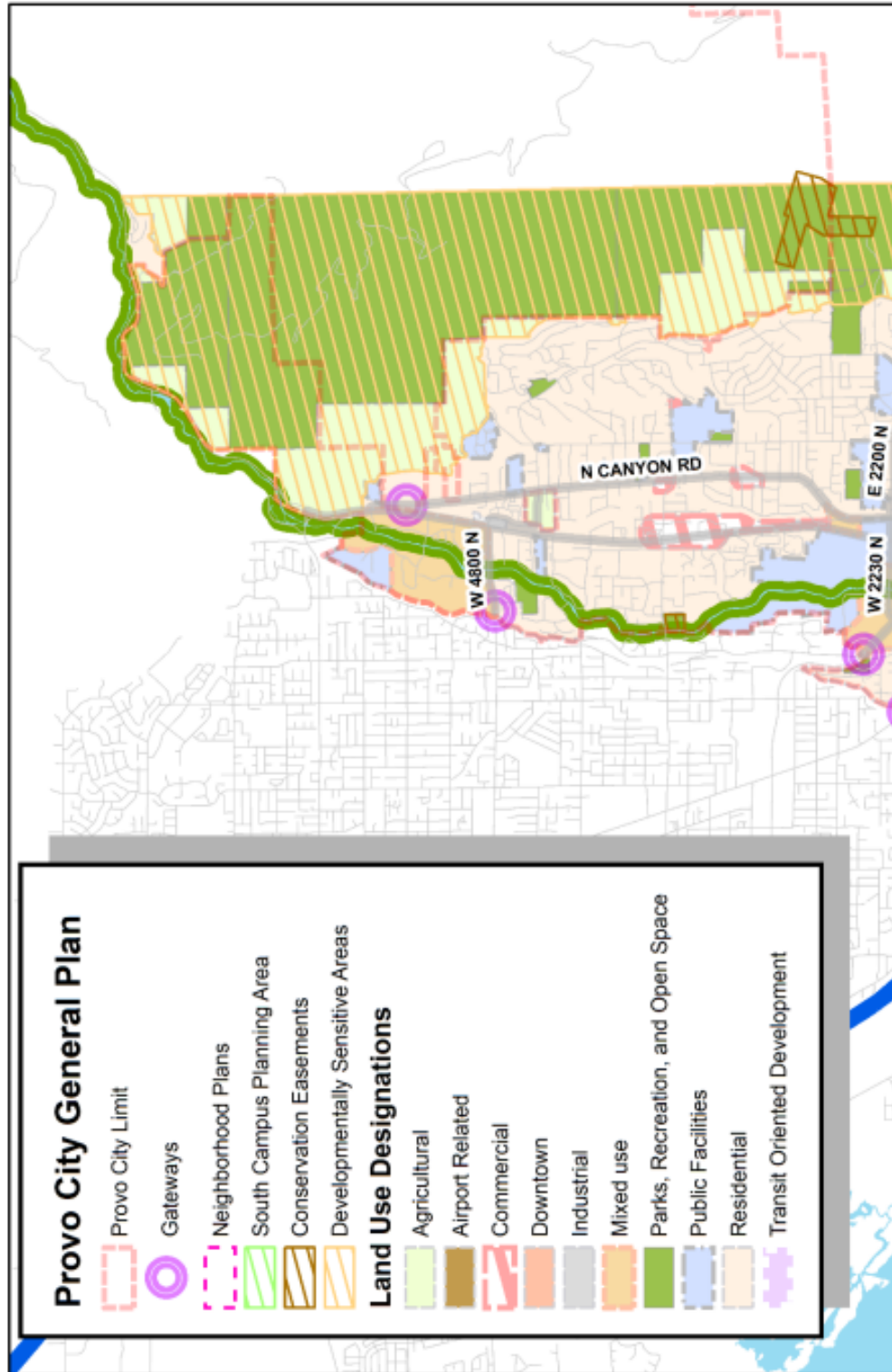
With the Foothill Orchard neighborhood, we hope to thoughtfully build upon this rich legacy. Our vision is to create a place that both honors and enhances the land's origin story - preserving open space, reinforcing ties to nature, and providing families with meaningful ways to connect with their surroundings. By weaving together the values of agriculture, family, and community, Foothill Orchard will not only protect the character of this treasured area but also invite new families to become part of its story, adding their names to a living legacy shaped by care, tradition, and belonging.

Importantly, the Foothill Orchard neighborhood has been conceived with full respect for the environmental sensitivity and scenic value of the site. The planning and design of this community are being guided by the principles and requirements of Provo City's Critical Hillside Overlay Zone (Chapter 14.33A), ensuring that development is responsible, sustainable, and in harmony with the land. We are committed to protecting the natural contours of the hillside, minimizing soil disturbance, preserving view corridors, and integrating open space in a way that upholds the intent and spirit of the overlay zone. Through careful stewardship and thoughtful planning, Foothill Orchards will reflect a shared commitment to preserving both the land's ecological integrity, agricultural roots and its cultural heritage for generations to come.

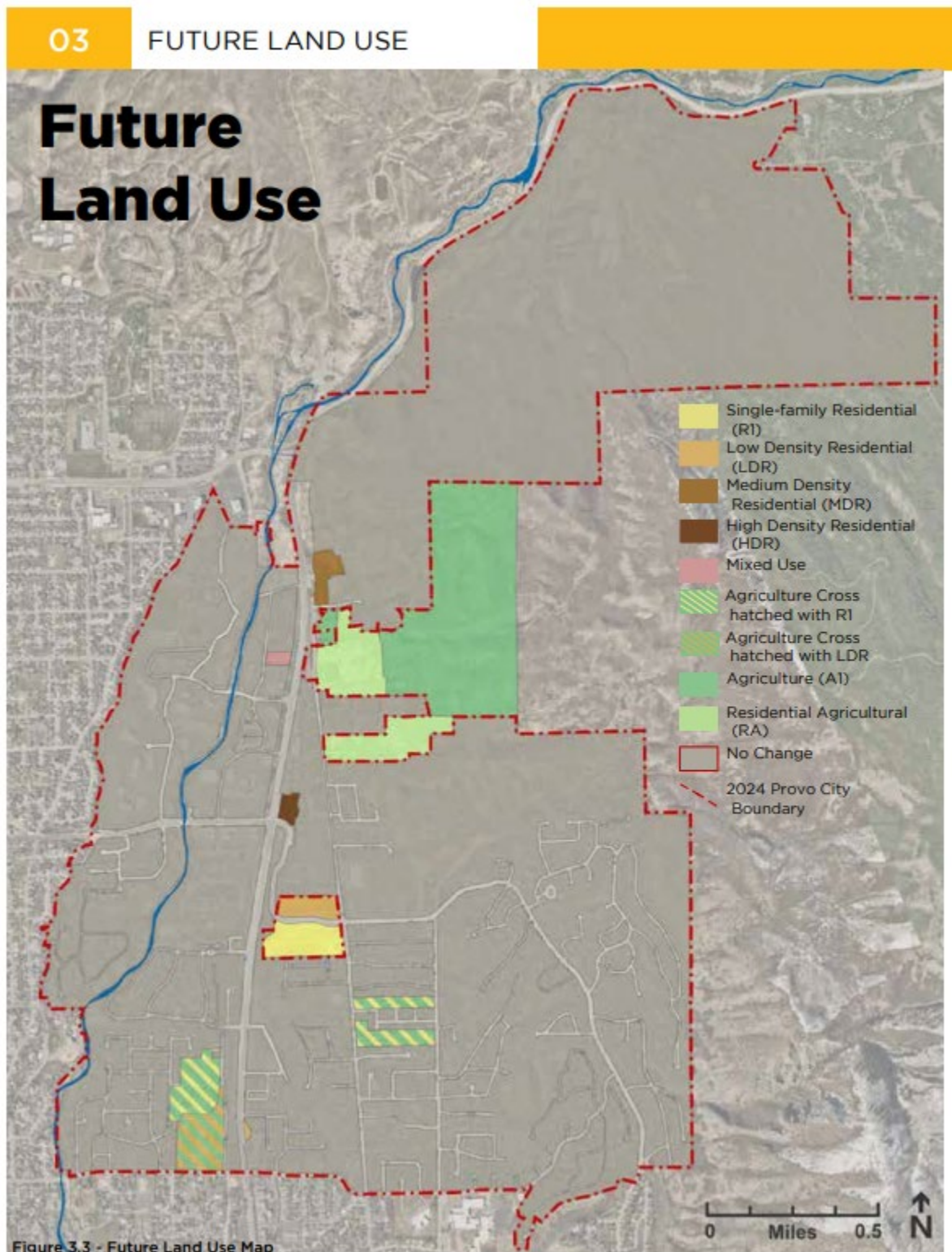
Furthermore, Foothill Orchard is aligned with and actively supports the goals and initiatives outlined in the Provo City North District Plan. As part of this district, our development will contribute to the city's broader objectives of enhancing neighborhood livability, preserving community identity, and strengthening connections between residents, nature, and local resources. Foothill Orchards supports the North Districts emphasis on protecting natural landscapes, promoting walkability, and creating thoughtful transitions between residential development and open space. We are committed to enhancing trail access, integrating passive and active recreation opportunities, and ensuring the neighborhood complements the scenic and cultural character of the district.

By offering a development that is both sensitive and responsive to the area's unique topography and community values, Foothill Orchards will serve as a model for responsible Foothill living, where growth does not come at the expense of beauty, ecology, or identity, but rather enhances them all.

ATTACHMENT 6 – GENERAL PLAN FUTURE LAND USE MAP



ATTACHMENT 7 – NORTHEAST FUTURE LAND USE MAP



ATTACHMENT 8 – MOST RECENT CRC REPORT

Coordinator Review Committee Report

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

Submitted: March 12, 2026
Report Date: May 06, 2026

Project Name: Foothill Orchards
Address: 5450 N CANYON RD, Provo, UT 84604
Project #: PLRZ20260115
Application Type: Rezone
Application Expiration: This application will expire March 18, 2027. For exceptions to this rule see Section 15.01.040 Provo City Code.

Your plans have received approval from the Coordinators Review Committee.

Project Review

Review:	Building Inspection Review	Review Date:	04/21/2026
Department:	Development Services		
Reviewer	Rich Bennett		
Email:	rbennett@provo.gov		
Phone:	8019955053		
Approval Status:	No Revisions Required		
Comments:			

Review:	Fire Review	Review Date:	04/23/2026
Department:	Fire		
Reviewer	Koby Hubbs		
Email:	khubbs@provo.gov		
Phone:	8018526321		
Approval Status:	No Revisions Required		
Comments:			

Review:	Parks and Recreation Review	Review Date:	05/05/2026
Department:	Parks and Recreation		
Reviewer	John Bunderson		
Email:	JBunderson@provo.gov		
Phone:	8018526643		
Approval Status:	No Revisions Required		
Comments:			

Review:	Planning Review	Review Date:	04/30/2026
Department:	Development Services		
Reviewer	Jessica Dahneke		
Email:	jdahneke@provo.gov		
Phone:	8018526413		
Approval Status:	No Revisions Required		

Comments: Documentation for the rezone meets the requirements, the concept plan that is going concurrently with this rezone still has concerns.

Review:	Public Works Review	<u>Review Date:</u>	05/05/2026
Department:	Public Works		
Reviewer	Shane Jones		
Email:	sjones@provo.utah.gov		
Phone:	8018526773		

Approval Status: No Revisions Required

Comments:

Review:	Power Review	<u>Review Date:</u>	04/22/2026
Department:	Power		
Reviewer	Jonathan Saluone		
Email:	jsaluone@provo.utah.gov		
Phone:	8018526831		

Approval Status: No Revisions Required

Comments:

Conditions

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 5450 N CANYON ROAD FROM THE A1.5CH (AGRICULTURAL WITH CRITICAL HILLSIDE OVERLAY) AND THE OSPR (OPEN SPACE PRESERVATION AND RECREATION) ZONES TO THE A1.1CHPD (AGRICULTURAL WITH CRITICAL HILLSIDE OVERLAY AND PERFORMANCE DEVELOPMENT OVERLAY), R1.20CHPD (RESIDENTIAL WITH CRITICAL HILLSIDE OVERLAY AND PERFORMANCE DEVELOPMENT OVERLAY), AND RACHPD (RESIDENTIAL AGRICULTURAL WITH CRITICAL HILLSIDE OVERLAY AND PERFORMANCE DEVELOPMENT OVERLAY) ZONES. NORTH TIMPVUE (PLRZ20260115)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 152.811 acres of real property, generally located at 5450 North Canyon Road (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 A1.5CH (Agricultural with Critical Hillside Overlay) and the OSPR (Open Space Preservation and Recreation) Zones to the A1.1CHPD (Agricultural with Critical Hillside Overlay and Performance Development Overlay), R1.20 CHPD (Residential with Critical Hillside Overlay and Performance Development Overlay), and RACHPD (Residential Agricultural with Critical Hillside Overlay and Performance Development Overlay) Zones;

On May 13, 2026, 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 5:3;

On June 23, 2026, 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:

41
42 The classification on the Provo Zoning Map is amended from the A1.5CH (Agricultural
43 with Critical Hillside Overlay) and the OSPR (Open Space Preservation and Recreation) Zones
44 to the A1.1CHPD (Agricultural with Critical Hillside Overlay and Performance Development
45 Overlay), R1.20CHPD (Residential with Critical Hillside Overlay and Performance
46 Development Overlay), and RACHPD (Residential Agricultural with Critical Hillside Overlay
47 and Performance Development Overlay) Zones for the real property described in this ordinance.
48

49 PART II:

50 The Mayor is authorized to negotiate and execute a development agreement as proposed
51 by the applicant for this zone change, consistent with the representations made by the applicant
52 and the applicant's representatives to the Council. The agreement must be in form substantially
53 similar to the draft attached as Exhibit C. An executed copy of the agreement will be attached as
54 Exhibit D after execution. The zone map classification change described in Part I is not effective
55 until the date of final execution of the development agreement.

56
57 PART III:
58

- 59 A. If a provision of this ordinance conflicts with a provision of a previously adopted
60 ordinance, this ordinance prevails.
61
62 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
63 sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of
64 the ordinance is not affected by that determination.
65
66 C. Except as otherwise stated in Part II, this ordinance takes effect immediately after it has
67 been posted or published in accordance with Utah Code Section 10-3-711, presented to the
68 Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with
69 Utah Code Section 10-3-713.
70
71 D. The Municipal Council directs that the official copy of Provo City Code be updated to
72 reflect the provisions enacted by this ordinance.
73
74 E. Notwithstanding any provision or language to the contrary in this ordinance, if the
75 Development Agreement authorized in Part II has not been fully executed by the necessary
76 parties within one year from the date of the Municipal Council's approval of this ordinance,
77 the entire ordinance expires, becoming null and void as if it had never been approved.
78 Because the zone map classification change contemplated in Part I cannot come into effect
79 if the Development Agreement is not executed, neither the applicant nor any successor(s)
80 in interest has any vested rights under this ordinance if it expires.
81

EXHIBIT A

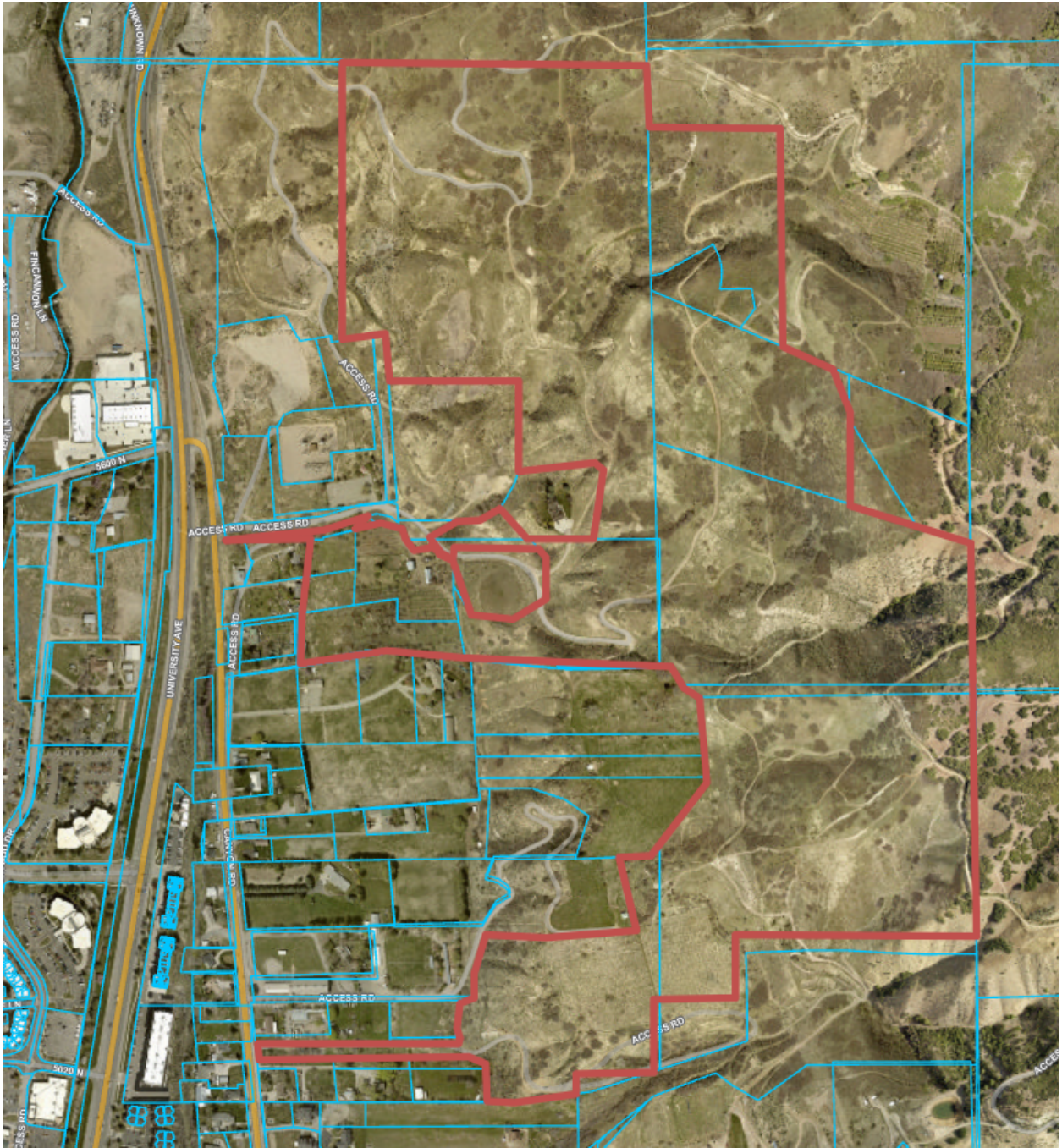


EXHIBIT B

ZONE A1.1 LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 7 AND THE NORTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 728.75 FEET SOUTH 89°49'06" WEST ALONG THE SECTION LINE AND 154.73 FEET NORTH 00°10'54" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7 (SAID SOUTH QUARTER CORNER BEING NORTH 89°49'06" EAST 2676.39 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7); THENCE NORTH 16°15'59" WEST 200.97 FEET; THENCE SOUTH 84°32'02" EAST 175.58 FEET; THENCE NORTH 60°11'12" EAST 159.96 FEET; THENCE NORTH 00°00'38" WEST 174.50 FEET; THENCE NORTH 40°43'25" WEST 44.64 FEET; THENCE NORTH 88°43'47" WEST 358.81 FEET; THENCE SOUTH 00°00'50" EAST 51.15 FEET; THENCE NORTH 57°14'35" WEST 61.52 FEET; THENCE NORTH 37°34'20" WEST 66.92 FEET; THENCE SOUTH 89°59'24" WEST 14.84 FEET; THENCE NORTH 57°33'54" EAST 148.84 FEET; THENCE SOUTH 89°56'14" EAST 94.32 FEET; THENCE NORTH 60°52'43" EAST 94.68 FEET; THENCE SOUTH 45°25'12" EAST 178.57 FEET; THENCE NORTH 89°59'22" EAST 262.31 FEET; THENCE NORTH 07°35'49" EAST 288.55 FEET; THENCE NORTH 45°43'30" WEST 45.40 FEET; THENCE SOUTH 83°30'25" WEST 321.99 FEET; THENCE NORTH 00°05'37" EAST 374.05 FEET; THENCE NORTH 89°59'56" WEST 584.92 FEET; THENCE NORTH 03°58'59" WEST 200.70 FEET; THENCE SOUTH 80°36'51" WEST 179.20 FEET; THENCE NORTH 01°00'26" WEST 1152.45 FEET; THENCE SOUTH 89°43'28" EAST 1332.82 FEET; THENCE SOUTH 01°07'42" EAST 251.05 FEET; THENCE SOUTH 89°44'36" EAST 549.30 FEET; THENCE SOUTH 01°07'42" EAST 923.07 FEET; THENCE SOUTH 66°51'19" EAST 212.89 FEET; THENCE SOUTH 23°13'42" EAST 192.02 FEET; THENCE SOUTH 00°51'11" EAST 393.51 FEET; THENCE SOUTH 72°11'29" EAST 525.60 FEET; THENCE SOUTH 00°50'54" EAST 625.51 FEET; THENCE NORTH 89°22'13" EAST 11.20 FEET; THENCE SOUTH 00°00'00" EAST 1084.40 FEET; THENCE NORTH 90°00'00" WEST 228.25 FEET; THENCE NORTH 87°21'30" WEST 198.56 FEET; THENCE NORTH 86°11'56" WEST 121.03 FEET; THENCE NORTH 89°58'58" WEST 156.54 FEET; THENCE SOUTH 87°39'11" WEST 33.55 FEET; THENCE NORTH 17°57'06" WEST 328.87 FEET; THENCE NORTH 86°46'14" WEST 112.60 FEET; THENCE NORTH 59°36'44" WEST 175.00 FEET; THENCE NORTH 30°36'33" EAST 207.96 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 228.00 FEET, AN ARC LENGTH OF 60.35 FEET, A DELTA ANGLE OF 15°09'58", A CHORD BEARING OF NORTH 23°01'34" EAST, AND A CHORD LENGTH OF 60.18 FEET; THENCE NORTH 65°41'53" WEST 162.95 FEET; THENCE NORTH 03°54'56" WEST 125.22 FEET; THENCE NORTH 05°34'26" WEST 79.94 FEET; THENCE NORTH 06°52'21" WEST 142.23 FEET; THENCE NORTH 52°59'27" WEST 80.97 FEET; THENCE NORTH 41°38'36" WEST 26.80

FEET; THENCE NORTH 24°53'45" WEST 55.87 FEET; THENCE NORTH 89°45'31" WEST 153.56 FEET; THENCE SOUTH 88°02'47" WEST 129.47 FEET; THENCE SOUTH 89°11'18" WEST 127.12 FEET; THENCE NORTH 87°16'52" WEST 23.17 FEET; THENCE NORTH 83°34'13" WEST 141.16 FEET; THENCE NORTH 85°03'22" WEST 190.82 FEET; THENCE NORTH 83°49'43" WEST 24.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 5429884 SQUARE FEET OR 124.653 ACRES.

ZONE R1.20 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1187.12 FEET NORTH 89°49'06" EAST ALONG THE SECTION LINE AND 152.48 FEET NORTH 00°10'54" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 18 (SAID NORTHWEST CORNER BEING SOUTH 89°49'06" WEST 2676.39 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 18); THENCE NORTH 00°01'22" EAST 206.48 FEET; THENCE NORTH 81°28'47" EAST 6.93 FEET; THENCE NORTH 03°30'47" EAST 149.97 FEET; THENCE NORTH 81°28'47" EAST 4.98 FEET; THENCE NORTH 03°30'47" EAST 154.58 FEET; THENCE NORTH 90°00'00" WEST 349.74 FEET; THENCE NORTH 08°33'50" WEST 5.11 FEET; THENCE NORTH 84°59'00" EAST 410.65 FEET; THENCE NORTH 73°12'00" EAST 196.44 FEET; THENCE SOUTH 45°00'00" WEST 78.77 FEET; THENCE SOUTH 00°00'00" EAST 166.56 FEET; THENCE NORTH 81°28'59" EAST 0.52 FEET; THENCE SOUTH 03°30'59" WEST 149.81 FEET; THENCE NORTH 81°28'58" EAST 185.46 FEET; THENCE SOUTH 00°00'00" EAST 94.54 FEET; THENCE NORTH 89°59'59" EAST 254.42 FEET; THENCE NORTH 10°04'16" WEST 117.94 FEET; THENCE NORTH 00°00'00" WEST 34.79 FEET; THENCE SOUTH 30°47'53" EAST 144.96 FEET; THENCE SOUTH 16°15'59" EAST 200.97 FEET; THENCE NORTH 83°49'43" WEST 82.35 FEET; THENCE NORTH 10°14'30" WEST 5.49 FEET; THENCE NORTH 85°15'00" WEST 404.66 FEET; THENCE SOUTH 79°11'00" WEST 279.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 211270 SQUARE FEET OR 4.850 ACRES.

ZONE RA LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 983.30 FEET NORTH 89°49'06" EAST ALONG THE SECTION LINE AND 1433.37 FEET SOUTH 00°10'54" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 18 (SAID NORTHWEST CORNER BEING SOUTH 89°49'06" WEST 2676.39 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 18); THENCE NORTH 89°28'20" EAST 562.14 FEET; THENCE NORTH 89°27'30" EAST 285.08 FEET; THENCE NORTH 00°38'40" WEST 21.13 FEET; THENCE SOUTH 89°21'20" WEST 10.43 FEET; THENCE NORTH 12°37'55" WEST 4.43 FEET; THENCE NORTH 03°41'03" EAST 46.78 FEET; THENCE NORTH 15°08'05" EAST 40.44 FEET; THENCE NORTH 11°56'04" EAST 38.62 FEET; THENCE NORTH 08°41'25" WEST 22.39 FEET; THENCE NORTH 25°43'32" WEST 3.98 FEET; THENCE NORTH 10°46'24" WEST 6.41 FEET; THENCE NORTH 87°08'15" EAST 33.76 FEET; THENCE NORTH 83°03'00" EAST 28.57 FEET; THENCE NORTH 00°54'35" EAST 126.35 FEET; THENCE NORTH 17°48'02" EAST 142.77 FEET; THENCE NORTH 89°44'50" EAST 57.84 FEET; THENCE SOUTH 87°17'46" EAST 65.31 FEET; THENCE SOUTH 86°07'56" EAST 66.06 FEET; THENCE SOUTH 88°03'08" EAST 65.75 FEET; THENCE NORTH 87°06'29" EAST 17.42 FEET; THENCE NORTH 85°34'16" EAST 42.78 FEET; THENCE NORTH 87°21'18" EAST 145.62 FEET; THENCE NORTH 86°37'43" EAST 77.88 FEET; THENCE NORTH 71°04'03" EAST 86.85 FEET; THENCE NORTH 14°01'59" WEST 90.54 FEET; THENCE NORTH 11°05'09" WEST 201.49 FEET; THENCE NORTH 87°28'10" EAST 136.57 FEET; THENCE NORTH 39°42'09" EAST 105.01 FEET; THENCE NORTH 35°14'39" EAST 285.27 FEET; THENCE SOUTH 65°41'53" EAST 162.95 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 228.00 FEET, AN ARC LENGTH OF 60.35 FEET, A DELTA ANGLE OF 15°09'58", A CHORD BEARING OF SOUTH 23°01'34" WEST, AND A CHORD LENGTH OF 60.18 FEET; THENCE SOUTH 30°36'33" WEST 207.96 FEET; THENCE SOUTH 59°36'44" EAST 175.00 FEET; THENCE SOUTH 86°46'14" EAST 112.60 FEET; THENCE SOUTH 17°57'06" EAST 328.87 FEET; THENCE SOUTH 87°39'11" WEST 232.96 FEET; THENCE SOUTH 20°49'20" EAST 26.93 FEET; THENCE SOUTH 01°14'38" EAST 190.94 FEET; THENCE SOUTH 00°08'11" WEST 149.79 FEET; THENCE SOUTH 72°08'55" WEST 681.79 FEET; THENCE SOUTH 81°53'47" WEST 57.71 FEET; THENCE SOUTH 00°28'38" EAST 3.37 FEET; THENCE SOUTH 80°17'47" WEST 116.55 FEET; THENCE SOUTH 85°28'47" WEST 66.00 FEET; THENCE SOUTH 87°19'47" WEST 93.00 FEET; THENCE SOUTH 87°08'47" WEST 87.50 FEET; THENCE NORTH 89°45'13" WEST 9.10 FEET; THENCE NORTH 05°40'25" WEST 140.31 FEET; THENCE NORTH 01°05'18" EAST 18.71 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 171.98 FEET, AN ARC LENGTH OF 116.24 FEET, A DELTA

ANGLE OF $38^{\circ}43'33''$, A CHORD BEARING OF NORTH $71^{\circ}10'57''$ WEST, AND A CHORD LENGTH OF 114.04 FEET; THENCE SOUTH $89^{\circ}28'35''$ WEST 847.26 FEET; THENCE NORTH $05^{\circ}49'37''$ WEST 55.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,015,294 SQUARE FEET OR 23.308 ACRES.

**DEVELOPMENT AGREEMENT
FOR
FOOTHILL ORCHARDS**

(5566 North Canyon Road, Provo UT)

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the _____ day of _____ 2026 (the “Effective Date”), by and between the CITY OF PROVO, a Utah municipal corporation, hereinafter referred to as “City,” and FOOTHILL ORCHARDS DEVELOPMENT GROUP, a Utah limited liability company, hereinafter referred to as “Developer.” The City and Developer are hereinafter collectively referred to as “Parties.”

RECITALS

A. Developer is the owner of approximately 152.75 acres of land located within the City of Provo as is more particularly described on EXHIBIT A-1 (the “A1 Parcel”), EXHIBIT A-2 (the “R1 Parcel”) and EXHIBIT A-3 (the “RA Parcel” and collectively with the A1 Parcel and the R1 Parcel, the “Property”), attached hereto and incorporated herein by reference.

B. On _____ 2026, the City Council approved Ordinance _____ (the “Vesting Ordinance”), vesting zoning of (i) the A1 Parcel in the Agricultural (A1.1) Zone, (ii) the R1 Parcel in the Residential (R1.20) Zone, and (iii) the RA Parcel in the Residential Agricultural (RA) Zone, as generally depicted on the Conceptual Plan set forth on EXHIBIT B (together with the Zoning Exhibit and the Conceptual Roadway Grading Plan also set forth on EXHIBIT B, the “Concept Plan”), attached hereto and incorporated herein by reference, which Vesting Ordinance will govern the density, development and use of the Property (said density, development, and use constituting the “Project”).

C. Developer is willing to design and construct the Project in a manner that is in harmony with and intended to promote the long range policies, goals, and objectives of the City’s general plan, zoning and development regulations, including the goal to avoid large cuts and scarring of the hillside, in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

D. The City Council accepted Developer’s proffer to enter into this Agreement to memorialize the intent of Developer and City and decreed that the effective date of the Vesting Ordinance be the date of the execution and delivery of this Agreement and the recording thereof as a public record on title of the Property in the office of the Utah County Recorder.

E. The City Council further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

F. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-20-508(1) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and, except as explicitly provided otherwise in this Agreement, in accordance with applicable City Ordinances.

G. This Agreement is consistent with, and all preliminary and final plats within the Property are subject to and must conform with, the City's General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

H. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

I. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-20-101, et seq.

J. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Zoning. The Property must be developed in accordance with (i) the requirements of the Agricultural (A1.1) Zone (with respect to the A1 Parcel), the Residential (R1.20) Zone (with respect to the R1 Parcel), the Residential Agricultural (RA) Zone (with respect to the RA Parcel), the Critical Hillside (CH) Overlay Zone (with respect to the entire Property), and the Performance Development (PD) Overlay Zone (with respect to the entire Property), each as modified by and subject to this Agreement (collectively, the "Applicable Zoning"); (ii) all other features as generally shown on the Concept Plan, including, without limitation, the location, grade and length of roadways; and (iii) this Agreement. The Developer may not develop the Property in a manner that deviates materially from the Concept Plan as permitted by the aforementioned zoning designations for the Property; provided, however, the Concept Plan may be adjusted to (a) include density up to the density allowed by the Vesting Ordinance and the Applicable Zoning but not yet identified in the Concept Plan, and (b) modify the location of units within and among the zones of the Property.

3. Governing Standards. The Concept Plan, the Vesting Ordinance and this Agreement establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project must be developed by the Developer in accordance with the Concept Plan (as may be adjusted pursuant to Section 2 above), the Vesting Ordinance and this Agreement. All Developer submittals must comply generally with the Concept Plan, the Vesting Ordinance and this Agreement. Non-material variations to the Concept Plan, as defined and approved by the City's Development Services Director, such as exact building locations, exact locations of open space and parking may be varied by the Developer without official

City Council or Planning Commission approval. Such variations however may not in any way change the maximum density, use and intensity of the development of the Project as allowed by the Vesting Ordinance and the Applicable Zoning.

4. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

- a. The townhome units to be constructed within the R1 Parcel must be built and sold, rather than retained by Developer and rented out.
- b. To the extent that the final Project approvals require Developer to construct or install improvements or facilities that benefit or provide services to other properties (such as a water tank and water service lines that provide water to other property(ies), potential roadway connections to other development(s), or sewer facilities that service other property(ies), Developer will front the payment of the costs of such improvement but shall have the right to be reimbursed for the share of such costs that are proportionately allocated to the other property(ies) that benefit from the improvements for a period of ten years after the costs are incurred. The City will cooperate in good faith with Developer to facilitate appropriate reimbursements to Developer through cost-sharing agreements, impact fee credits, or other reimbursement mechanisms consistent with Utah law. After the ten-year period mentioned above, Developer will not be entitled to any more reimbursement or credits.
- c. The City may not require Developer to upsize any future public infrastructure items (i.e., to construct infrastructure improvements to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing.

5. Public Infrastructure District. Developer may elect to use a Public Infrastructure District (“PID”) to finance the Infrastructure contemplated for the Project. If Developer elects to use a PID, the City will cooperate with Developer in presenting the creation of the PID to the Municipal Council for a vote. However, approval of a PID is in the absolute discretion of the Municipal Council and nothing in this Agreement requires the City to approve the creation of a PID.

6. Construction Standards and Requirements. Except to the extent this Agreement modifies the restrictions imposed by City Ordinances, all construction on the Property at the direction of the Developer must be conducted and completed in accordance with the City Ordinances, including, but not limited to setback requirements, building height requirements, lot coverage requirements and all off-street parking requirements.

7. Vested Rights and Reserved Legislative Powers.

- a. Vested Rights. As of the Effective Date, Developer has the vested right to develop and construct the Project in accordance with the uses, maximum

permissible densities, intensities, and general configuration of development established in the Concept Plan (as may be adjusted), as supplemented by the Vesting Ordinance and this Agreement (and all Exhibits), subject to compliance with the City Ordinances in existence on the Effective Date (except as explicitly provided otherwise in this Agreement). The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann., §10-20-902.

i. Examples of Exceptions to Vested Rights. The Parties understand and agree that the Project is required to comply with future changes to City Ordinances that do not limit or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:

1. Developer Agreement. Future laws that Developer agrees in writing apply to the Project;
2. Compliance with State and Federal Laws. Future laws that are generally applicable to all properties in the City and that are required to comply with State and Federal laws and regulations affecting the Project;
3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;
4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;
5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law; or
6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.

- b. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation does not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-20-902 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

8. Default. An "Event of Default" occurs under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party is not in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

a. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party has the right to exercise all of the following rights and remedies against the defaulting party:

1. All rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney's fees.
2. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or development activity pertaining to the defaulting party as described in this Agreement until such default has been cured.
3. The right to draw upon any security posted or provided in connection with the Property or Project by the defaulting party.

The rights and remedies set forth herein are cumulative.

9. Notices. Any notices, requests and demands required or desired to be given hereunder must be in writing and must be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer:

Attn: _____

Phone: _____

To the City: City of Provo
 Attention: City Attorney
 445 W Center
 Provo, UT 84601
 Phone: (801) 852-6140

10. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement inures to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a “successor” includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party’s submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City is personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement does not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run with the Land. This Agreement must be recorded in the Office of the Utah County Recorder against the Property and is intended to and is deemed to run with the land and is binding on and benefits all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement must perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, site plans, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities are construed against the drafting party applies to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement will be given in a prompt and timely manner and may not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City will be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for the Property has not been recorded in the Office of the Utah County Recorder within ten (10) years from the date of this Agreement (the "Term"), or upon the occurrence of an event of default of this Agreement that is not cured, the City has the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement will be rescinded or limited in any manner.

11. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of the City as provided herein.

- a. Notice. Developer must give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice must include providing the City with all necessary contact information for the proposed assignee.
- b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee must be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer is released from any future obligations as to those obligations that are assigned but remains responsible for the performance of any obligations that were not assigned.
- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee must consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.
- e. Permissible Assignment. Notwithstanding anything to the contrary in this Section 11, Developer is authorized to assign this Agreement without the City's consent if (a) Developer assigns the Agreement to an Affiliate in which Developer or its Affiliates held a direct or indirect interest as of the effective date of this Agreement, or managed and Controlled such Affiliate at that time, (b) Developer has already recorded the instruments required by subparagraph (10)(g) or agrees in writing as part of said assignment that it remains obligated to do so if the assignee fails to perform such obligations, and (c) within five (5) business days of such assignment, Developer delivers written notice thereof to the City, which notice must include proof of compliance with this subparagraph (e). For purposes of this subparagraph (e):
 - i. the term "Affiliate" means, with respect to any Person, any other Person directly or indirectly Controlling or Controlled by or under direct or indirect common Control with such Person,
 - ii. the term "Person" means any individual or any corporation, partnership, joint venture, limited liability company, limited liability partnership, association, joint stock company, trust, or other organization, which is a legal entity, and any governmental authority, and
 - iii. the term "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ownership of voting securities or general partnership or membership interests or managerial rights, by contract or

otherwise. “Controlling” and “Controlled” have correlative meanings. Without limiting the generality of the foregoing, a Person is deemed to Control any other Person in which it owns, directly or indirectly, a majority of the ownership interests.

12. Sale or Conveyance. If Developer sells or conveys parcels of land, the lands so sold and conveyed bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

13. No Waiver. Any party’s failure to enforce any provision of this Agreement does not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party may not be construed as a waiver of any succeeding breach of the same or other provisions.

14. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions continue in full force and effect.

15. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder will excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

16. Entire Agreement; Interpretation. This Agreement, and all Exhibits hereto, is the entire agreement between the Parties and may be amended only in writing signed by the Parties hereto. If there is a conflict between the Exhibits to this Agreement and a specific provision or the language of this Agreement, then this Agreement’s specific provision or language controls.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

CITY OF PROVO

ATTEST:

By: _____
City Recorder

By: _____
Mayor Marsha Judkins

DEVELOPER:

FOOTHILL ORCHARDS DEVELOPMENT
GROUP, a Utah limited liability company

By: _____
Name: _____
Title: _____

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the ____ day of _____ 2026, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of Foothill Orchards Development Group, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

Notary Public

Exhibit A-1

Legal Description of the A1 Parcel

PART OF THE SOUTH HALF OF SECTION 7 AND THE NORTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 728.75 FEET SOUTH 89°49'06" WEST ALONG THE SECTION LINE AND 154.73 FEET NORTH 00°10'54" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7 (SAID SOUTH QUARTER CORNER BEING NORTH 89°49'06" EAST 2676.39 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7); THENCE NORTH 16°15'59" WEST 200.97 FEET; THENCE SOUTH 84°32'02" EAST 175.58 FEET; THENCE NORTH 60°11'12" EAST 159.96 FEET; THENCE NORTH 00°00'38" WEST 174.50 FEET; THENCE NORTH 40°43'25" WEST 44.64 FEET; THENCE NORTH 88°43'47" WEST 358.81 FEET; THENCE SOUTH 00°00'50" EAST 51.15 FEET; THENCE NORTH 57°14'35" WEST 61.52 FEET; THENCE NORTH 37°34'20" WEST 66.92 FEET; THENCE SOUTH 89°59'24" WEST 14.84 FEET; THENCE NORTH 57°33'54" EAST 148.84 FEET; THENCE SOUTH 89°56'14" EAST 94.32 FEET; THENCE NORTH 60°52'43" EAST 94.68 FEET; THENCE SOUTH 45°25'12" EAST 178.57 FEET; THENCE NORTH 89°59'22" EAST 262.31 FEET; THENCE NORTH 07°35'49" EAST 288.55 FEET; THENCE NORTH 45°43'30" WEST 45.40 FEET; THENCE SOUTH 83°30'25" WEST 321.99 FEET; THENCE NORTH 00°05'37" EAST 374.05 FEET; THENCE NORTH 89°59'56" WEST 584.92 FEET; THENCE NORTH 03°58'59" WEST 200.70 FEET; THENCE SOUTH 80°36'51" WEST 179.20 FEET; THENCE NORTH 01°00'26" WEST 1152.45 FEET; THENCE SOUTH 89°43'28" EAST 1332.82 FEET; THENCE SOUTH 01°07'42" EAST 251.05 FEET; THENCE SOUTH 89°44'36" EAST 549.30 FEET; THENCE SOUTH 01°07'42" EAST 923.07 FEET; THENCE SOUTH 66°51'19" EAST 212.89 FEET; THENCE SOUTH 23°13'42" EAST 192.02 FEET; THENCE SOUTH 00°51'11" EAST 393.51 FEET; THENCE SOUTH 72°11'29" EAST 525.60 FEET; THENCE SOUTH 00°50'54" EAST 625.51 FEET; THENCE NORTH 89°22'13" EAST 11.20 FEET; THENCE SOUTH 00°00'00" EAST 1084.40 FEET; THENCE NORTH 90°00'00" WEST 228.25 FEET; THENCE NORTH 87°21'30" WEST 198.56 FEET; THENCE NORTH 86°11'56" WEST 121.03 FEET; THENCE NORTH 89°58'58" WEST 156.54 FEET; THENCE SOUTH 87°39'11" WEST 33.55 FEET; THENCE NORTH 17°57'06" WEST 328.87 FEET; THENCE NORTH 86°46'14" WEST 112.60 FEET; THENCE NORTH 59°36'44" WEST 175.00 FEET; THENCE NORTH 30°36'33" EAST 207.96 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 228.00 FEET, AN ARC LENGTH OF 60.35 FEET, A DELTA ANGLE OF 15°09'58", A CHORD BEARING OF NORTH 23°01'34" EAST, AND A CHORD LENGTH OF 60.18 FEET; THENCE NORTH 65°41'53" WEST 162.95 FEET; THENCE

NORTH 03°54'56" WEST 125.22 FEET; THENCE NORTH 05°34'26" WEST 79.94 FEET;
THENCE NORTH 06°52'21" WEST 142.23 FEET; THENCE NORTH 52°59'27" WEST 80.97
FEET; THENCE NORTH 41°38'36" WEST 26.80 FEET; THENCE NORTH 24°53'45" WEST
55.87 FEET; THENCE NORTH 89°45'31" WEST 153.56 FEET; THENCE
SOUTH 88°02'47" WEST 129.47 FEET; THENCE SOUTH 89°11'18" WEST 127.12 FEET;
THENCE NORTH 87°16'52" WEST 23.17 FEET; THENCE NORTH 83°34'13" WEST 141.16
FEET; THENCE NORTH 85°03'22" WEST 190.82 FEET; THENCE NORTH 83°49'43" WEST
24.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 5429884 SQUARE FEET OR 124.653 ACRES.

Exhibit A-2

Legal Description of the R1 Parcel

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1187.12 FEET NORTH 89°49'06" EAST ALONG THE SECTION LINE AND 152.48 FEET NORTH 00°10'54" WEST FROM THE NORTHWEST QUARTER OF SAID SECTION 18 (SAID NORTHWEST CORNER BEING SOUTH 89°49'06" WEST 2676.39 FROM THE NORTH QUARTER CORNER OF SAID SECTION 18); THENCE NORTH 00°01'22" EAST 206.48 FEET; THENCE NORTH 81°28'47" EAST 6.93 FEET; THENCE NORTH 03°30'47" EAST 149.97 FEET; THENCE NORTH 81°28'47" EAST 4.98 FEET; THENCE NORTH 03°30'47" EAST 154.58 FEET; THENCE NORTH 90°00'00" WEST 349.74 FEET; THENCE NORTH 08°33'50" WEST 5.11 FEET; THENCE NORTH 84°59'00" EAST 410.65 FEET; THENCE NORTH 73°12'00" EAST 196.44 FEET; THENCE SOUTH 45°00'00" WEST 78.77 FEET; THENCE SOUTH 00°00'00" EAST 166.56 FEET; THENCE NORTH 81°28'59" EAST 0.52 FEET; THENCE SOUTH 03°30'59" WEST 149.81 FEET; THENCE NORTH 81°28'58" EAST 185.46 FEET; THENCE SOUTH 00°00'00" EAST 94.54 FEET; THENCE NORTH 89°59'59" EAST 254.42 FEET; THENCE NORTH 10°04'16" WEST 117.94 FEET; THENCE NORTH 00°00'00" WEST 34.79 FEET; THENCE SOUTH 30°47'53" EAST 144.96 FEET; THENCE SOUTH 16°15'59" EAST 200.97 FEET; THENCE NORTH 83°49'43" WEST 82.35 FEET; THENCE NORTH 10°14'30" WEST 5.49 FEET; THENCE NORTH 85°15'00" WEST 404.66 FEET; THENCE SOUTH 79°11'00" WEST 279.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 211270 SQUARE FEET OR 4.850 ACRES.

Exhibit A-3

Legal Description of the RA Parcel

PART OF THE NORTHWEST QUARTER AND THE NORTHEAST OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 983.30 FEET NORTH 89°49'06" EAST ALONG THE SECTION LINE AND 1433.37 FEET SOUTH 00°10'54" EAST FROM THE NORTHWEST QUARTER OF SAID SECTION 18 (SAID NORTHWEST CORNER BEING SOUTH 89°49'06" WEST 2676.39 FROM THE NORTH QUARTER CORNER OF SAID SECTION 18); THENCE NORTH 89°28'20" EAST 562.14 FEET; THENCE NORTH 89°27'30" EAST 285.08 FEET; THENCE NORTH 00°38'40" WEST 21.13 FEET; THENCE SOUTH 89°21'20" WEST 10.43 FEET; THENCE NORTH 12°37'55" WEST 4.43 FEET; THENCE NORTH 03°41'03" EAST 46.78 FEET; THENCE NORTH 15°08'05" EAST 40.44 FEET; THENCE NORTH 11°56'04" EAST 38.62 FEET; THENCE NORTH 08°41'25" WEST 22.39 FEET; THENCE NORTH 25°43'32" WEST 3.98 FEET; THENCE NORTH 10°46'24" WEST 6.41 FEET; THENCE NORTH 87°08'15" EAST 33.76 FEET; THENCE NORTH 83°03'00" EAST 28.57 FEET; THENCE NORTH 00°54'35" EAST 126.35 FEET; THENCE NORTH 17°48'02" EAST 142.77 FEET; THENCE NORTH 89°44'50" EAST 57.84 FEET; THENCE SOUTH 87°17'46" EAST 65.31 FEET; THENCE SOUTH 86°07'56" EAST 66.06 FEET; THENCE SOUTH 88°03'08" EAST 65.75 FEET; THENCE NORTH 87°06'29" EAST 17.42 FEET; THENCE NORTH 85°34'16" EAST 42.78 FEET; THENCE NORTH 87°21'18" EAST 145.62 FEET; THENCE NORTH 86°37'43" EAST 77.88 FEET; THENCE NORTH 71°04'03" EAST 86.85 FEET; THENCE NORTH 14°01'59" WEST 90.54 FEET; THENCE NORTH 11°05'09" WEST 201.49 FEET; THENCE NORTH 87°28'10" EAST 136.57 FEET; THENCE NORTH 39°42'09" EAST 105.01 FEET; THENCE NORTH 35°14'39" EAST 285.27 FEET; THENCE SOUTH 65°41'53" EAST 162.95 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 228.00 FEET, AN ARC LENGTH OF 60.35 FEET, A DELTA ANGLE OF 15°09'58", A CHORD BEARING OF SOUTH 23°01'34" WEST, AND A CHORD LENGTH OF 60.18 FEET; THENCE SOUTH 30°36'33" WEST 207.96 FEET; THENCE SOUTH 59°36'44" EAST 175.00 FEET; THENCE SOUTH 86°46'14" EAST 112.60 FEET; THENCE SOUTH 17°57'06" EAST 328.87 FEET; THENCE SOUTH 87°39'11" WEST 232.96 FEET; THENCE SOUTH 20°49'20" EAST 26.93 FEET; THENCE SOUTH 01°14'38" EAST 190.94 FEET; THENCE SOUTH 00°08'11" WEST 149.79 FEET; THENCE SOUTH 72°08'55" WEST 681.79 FEET; THENCE SOUTH 81°53'47" WEST 57.71 FEET; THENCE SOUTH 00°28'38" EAST 3.37 FEET; THENCE SOUTH 80°17'47" WEST 116.55 FEET; THENCE SOUTH 85°28'47" WEST

66.00 FEET; THENCE SOUTH 87°19'47" WEST 93.00 FEET; THENCE SOUTH 87°08'47" WEST 87.50 FEET; THENCE NORTH 89°45'13" WEST 9.10 FEET; THENCE NORTH 05°40'25" WEST 140.31 FEET; THENCE NORTH 01°05'18" EAST 18.71 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 171.98 FEET, AN ARC LENGTH OF 116.24 FEET, A DELTA ANGLE OF 38°43'33", A CHORD BEARING OF NORTH 71°10'57" WEST, AND A CHORD LENGTH OF 114.04 FEET; THENCE SOUTH 89°28'35" WEST 847.26 FEET; THENCE NORTH 05°49'37" WEST 55.82 FEET TO THE POINT OF BEGINNING.

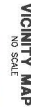
CONTAINING 1,015,294 SQUARE FEET OR 23.308 ACRES.

Exhibit B

Concept Plan

(including the Conceptual Plan, Zoning Exhibit, and Conceptual Roadway Grading Plan)

[Attached]



- = EXISTING POWER POLE
- POWER EASEMENT
- SLOPES OVER 30%
- SLOPES UNDER 30%
- = EXISTING TRAIL



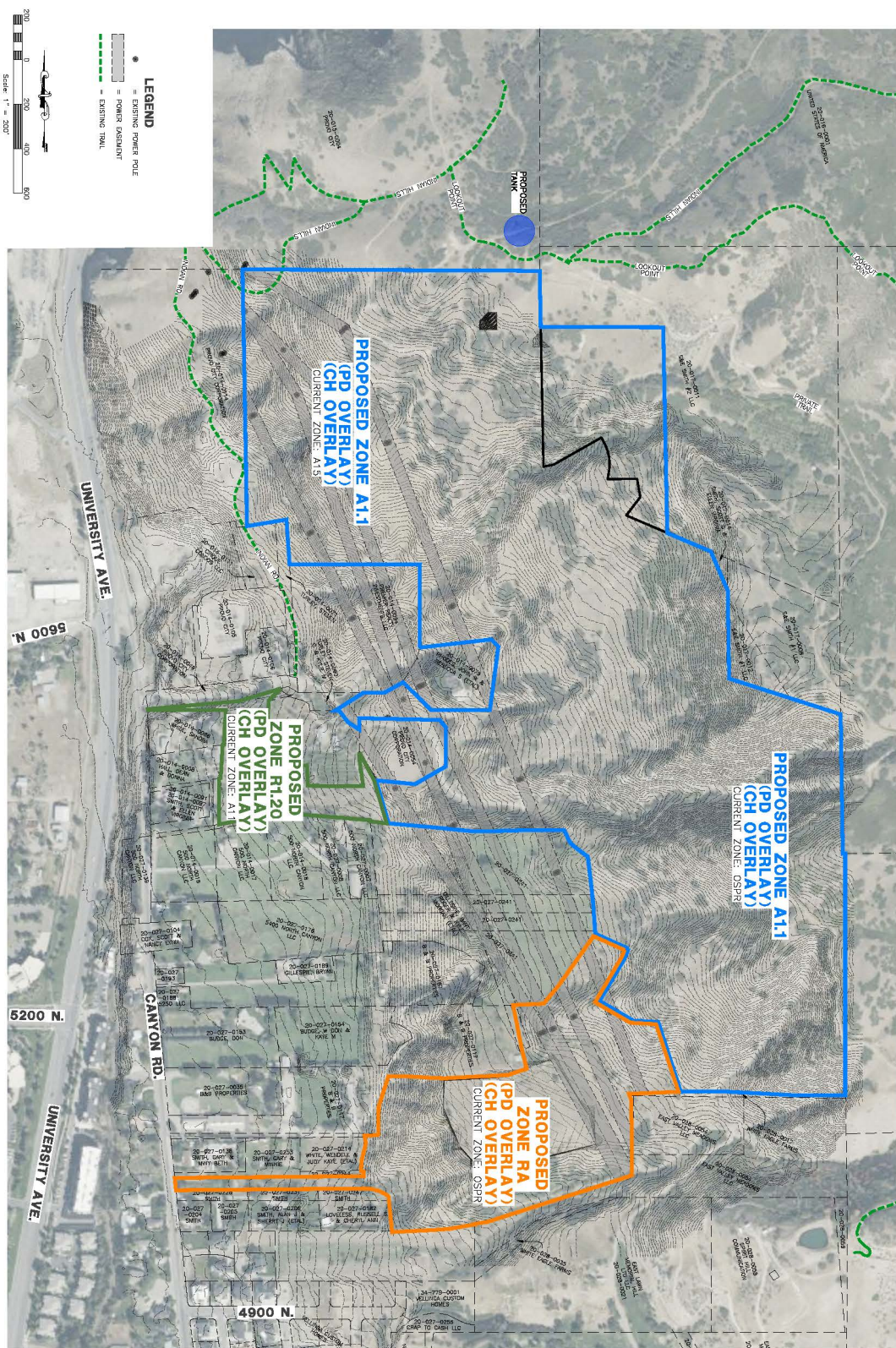
Provo City, Utah County, Utah



**Reeve
& Associates, Inc.**

5100 STEVENSON 1300 WEST, EVANSTON, ILL 60201
TEL: (815) 821-3100 FAX: (815) 821-3888 www.ra-inc.com
LAND PLANNERS • ENV. ENGINEERS • LAND SURVEYORS

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Foothill Orchards

Promo City, Utah County, Utah

Foothill Orchards
PART OF THE SOUTH HALF OF SECTION 7 AND
THE NORTH HALF OF SECTION 16, T8S, R3E, S1.9 & M., U.S. SURVEY
PROVID, UTAH COUNTY, UTAH

Zoning Exhibit

DATE	DESCRIPTION
4-18-28	R1.20 CRITICAL HILLSIDE
5-22-28	R1.20 CH REVISED
5-28-28	A1.1 CH REVISED

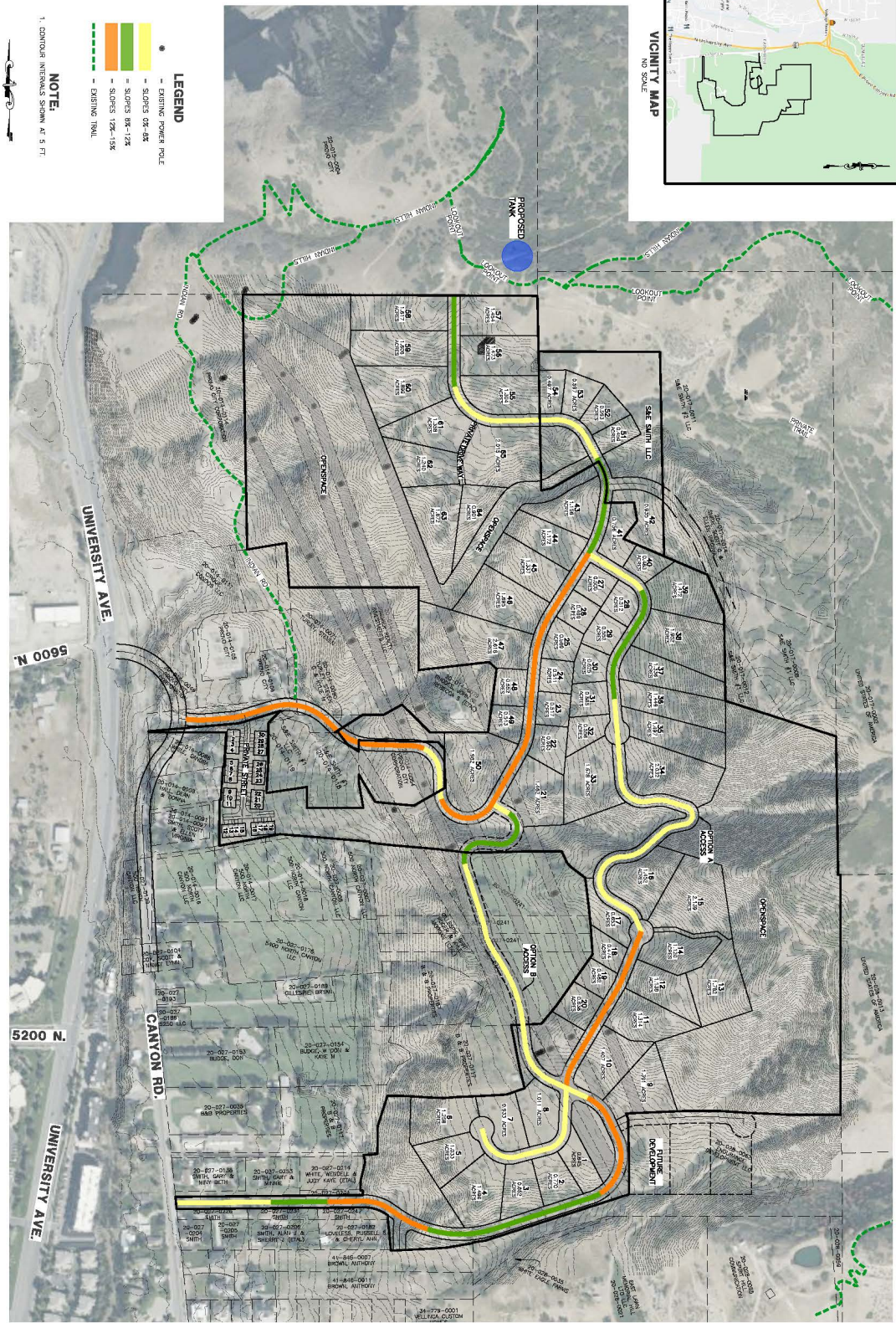
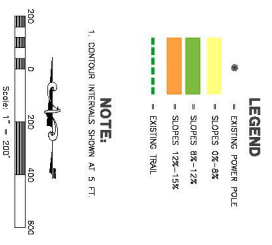
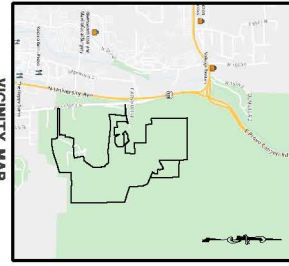


Reeve & Associates, Inc.

1000 SOUTH 1900 WEST, RENO, NV 89445
TEL: (775) 783-1100 FAX: (775) 783-1101 WWW.RA-UTAH.COM

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TIMOTHY D. REEVE • JEFFREY L. REEVE • JENNIFER L. REEVE

Project Info:	Project Name:
Engineer:	Engineer's License:
Owner:	Owner's Address:
City:	City's Address:
County:	County's Address:
State:	State's Address:
Zip:	Zip's Address:
Map:	Map's Address:
Scale:	Scale's Address:
Number:	Number's Address:



Foothill Orchards

Provo City, Utah County, Utah

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Project Info

Project Name: Foothill Orchards

Owner: Provo City

Design: E. B. B. B.

Date: 4-18-20

Drawn: E. B. B. B.

Checked: E. B. B. B.

Number: 4920-5331-2

Foothill Orchards

PART OF THE SOUTH HALF OF SECTION 7 AND THE NORTH HALF OF SECTION 18, T.6S., R.3E., S.18D. & M., U.S. SURVEY PROVO, UTAH COUNTY, UTAH

Conceptual Roadway Grading Plan

REVISIONS

DATE	DESCRIPTION

Reeve & Associates, Inc.

1000 SOUTH 1000 WEST, SUITE 100, PROVO, UT 84601
TEL: (801) 437-2000 FAX: (801) 437-2000
WWW.REEVE-ASSOCIATES.COM
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JDAHNEKE
Presenter: Jessica Dahneke, Planner
Department: Development Services
Meeting Date: 6/23/2026
Requested Duration (Minutes): 25 minutes
CityView or Issue File Number: PLRZ20260115

SUBJECT: 11 An ordinance rezoning property at 5450 N Canyon Road from A1.5CH and OSPR to A1.1CHPD, R1.20CHPD, and RACHPD zones. North Timpview Neighborhood. (PLRZ20260115)

ADMINISTRATIVE RECOMMENDATION: Planning Commission recommends approval

ADMINISTRATIVE MEMO: The applicant is seeking a zone map amendment and concept plan approval for 155 acres of property located at 5450 North Canyon Road. The proposal divides the site into three base zones — R1.20, Residential Agricultural (RA), and Agricultural (A1.1). The Critical Hillside (CH) overlay and Performance Development (PD) overlay zones will be applied across the entire project area. The zoning distribution reflects the varying topography of the site: the eastern portion, where slopes are most pronounced, is proposed for the A1.1 zone with larger single-family lots; the southern portion, where grades are somewhat less severe, is proposed for the RA zone with smaller single-family lots; and the western portion is proposed for R1.20 zoning with townhomes. The surrounding area is predominantly zoned agricultural and single-family residential, with small portions of Open Space, Preservation, and Recreation and Medium Density Residential located to the north.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: MMCNALLEY
Presenter: Melissa McNalley Community Grants Administrator
Department: Development Services
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes minutes
CityView or Issue File Number: 26-025

SUBJECT: 12 A resolution approving the 2026-27 annual action plan and funding recommendations for the second year of the 2025-29 consolidated plan. (26-025)

ADMINISTRATIVE RECOMMENDATION: A public hearing for final input and feedback on the 2026-27 Annual Action Plan and a Council Resolution approving the 2026-27 Annual Action Plan

ADMINISTRATIVE MEMO: This is part of the required process for grant funding from the Department of Housing and Urban Development. The Annual Action Plan was reviewed with Council in the April 14 work session and the first public hearing was held on May 12. This will be the final hearing and resolution to adopt the plan and move forward with grant funding. This is time sensitive and the signed resolution is needed by the end of the week to send to the Department of Housing and Urban Development.

FISCAL IMPACT: just over \$3 million in grant funding

TIME SENSITIVITY: All this information must be submitted to HUD before June 30th to ensure we are compliant with grant deadlines.

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPROVING THE 2026-27 ANNUAL ACTION PLAN AND
4 FUNDING RECOMMENDATIONS FOR THE SECOND YEAR OF THE 2025-
5 29 CONSOLIDATED PLAN. (26-025)

6
7 RECITALS:

8
9 Provo City as the Lead Entity of the Utah Valley HOME Consortium is required to
10 prepare an Annual Action Plan to obtain funding for the Community Development Block Grant
11 (CDBG) and the HOME Investment and Partnerships Program;

12
13 The City must also prepare a second year update to the five-year Consolidated Plan and
14 submit it to the United States Department of Housing and Urban Development (HUD);

15
16 The City has prepared the 2026-27 Annual Action plan and second year to the 2025-29
17 Consolidated Plan with citizen committee recommendations for funding as shown in Exhibit A
18 in compliance with federal standards;

19
20 The City expects to receive from HUD a CDBG entitlement amount of \$1,130,200 and
21 expects to reprogram \$113,097.02 in Program Income and unexpended funds from previous
22 funding as shown in Exhibit B;

23
24 The City as the Lead Entity for the Consortium expects to receive a HOME Program
25 entitlement amount of \$1,428,425.34 and expects to reprogram \$1,253,938.48 in Program
26 Income and previous program funds as shown in Exhibit C;

27
28 It is proposed that the Municipal Council approve the 2026-27 Annual Action plan and
29 the second year update to the 2025-29 Consolidated Plan. The plans take into consideration
30 feedback and priorities from Provo residents, Council Members, service Providers, and City
31 Administration. The approval of the Plans will direct use of funding from HUD for the next year.

32
33 On May 12, 2026, and June 23, 2026, the Municipal Council met to consider the facts
34 regarding this matter and receive public comment, which facts and comments are found in the
35 public record of the Council's consideration; and

36
37 After considering the facts presented to the Municipal Council, the Council finds that (i)
38 the proposed action should be approved as described herein, and (ii) such action furthers the
39 health, safety, and general welfare of the citizens of Provo City.

41 THEREFORE, the Provo Municipal Council resolves as follows:
42

43 PART I:
44

- 45 1. The 2026-27 Annual Action Plan, as shown in the attached Exhibit A, is authorized and
46 adopted.
47
- 48 2. CDBG funding for Program Year 2026 in the amount of \$1,130,200, plus \$113,097.02 in
49 reprogrammed funds, is approved as shown in Exhibit B.
50
- 51 3. HOME funding for Program Year 2026 in the amount of \$1,428,425.34, plus
52 \$1,253,938.48 in reprogrammed funds, is approved as shown in Exhibit C.
53

54 PART II:
55

56 This resolution takes effect immediately.



YEAR TWO ANNUAL ACTION PLAN

JULY 1, 2026, THROUGH JUNE 30, 2027

**YEAR FIVE OF THE CONSOLIDATED PLAN FIVE-YEAR
CONSOLIDATED PLAN**



City of Provo (City)

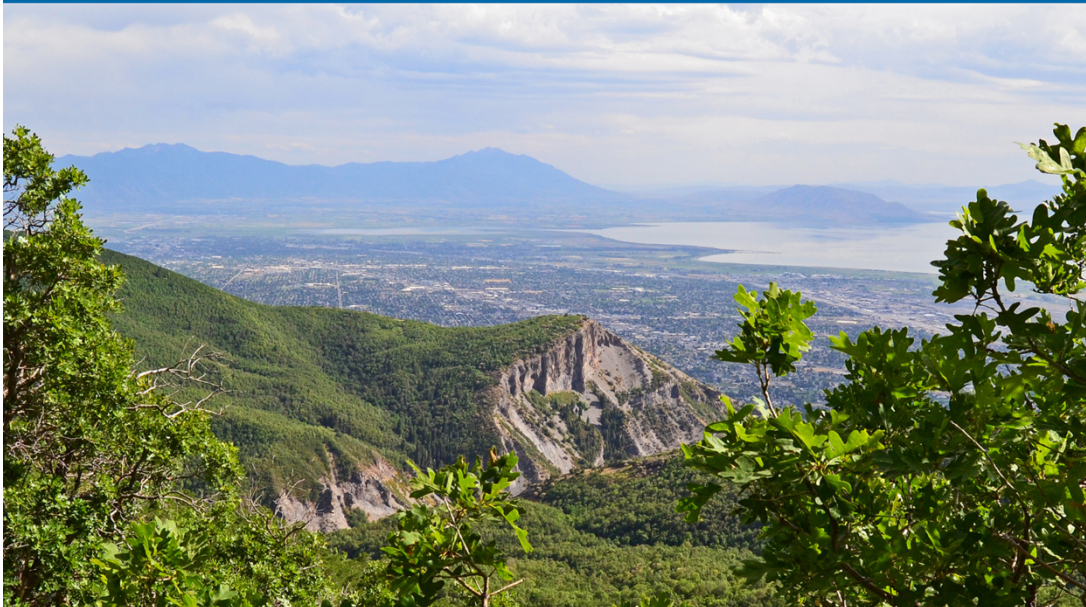
Utah Valley HOME Consortium (UVHC)

Provo City Corporation – Development Services

445 West Center Street

Provo, Utah 84601

<https://www.provo.gov/233/Community-Programs>



AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Provo City and the Utah Valley HOME Consortium Program Year 2026 Annual Action Plan (2026-AAP) is the Second Year Action Plan of the 2025-2029 Five-Year Consolidated Plan (Consolidated Plan).

The Annual Action Plan includes Provo City's application for the federal grants received from the U.S. Department of Housing and Urban Development (HUD) and administered by the Office of Community Planning and Development (CPD), and division of HUD, through which Provo City receives an annual allocation, or formula grant, from the CPD programs:

- **Community Development Block Grant (CDBG)**
The CDBG program's primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments, and expanded economic activities to people of low and moderate income. Provo receives CDBG as an entitlement city.
- **Home Investment and Partnerships Program (HOME)**
The HOME Program's primary objective is to create affordable housing for low-income households. Communities often partner with nonprofit and for-profit organizations to fund affordable housing options for low and moderate-income households.

Provo City has designated its Development Services Department to manage and administer all funding received from HUD.

Provo City serves as the Lead Entity and administrator of HOME funds in the Utah Valley HOME Consortium (Consortium, HOME Consortium, UVHC), an inter-jurisdictional partnership between Lehi City, Orem City, Provo City and Utah County. Eagle Mountain joined the Consortium upon its renewal in 2025 for program years 2026-2028. Lehi, Orem, Provo and Eagle Mountain receive their own CDBG entitlement allocations and Utah County is a qualified Urban County also receiving CDBG funding. All jurisdictions within Utah County which have entered an interlocal agreement to receive CDBG funding through Utah County are also eligible to benefit from HOME funds.

2. Summarize the objectives and outcomes identified in the Plan

The 2025-2029 Consolidated Plan was formulated using consultation with service agencies, citizen and City Council input, as well as identified needs in the Housing and Homeless needs assessment. The following goals and strategies are a result of these efforts in identifying priority needs. A

subsequent survey was conducted in the fall of 2025 to determine the top funding priorities for the 2026 Annual Action Plan. Those priority needs are identified below with an asterisk *.

HOUSING – Provide affordable and sustainable housing options for low- and moderate-income households throughout Provo and the Utah Valley HOME Consortium area.

- Support affordable homeowner development that increases the number of units available to eligible households *
- Support homebuyer programs that assist in providing down payment assistance to create homeownership *
- Support programs that develop and maintain affordable rental properties
- Support programs that provide rental assistance subsidies (Tenant-Based Rental Assistance) for low- and very low-income households
- Support programs/organizations that provide homeowner rehabilitation efforts to enable aging in place

PUBLIC SERVICES – Support public service agencies that assist low-and moderate-income persons and vulnerable populations

- Support organizations that provide essential behavioral health services such as counseling, therapy, crisis interventions and support groups *
- Support organizations that provide services and resources for individuals with special needs
- Support organizations that provide youth services such as after-school programs, recreation programs, mentoring programs, etc. *
- Support our local non-profit agencies *
- Support organizations that provide services to seniors
- Support organizations and help provide affordable childcare *

NEIGHBORHOOD NEEDS – Help foster strong, resilient communities by providing neighborhoods with essential services

- Provide assistance and opportunities for citizens to improve their aging homes
- Create and update parks providing safe places to play and open green space
- Offer assistance and resources for neighborhood clean-ups
- Expand and assist community and senior centers

COMMUNITY & PUBLIC FACILITIES – Create a more functional, accessible, and sustainable community

- Expand and improve sidewalk and active transportation infrastructure *
- Expand accessibility to outdoor recreational spaces (e.g. parks)
- Expand and improve streets *
- Address accessibility needs and make improvements where necessary *
- Expand and improve sewer and water systems

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ECONOMIC DEVELOPMENT – Support the improvements and opportunities of the business community

- Provide services and support for existing local businesses
- Support new businesses locating to the city *
- Provide apprentice opportunities

3. Evaluation of past performance

The CDBG and HOME Investment Partnership funding have been used to make long-lasting improvements serving low-income residents. Past programs have focused on community needs that continue to exist including affordable housing, neighborhood improvements, and public service support for low-income residents.

At the conclusion of each Program Year, Provo City prepares its Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is then submitted to HUD within 90 days of the end of the Program Year (PY).

While specific accomplishment data for Program Year 2025 (PY2025), first year of the 2025-29 Consolidated Plan, are not yet available, we believe the programs and projects carried out have benefited greatly and assisted in meeting community needs as projects are moving forward to provide more affordable housing choices throughout Utah County as well as funding used this Program Year to help make various public services available to low-income individuals and assist those with disabilities.

4. Summary of Citizen Participation Process and Consultation Process

Citizen participation is a cornerstone of both the Consolidated Plan and Annual Action Plan processes, ensuring that goals and priorities reflect the genuine needs and preferences of the community. The process also serves an important educational function, informing residents about federal grant resources received by the City of Provo and the Utah Valley HOME Consortium.

For the 2025–2029 Consolidated Plan and the 2026 Annual Action Plan, Provo engaged a broad and diverse cross-section of stakeholders and service providers through multiple avenues, including stakeholder meetings, a survey distributed to service providers throughout Utah County, and citizen committee meetings. These efforts were followed by a formal public comment period on the Annual Action Plan.

Through the AAP planning process, citizen advisory committees met several times to hear presentations, discuss the needs of Provo City, and made recommendations for funding. All public notices for the Annual Action Plan were published in the Daily Herald newspaper and Provo City website.

Funding recommendations by citizen committees will be presented to the Municipal Council in two public hearings conducted on April 28 and June 9, 2026, with recommended funding amount available for review by the public, citizens committees and boards, and applicants. Provo City's Municipal Council adopted the final draft of the 2026-AAP at the public hearing held on June 9, 2026.

5. Summary of public comments

*Once received, public comments will be included in this section as well as Action Plan Appendices.

6. Summary of comments or views not accepted and the reasons for not accepting them

*Any public comments received and not accepted are included in the AAP appendices.

7. Summary

The Annual Action Plan provides for the allocation of CDBG and HOME funds for the Program Year 2026 (PY2026) and the reprogramming of existing funds. It also reflects the coordinated efforts of local governments and citizens, as well as the wide networks of housing and human service providers in Utah County.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PROVO CITY	DEVELOPMENT SERVICES
CDBG Administrator	PROVO CITY	DEVELOPMENT SERVICES
HOME Administrator	PROVO CITY	DEVELOPMENT SERVICES
CDBG Administrator	OREM CITY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS
CDBG Administrator	LEHI CITY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS
CDBG Administrator	UTAH COUNTY	UTAH COUNTY
CDBG Administrator	EAGLE MOUNTAIN	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS

Table 1 – Responsible Agencies

Narrative

Provo City is the Lead Agency of Entitlement Programs regulated by the Office of Community Planning and Development (CPD) of the United States Department of Housing and Urban Development (HUD). Provo City's Community Programs Division in the Development Services Department is responsible for the administration of CPD-HUD entitlement grants. These entitlement grants include the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). Provo City is also responsible for the preparation of the Consolidated Plan (Consolidated Plan), Annual Action Plans (AAP), and Consolidated Annual Performance and Evaluation Reports (CAPER) for Provo City and the Utah Valley HOME Consortium. Mountainland Association of Governments administers the Cities of Orem, Lehi, and Eagle Mountain. Utah County's CDBG Programs are administered by Utah County Government staff.

Consolidated Plan Public Contact Information

Provo City and its CDBG entitlement partners welcome questions and/or comments regarding this Annual Action Plan update. Please contact the following:

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Provo City CDBG & Utah Valley HOME Consortium

Melissa McNalley, Community Grants Administrator
Development Services, Provo City
445 West Center Street
Provo, UT 84601
801-852-6164

mmcnalley@provo.org

Cities of Orem, Lehi and Eagle Mountain

Taylor Draney
Community and Economic Development Program Manager, Mountainland Association of
Governments
586 E 800 N
Orem, UT 84057
801-319-8655
tdraney@mountainland.org

Utah County CDBG

CDBG@utahcounty.gov

Utah County Auditor's Office
100 E Center Street
Provo, UT 84606

DRAFT

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

Provo City, along with the Mountainland Association of Governments, engaged in a collaborative effort to consult with City departments, representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, lenders, public service agencies, homeless service providers, community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan and subsequent annual action plans.

1. Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

In preparing the Program Year 2026 Annual Action Plan, Provo City held consultations with various organizations that provide services throughout Utah County, including local leaders, housing providers, and service providers.

Provo City also participates in regular meetings with other CDBG grantees in Utah County to streamline and simplify the process for new and renewing applicants.

2. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe, and affordable housing and effective support services to homeless, chronic homeless families and individuals including: Initial stabilization, transitional housing, permanent housing, access to mainstream resources and independence from governmental assistance. United Way of Utah County (United Way) leads the CoC, of which Provo City is a member, represented by several City departments including Fire, Police, and Development Services among them. The CoC is an organized body of local jurisdictions, government agencies, local nonprofit organizations, faith-based service and housing organizations, and other agencies and partners seeking to maximize resources and avoid duplication of services while providing consistent and unified planning in Utah County. As it does annually, the CoC led the efforts for the point in time count, in which volunteers participated in an outreach to find homeless individuals.

In coordination with the Mountainland CoC and its member agencies, Utah County operated a Winter Warming Center for the 2025-2026 season from November 17, 2025 through March 2026 at the Utah County Public Works Warehouse (the "Red Building")

Annual Action Plan

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located at 2855 S. State Street near the Provo/Springville border, open nightly from 8:00 p.m. to 8:00 a.m., serving unhoused single adults age 18 and older.

In contrast to the prior year's approach of three rotating warming center facilities, the 2025-2026 winter response consolidated services at a single central location to improve operational consistency and staffing stability. Utah County Commission signed a Memorandum of Understanding with Community Action Services and Food Bank for the operation and funding of the center, with Community Action taking over the lease of the building for the duration of the winter.

Services extended beyond overnight shelter. A one-day bus pass was provided each morning, and the Food and Care Coalition provided breakfast Monday through Saturday. Staff worked to connect guests to resources including substance abuse services, with the goal of triaging individuals toward long-term stabilization. Enhanced security measures were implemented this season, including bag screening, to promote safety for both guests and staff.

The need for these services is reflected in the most recent Point-in-Time Count data. The 2025 count showed a 34% rise in Utah County homelessness, with particularly concerning increases among vulnerable subpopulations: the number of families with minor children experiencing homelessness rose from 37 to 61, the number of unhoused children increased by 12%, and the number of unhoused adults over age 64 rose by 42%. These trends underscore the importance of coordinated emergency response efforts like the Winter Warming Center and reinforce Provo City's commitment to supporting the CoC's collective work on behalf of the most vulnerable members of the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Neither Provo City, nor any other jurisdiction with membership in the HOME Consortium receives ESG funding.

3. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group / Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
1			

Rocky Mountain University of Health Professionals	Health Agency	Non-Homeless Special Needs	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
2			
The Refuge	Housing Services – Children Services – Victims of Domestic Violence Services – Homeless Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
3			
Community Action Services & Food Bank	Services – Housing Services – Children Services – Homeless Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization participated in 2026 AAP meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
4			
Division of Aging and Adult Services	Services – Health Services – Senior	Housing Needs Assessment Public Housing Needs Homeless Needs (all) Non-Homeless special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings. Considered for funding opportunities.
5			

Family Support & Treatment Center	Services – Children Services – Education Services – Victims	Housing Needs Assessment Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization participated in 2026 AAP meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
6			
Food & Care Coalition	Services – Housing Services – Persons with Disabilities Services – Health Services – Homeless Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (all) Non-Homeless Special Needs Market Analysis	The organization p[articipated in 2026 AAP meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
7			
Friends of the UT County Children's Justice Center	Services – Children Services – Victims	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
8			
Big Brothers Big Sisters of Utah	Services – Children Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
9			

Elevate Utah	Services – Health Services – Education Services – Employment	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization participated in 2026 AAP meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
10			
Housing Authority of Utah County	Public Housing Authority	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
11			
Neighborworks Mountain Country Home Solutions	Housing Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
12			
Mountainlands Community Health Center	Health Agency	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
13			

Mountainlands Continuum of Care	Services – Homeless	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to surveys as well as participating in the 2025-29 Consolidated Plan discussion. Continue to support through meeting participation and collaboration.
14			
Project Read	Services – Elderly Persons Services – Education Services-Employment	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
15			
Provo City Housing Authority	Public Housing Authority	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
16			
Self-Help Homes	Housing	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
17			

House of Hope	Services – Persons with Disabilities Services – Homeless Services – Education Services- Housing	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
18			
Timpanogos Legal Senter	Services - Legal	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.
19			
Tabitha's Way Food Pantry	Services - Food	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the 2026 AAP survey and meetings as well as participating in the 2025-29 Consolidated Plan discussion. Continue to make available financial support to provide services.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The Action Plan process provided opportunity and encouraged participation and comments from all relevant organizations and agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Plan	United Way of Utah County	Assist Persons who are Homeless and at risk of homelessness.
Housing Market Analysis – 2024 Utah Valley	Provo City Corporation	Assessment of the housing market throughout Utah County
Housing Needs Assessment – 2024 Utah Valley	Provo City Corporation	Housing Needs
Moderate Income Housing Plan	Provo City Corporation	Housing Needs
Provo City General Plan	Provo Planning Division	Assists with priority development areas within Provo City and align goals with future funding decisions.
Utah Valley HOME Consortium HOME-ARP Allocation Plan	Provo City Corporation	Assist persons who are homeless or at risk of homelessness

Table 3 – Other local / regional / federal planning efforts

Narrative

As Lead Entity of the Utah Valley HOME Consortium, Provo City plays an active role in regional collaboration to address community housing needs and advance long-term affordable housing strategies. Provo City is also a participating member of the Mountainland Continuum of Care and the Utah County Council of Governments, further strengthening its regional partnerships.

In preparing the 2026 Annual Action Plan, Provo City engaged in a structured citizen participation process at both the regional and local levels. Two regional meetings were held in collaboration with the Mountainland Association of Governments (MAG), which administers the CDBG programs for Orem City, Lehi City, and Eagle Mountain City, to gather input on community needs and funding priorities across the region. Two additional meetings were held at the local level to engage Provo City residents and stakeholders in review of the proposed plan. HOME funding presentations and priorities were brought before the Utah Valley HOME Consortium Board in a fifth and final meeting, ensuring member jurisdictions had meaningful opportunity for input prior to plan adoption. All five meetings were conducted specifically in support of the 2026 Annual Action Plan.

These collaborative efforts create a unified application process that reduces duplicative work for both CDBG entitlements and Subrecipients, enabling a more immediate and complete impact for public services, capital improvement projects, and affordable housing initiatives. Joining efforts across entitlements also supports a shared application, reporting, and monitoring system and

allows for the collection of regional data to support holistic analysis of housing needs, housing market conditions, and barriers to affordable housing throughout the region.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Provo City sought public participation in the development of this plan from citizens at large, non-profit organizations, elected officials and other interested parties through public meetings, public hearings, social media, and website posting. Citizen Advisory Committees and Boards met to evaluate applications and listen to presentations from agencies seeking funding from both CDBG and HOME programs. Residents were invited to participate in the Public Hearings where the projects and/or programs for the second-year Action Plan were presented and provide input in its drafting and adoption.

The public comment period for this plan will run from April 14, 2026 to June 9, 2026. Comments are solicited in person during the Provo City Council Public Hearings on April 28, and June 9, 2026. Comments will also be accepted through the website:

<https://www.provo.gov/233/Community-Programs>



Interested parties may also provide input via email to the Community Grants Administrator for Provo City: mmcnalley@provo.org; by phone: (801) 850-6164; and by mail to Provo City Corporation, ATTN: PY-2024 Annual Action Plan, Development Services 445 West Center STE 200, Provo, UT 84601.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
Website	Non-Targeted/Broad Community	See Appendix			https://www.provo.org/departments/development/cdbg-home
Public Council Work Session	City Officials	See Appendix			
Public Hearing	City Officials Non-targeted/Broad Community	See Appendix			
Public Hearing	City Officials Non-targeted/Broad Community	See Appendix			
Social Media	Non-targeted/Broad Community	See Appendix			FB/Insta Council FB page and Development Services FB page

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Table 5 summarizes the anticipated resources for the second year of the 2025-29 Consolidated Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Admin and Planning Economic Development Housing Land Acquisition Public Improvements Public Services	\$1,130,200	\$44,644	\$68,453	\$1,243,297	\$3,390,600	Year 2 of the 2025-29 Consolidated Plan, Program Income is generated from housing loan repayment.
HOME	Public Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental new construction New construction for ownership TBRA	\$1,428,425.34	\$620,588	\$633,351	\$2,682,363.82	\$4,285,276	Year 2 of the 2025-29 Consolidated Plan, Program Income is generated from housing loan repayment.

Table 5 - Expected Resources - Priority Table

1. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Provo City strategically deploys both CDBG and HOME funding to maximize the impact of federal dollars by attracting and leveraging additional private, state, and local resources.

CDBG funds are used primarily as gap financing for Public Facilities and infrastructure projects, filling the funding gap that makes projects financially viable and enabling investment that would not otherwise move forward. By positioning CDBG as a catalyst rather than a sole funding source, Provo City is able to attract and coordinate other public and private resources, multiplying the community impact of each federal dollar invested.

HOME funds are similarly structured to leverage private financing and other resources well beyond the minimum required by the program. The HOME program requires a 25 percent non-federal match, which the Utah Valley HOME Consortium satisfies through a combination of sources including private financing, cash contributions, donated materials, and donated services and labor, consistent with 24 CFR §92.218-92.222. In practice, leveraging frequently exceeds this minimum threshold as project financing structures bring in additional private capital. In the Down Payment Assistance program, borrower equity is also a component of the funding structure, as all first-time homebuyer participants are required to contribute a minimum of \$1,000 of their own funds toward the purchase, reinforcing personal investment and long-term housing stability.

Together, these leveraging strategies ensure that federal funds serve as a foundation for broader community investment rather than a standalone funding mechanism, extending the reach and sustainability of Provo City's housing and community development programs.

2. If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

N/A

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner/Homebuyer	2025	2029	Affordable Housing	City/Consortium Wide	Affordable Housing	CDBG:\$25,000 HOME:\$2,299,654	Homeowner Housing Constructed: 2 Homeowner Housing Rehabilitated: 3 Direct Financial Assistance to Homebuyers: 46
2	Tenant Based Rental Assistance	2025	2029	Affordable Housing	Consortium Wide	Affordable Housing	HOME: \$215,756	Rental Assistance Provided to individuals:40
3	Public Facilities	2025	2029	Non-Housing Community Development	City/Consortium Wide	Suitable Living Environments	CDBG: \$405,727 =	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: PF for Low/Mod: 13431
4	Public Facilities	2025	2029	Housing related Community Needs	City	Suitable Living Environments	CDBG: \$110,000	Public Facility Housing needs for supportive housing: 26 units
5	Public Services	2025	2029	Homelessness Non-Homeless Special Needs	City/Consortium Wide	Suitable Living Environments	CDBG: \$169,530	Public Service Activities other than Low/Moderate Income Housing Benefit: 5100
6	Stimulate Economic Growth	2025	2029	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$307,000	Principal and Interest repayment of Section 108 loan.
7	Administration	2025	2029	Non-Housing Community Development	City Wide	All	CDBG: \$226,040 HOME: \$166,954	

Table 6 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
1	Housing	Provide expanded opportunities for affordable housing through: • Affordable Homeowner Development • Affordable Homebuyer Programs • Construction of Rental Properties • Purchase and Rehabilitation of Rental Properties • Affordable Rental Programs (TBRA) • Development and Funding of Aging in Place Programs
2	Public Services	• Support organizations providing behavioral health services • Support organizations serving special needs communities • Support organizations providing youth services • Support organizations providing senior services • Support organizations providing affordable childcare
3	Neighborhood Needs	• Fund programs to aid rehabilitation to older homes • Support neighborhood revitalization and clean-up efforts • Provide support to neighborhood community centers and senior centers
4	Community and Public Facilities	• Provide funding for sidewalk/active transportation improvements • Expand accessibility to outdoor recreational spaces (e.g. parks) • Provide funding for street safety improvements • Provide funding for accessibility improvements • Provide funding for sewer/water improvements

5	Economic Development	• Provide funding for programs assisting local businesses • Provide funding to support new local businesses • Provide funding for programs providing apprenticeship opportunities • Section 108 loan financing
6	Administration	Support the administration, management and reporting for the CDBG and HOME funding for Provo City and the Utah Valley HOME Consortium.

Table 7 – Goal Descriptions

P-35 Projects - 91.420, 91.220(d)

Introduction

Five different entitlement allocations from HUD for the PY2026 come to Consortium members. For CDBG programs Provo City will receive \$1,130,200, Utah County's allocation is \$1,599,152, City of Orem will receive \$563,721, Lehi's allocation is \$342,424 and Eagle Mountain will receive \$246,979. Additionally, the HOME Consortium will receive \$1,428,425.34 in HOME funds. To those amounts Provo City Adds \$665,232 in Program Income and \$701,803 reprogrammed funding from previous years. Provo City's total amount available for funding is \$3,925,661 (CDBG \$1,243,297; HOME \$2,682,364).

#	Project Name
1	CDBG: Administration
2	CDBG: 108 Loan Repayment
3	CDBG: Rocky Mountain University
4	CDBG: Mountainland Community Health Center
5	CDBG: My Story Matters
6	CDBG: Elevate Utah
7	CDBG: The Refuge
8	CDBG: RAH
9	CDBG: Project Read
10	CDBG: Family Haven
11	CDBG: Provo Police Victim's Services
12	CDBG: Community Action Services and Foodbank – Community Garden
13	CDBG: Utah Regional Housing – Capital Improvements
14	CDBG: Provo Public Works –Timp Neighborhood Improvements
15	CDBG: Provo Public Works – Dixon Neighborhood Improvements
16	CDBG: Egress Window Program
17	CDBG: United Way – CASFB Capital Improvements
18	HOME: Administration
19	HOME: RHDC CHDO
20	HOME: Building Beginnings –TBRA
21	HOME: Home Purchase Plus Down Payment Assistance
22	HOME: Loan to Own Down Payment Assistance

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Provo City, as Lead Entity of the Utah Valley HOME Consortium, is taking a strategic and targeted approach to directing federal resources toward the community's most pressing housing and service needs. For Program Year 2026, priorities reflect a commitment to expanding affordable housing access, addressing the growing housing instability crisis documented in the region, and strengthening community conditions in areas of concentrated need.

In the area of affordable housing, the Consortium has directed the majority of HOME funding toward two primary programs: Providing homeownership access through the Loan to Own program (\$1,300,000) and the Home Purchase Plus Down Payment Assistance program (\$700,000). An additional \$197,186 has been reserved as a CHDO set-aside to support nonprofit affordable housing developers. These investments are intended to create and preserve housing units accessible to low- and moderate-income households across the Consortium's member jurisdictions.

CDBG capital improvement funding (\$594,923) is targeted to the Timp and Dixon neighborhoods and includes support for the Egress Window program and building improvements in areas of concentrated poverty. These investments directly address substandard housing conditions and improve health, safety, and livability for low-income residents.

Public service funding (\$179,681) supports a range of providers addressing critical needs including health care access, economic self-sufficiency, literacy, domestic violence services, and support for victims of crime. Grantees serving Provo and the broader region include Mountainland Community Health Center, RAH Services, Elevate Utah, My Story Matters, the Community Action Learning Center, Family Haven, Project Read, Rocky Mountain University, and the Provo Police Department Victim Services program, among others.

The urgency of these investments is reinforced by recent data. The 2025 Point-in-Time Count documented a 34 percent rise in homelessness across Utah County, with particularly acute increases among families with minor children (rising from 37 to 61 households), unhoused children (up 12 percent), and adults age 64 and older (up 42 percent). These trends reflect growing instability in the region's housing market and the increasing pressure on service systems.

High land and construction costs remain the most significant structural obstacle to affordable housing production throughout the Consortium. These costs continue to outpace available subsidy levels, limiting the number of units that can be developed or preserved within program funding constraints. Elevated interest rates relative to prior years have further compressed project feasibility, increasing financing gaps in both rental and homeownership development. Provo City and Consortium members continue to pursue complementary strategies to address these challenges, including layering federal entitlement funds with state programs and tax increment financing tools available through the Provo Redevelopment Agency.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration		
	Target Area	Serving Provo Residents		
	Goals Supported	Homeownership Rental Housing Public Facilities Public Services Economic Development		
	Needs Addressed	Housing Public Facilities Public Services Economic Development		
	Funding	CDBG: \$226,040		
	Description	CDBG Administration budgets are determined by 20% of the Entitlement. Development Services staff personnel and overhead costs to administer the CDBG and HOME programs.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	445 West Center, Provo, UT 84601		
	Planned Activities	Manage and Monitor CDBG and HOME Programs		
	Matrix Code	21A General Program Administration		
	Objective	Decent Housing ☐	Suitable Living Environment ☐	Economic Opportunity ☐
	Outcome	Availability/Accessibility ☐	Affordability ☐	Sustainability ☐
2	Project Name	CDBG: Section 108 Loan Repayment		
	Target Area	Provo City		
	Goals	Economic Development		

	Supported			
	Needs Addressed	Economic Development		
	Funding	CDBG: \$307,000		
	Description	Funds will be used to repay the Section 108 loan that was used to cover costs associated with building/updating infrastructure at the Provo City Airport.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	3421 Mike Jensen Parkway, Provo, UT 84601		
	Planned Activities	Payment of Principal and Interest		
	Matrix Code	19F Planned Repayment of Section 108 Loans 24A Payment of Interest on Section 108 Loans		
	Objective	Decent Housing ☐	Suitable Living Environment ☐	Economic Opportunity X
	Outcome	Availability/Accessibility ☐	Affordability ☐	Sustainability X
3	Project Name	CDBG: Rocky Mountain University		
	Target Area	Serving residents of Provo and Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Health Services		
	Funding	CDBG: \$30,000		
	Description	Provide physical therapy services to low-and moderate-income individuals in Utah County.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed	Program will serve approximately 1,010 LMI beneficiaries, of which, about 300 will be Provo residents.		

	activities			
	Location Description	587 South State Street, Provo, UT 84606		
	Planned Activities	Physical Therapy		
	Matrix Code	05M Health Services		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility ☐	Affordability ☐	Sustainability X
4	Project Name	CDBG: Mountainland Community Health Center		
	Target Area	Serving Residents throughout Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Public Services/Health Services		
	Funding	\$11,624		
	Description	Funding will provide funding for health services to low-income residents of Provo City.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that funding will benefit approximately 150 individuals from Provo.		
	Location Description	589 S State Street Provo, UT 84606		
	Planned Activities	Provide Health related services to low-income residents in Provo City.		
	Matrix Code	05M Health Services		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
5	Project Name	CDBG: My Story Matters		
	Target Area	Provo City		
	Goals Supported	Public Services – Homeless Services		
	Needs	Public Services/Homeless Services		

	Addressed			
	Funding	CDBG: \$10,000		
	Description	Provide case management for education and self-sufficiency.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will benefit approximately 25 Extremely low-income individuals from Provo City.		
	Location Description	299 East 900 South Provo, UT 84606		
	Planned Activities	Funds will be used for case management serving individuals who are homeless and at risk of homelessness with employment readiness counseling and self-sufficiency counseling.		
	Matrix Code	05H Employment Training		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
6	Project Name	CDBG: Elevate Utah		
	Target Area	Provo City		
	Goals Supported	Public Services		
	Needs Addressed	Public Services/Legal Services		
	Funding	CDBG: \$20,000		
	Description	Funding will be used to provide civil legal services to low- and moderate-income individuals, including assistance with lawful immigration status processes.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed	Funding will be used to assist approximately 66 low-income individuals, 75 very low-income individuals, and 129 extremely low-income individuals. Of those, about 80 will be from Provo City.		

	activities			
	Location Description	650 W 100 N Ste 100, Provo, UT 84601		
	Planned Activities	Funds will be used to provide civil legal services to income-qualifying individuals including assistance with naturalization, family petitions, VAWA, UVISA, waivers and adjustment of status applications.		
	Matrix Code	05C Legal Services		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
7	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
	Project Name	CDBG: The Refuge		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$10,000		
	Description	Funds will be used for costs associated with providing services to victims of abuse and domestic violence.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 570 very low-income beneficiaries will be served with this funding. Of which, 200 will be residents of Provo City.		
	Location Description	1433 East 840 North, Orem, UT 84097		
	Planned Activities	Provide financial assistance to sustain facilities, maintain equipment, and support overall operating costs.		
	Matrix Code	05G Services for abused spouses and their families.		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
8	Project Name	CDBG: RAH		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs	Public Services		

	Addressed			
	Funding	CDBG: \$29,000		
	Description	Funds will be used to provide educational and recreational opportunities to persons with disabilities to improve their lives through the ABLE project.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 low-income people will be served, 5 very low-income people will be served, and 114 extremely low-income people will be served, of which, about 31 will be Provo residents.		
	Location Description	815 N 800 W, Provo, UT 84604		
	Planned Activities	Educational and Recreational activities for LMI individuals with physical and mental disabilities.		
	Matrix Code	05B Services for Persons with Disabilities.		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
9	Project Name	CDBG: Project Read		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$10,000		
	Description	Help adults achieve self-sufficiency by helping them acquire literacy and life skills.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Illiterate adults are identified as presumed eligible, however, Project Read will serve approximately 29 low-income people and 31 very low-income people, of which, about 30 will be Provo Residents.		
	Location Description	550 North University Ave #215, Provo, UT 84601		

	Planned Activities	Literacy lab, digital literacy/technology, health literacy and education, writing labs.		
	Matrix Code	05H Employment Training		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
10	Project Name	CDBG: Family Haven		
	Target Area	Serving Residents throughout Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$5,000		
	Description	Therapy will be provided to children who have experienced child abuse, neglect, or other traumatic situations to low and moderate-income individuals.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Funds will benefit approximately 22 low-income individuals, 8 very low-income individuals, and 6 extremely low-income individuals. Of those served, about 9 will be Provo City residents.		
	Location Description	1255 N 1200 E, Orem, UT 84057		
	Planned Activities	Funding will provide individual and family therapy to low-income children who have experienced child abuse, neglect, or other traumatic situations.		
	Matrix Code	05N Services for Abused and Neglected Children		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
11	Project Name	CDBG: Provo Police Victim's Services		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$28,837		
	Description	Funds will be used for program delivery of services offered to		

		victims of domestic violence and/or abuse.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Provo Police Department Victim's Services will provide services to approximately 2,000 persons. Of those served, about 500 will be low-income people.		
	Location Description	445 West Center Street, Provo, UT 84601		
	Planned Activities	Referrals to resources, court counseling, assistance in interviews with responding officers, emergency sheltering placement.		
	Matrix Code	05G Services for victims of domestic violence, dating violence, sexual assault, or stalking.		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
12	Project Name	CDBG: Community Action Services and Food Bank – Community Garden		
	Target Area	Provo City		
	Goals Supported	Public Services/Access to Food		
	Needs Addressed	Education/Food Resources		
	Funding	CDBG: \$5,069		
	Description	Support self-sufficiency to low-income individuals through education and production of food in community gardens.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will benefit approximately 7 very low-income residents of Provo City.		
	Location Description			
	Planned	Funds will be used to replace flooring in the supportive housing		

	Activities	units in the Food and Care Coalition.		
	Matrix Code			
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability X
13	Project Name	CDBG: URH – Capital Improvements		
	Target Area	Provo City		
	Goals Supported	Public Services/Facilities		
	Needs Addressed	Supportive Housing		
	Funding	CDBG: \$110,000		
	Description	Funds will be used to upgrade fire suppression system in supportive housing.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 26 very low-income residents will benefit from this funding. All residents are from Provo.		
	Location Description	688 West 100 North Provo, UT 84601		
	Planned Activities	Upgrade of the fire suppression system within supportive housing units.		
	Matrix Code	14B Rehabilitation: Multi-Unit Residential		
	Objective	Decent Housing X	Suitable Living Environment ☐	Economic Opportunity ☐
	Outcome	Availability/Accessibility ☐	Affordability ☐	Sustainability X
14	Project Name	CDBG: Public Works – Timp Neighborhood		
	Target Area	Provo Timp Neighborhood		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities Improvements		
	Funding	CDBG: \$250,000		
	Description	Funds will be used to make improvements to widen sidewalks for ADA compliance and drive approaches within the Timp neighborhood.		

	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,100 LMI people will benefit from these neighborhood improvements in the Timp neighborhood in Provo.		
	Location Description	Timp Neighborhood		
	Planned Activities	Funds will be used to replace deteriorated sidewalks with wider ADA compliant Sidewalks as well as drive approaches.		
	Matrix Code	03L – Sidewalks (People)		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
15	Outcome	Availability/Accessibility ☐	Affordability ☐	Sustainability X
	Project Name	CDBG: Dixon Neighborhood		
	Target Area	Provo Dixon Neighborhood		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities Improvements		
	Funding	CDBG: \$150,000		
	Description	Address several corners within the Dixon neighborhood that are inaccessible and not ADA compliant.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Funding is expected to replace about 20 sidewalk and curb corners to accommodate ADA compliant curbs.		
	Location Description	Dixon Neighborhood		
	Planned Activities	Replacement of several corners within the Dixon neighborhood so they are ADA compliant and wheelchair accessible.		
	Matrix Code	03L – Sidewalks (People)		

	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability X
16	Project Name	CDBG: Egress Window Program		
	Target Area	Provo City		
	Goals Supported	Homeowner Rehabilitation		
	Needs Addressed	Suitable living environment		
	Funding	CDBG: \$25,000		
	Description	Funds will be used to provide egress windows to 2-3 Provo homeowners.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that funding will assist 2-3 low to moderate income homeowners with egress window installation.		
	Location Description	445 West Center		
	Planned Activities	Install egress windows to create safe, habitable spaces and enable homeowners to grow in place.		
	Matrix Code	14E Rehabilitation; Homeowner		
	Objective	Decent Housing X	Suitable Living Environment ☐	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability X
17	Project Name	CDBG: United Way – Capital Improvements		
	Target Area	Provo City		
	Goals Supported			
	Needs Addressed			
	Funding	CDBG: \$5,727		
	Description	Funds will be used for upgrades/replacement items for the Community Action Building		

	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description			
	Planned Activities	Replacement of windows and other items on the Community Action Building		
	Matrix Code	Public Facilities		
	Objective	Decent Housing ☐	Suitable Living Environment X	Economic Opportunity ☐
	Outcome	Availability/Accessibility ☐	Affordability ☐	Sustainability X

18	Project Name	HOME: Administration		
	Target Area	Consortium Wide		
	Goals Supported	Homeownership Rental Housing		
	Needs Addressed	Housing		
	Funding	HOME: \$166,954		
	Description	Funds will be used to pay for administration costs of the activities for the Utah Valley HOME Consortium.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	445 West Center, Provo, UT 84601		
	Planned Activities	Administration and planning		
	Matrix Code	21A General Program Administration		
	Objective	Decent Housing ☐	Suitable Living Environment ☐	Economic Opportunity ☐
	Outcome	Availability/Accessibility ☐	Affordability ☐	Sustainability ☐
19	Project Name	HOME: RHDC - CHDO		
	Target Area	Santaquin, Utah		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME CHDO: \$214,264		
	Description	Assist in the purchase of land within the Consortium boundaries for the development of affordable single-family homes.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit	Approximately 2 low-income households will benefit from this project.		

	from the proposed activities			
	Location Description	TBD		
	Planned Activities	Acquisition of land.		
	Matrix Code	01 Acquisition of Real Property – LMH Housing Units		
	Objective	Decent Housing X	Suitable Living Environment ☐	Economic Opportunity ☐
	Outcome	Availability/Accessibility ☐	Affordability X	Sustainability ☐
20	Project Name	HOME: Building Beginnings		
	Target Area	Utah County-Spanish Fork		
	Goals Supported	Affordable Rental Housing		
	Needs Addressed	Tenant-Based Rental Assistance		
	Funding	HOME: \$215,756		
	Description	Funding will be used for the rental assistance for extremely low-income individuals exiting correctional facilities.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Funding is anticipated to benefit approximately 24 extremely low-income individuals per year with rental housing.		
	Location Description	42 East 300 North, Spanish Fork, UT 84660		
	Planned Activities	Provide Tenant Based Rental Assistance to extremely low-income households.		
	Matrix Code			
	Objective	Decent Housing X	Suitable Living Environment ☐	Economic Opportunity ☐
	Outcome	Availability/Accessibility X	Affordability ☐	Sustainability ☐
19	Project Name	HOME: Home Purchase Plus – Down Payment Assistance		
	Target Area	Provo City		
	Goals	Homeownership		

	Supported			
	Needs Addressed	Housing		
	Funding	HOME: \$700,000		
	Description	Funding will provide down payment assistance to low-and moderate-income households within Provo City.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will benefit approximately 12 low- and moderate-income households within the consortium boundaries.		
	Location Description	445 West Center Provo, UT 84601		
	Planned Activities	Funding will provide down-payment assistance to low-and moderate-income first-time homebuyers.		
	Matrix Code	05R-Homebuyer downpayment assistance		
	Objective	Decent Housing X	Suitable Living Environment ☐	Economic Opportunity ☐
19	Outcome	Availability/Accessibility ☐	Affordability X	Sustainability ☐
	Project Name	HOME: LTO – Down Payment Assistance		
	Target Area	Utah County Consortium Areas		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME: \$1,385,390		
	Description	Funding will provide down payment assistance to low-and moderate-income households within the consortium boundaries.		
	Target Date	6/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will benefit approximately 33 low- and moderate-income households within the consortium boundaries.		

	Location Description	445 West Center Provo, UT 84601		
	Planned Activities	Funding will provide down-payment assistance to low-and moderate-income first-time homebuyers.		
	Matrix Code	05R-Homebuyer downpayment assistance		
	Objective	Decent Housing X	Suitable Living Environment ☐	Economic Opportunity ☐
	Outcome	Availability/Accessibility ☐	Affordability X	Sustainability ☐

Table 9 – Project Summary

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

At this time, neither Provo City nor the Utah Valley HOME Consortium is establishing specific geographic areas of service.

Geographic Distribution

Target Area	Percentage of Funds

Table 2 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

NA

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Housing throughout Utah County continues to be problematic due to high housing prices. Provo City and Utah Valley HOME Consortium partners continue to explore solutions.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	47
Special-Needs	0
Total	97

Table 10- One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	24
The Production of New Units	2
Rehab of Existing Units	26
Acquisition of Existing Units	45
Total	97

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

Housing activities will be supported through both CDBG and HOME and will provide subsidies for individuals and families ranging from 0% to 80% AMI. Activities will include homeowner housing rehabilitation, construction of new affordable single-family housing, Tenant-based rental assistance (TBRA), rehabilitation of rental housing and supportive housing units, and direct financial assistance for eligible homebuyers.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The City of Provo maintains an ongoing working relationship with the two public housing authorities operating within its jurisdiction: the Provo City Housing Authority (PCHA) and the Housing Authority of Utah County (HAUC). Both agencies serve low-, very low-, and extremely low-income households through public housing and Housing Choice Voucher (HCV) programs and are key partners in the City's strategy to address affordable housing needs.

Actions planned during the next year to address the needs to public housing

Provo City Housing Authority — Asset Repositioning

PCHA currently operates 248 public housing units and administers 893 Housing Choice Vouchers. In Program Year 2026, PCHA is undertaking a significant repositioning of its entire public housing portfolio through a combination of HUD-approved programs, including the Small PHA Section 18/RAD Blend, Section 18 Demolition/Disposition, and Section 32 Homeownership. This repositioning affects all 248 units, including Valley Villa (78 units), Mt. View (30 units), and approximately 140 scattered-site units across the city.

The transition of these units from Section 9 public housing operating subsidy to Project-Based Vouchers (PBVs), RAD Project-Based Rental Assistance (PBRA), and potential affordable homeownership represents both an opportunity and a gap-financing challenge. As units move through the conversion process, they may require rehabilitation investment, soft financing, or affordability gap support that public housing capital funds alone cannot fully address. The City anticipates that HOME Investment Partnerships Program funds and, where eligible, CDBG funds may play a complementary role in supporting affordability preservation as PCHA leverages public-private partnerships through this conversion.

The City will continue to coordinate with PCHA throughout the repositioning process to monitor impacts on housing availability for extremely low-income households and to identify opportunities where HOME or CDBG resources may be appropriately deployed to support the long-term preservation of affordable units.

Housing Authority of Utah County

HAUC administers Housing Choice Vouchers and owns affordable rental housing serving income-eligible households in Utah County, including residents within Provo's jurisdiction. The City coordinates with HAUC through the Utah Valley HOME Consortium structure and the Mountainland Continuum of Care to ensure complementary service delivery and avoid

duplication of effort.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Both housing authorities recognize that long-term housing stability is best achieved when residents are active participants in both their housing environment and their own economic advancement. Each agency employs strategies — through formal HUD-required structures and voluntary self-sufficiency programming — to engage residents in management decisions and to create pathways toward homeownership.

PCHA — Resident Advisory Board and Family Self-Sufficiency

PCHA maintains a Resident Advisory Board (RAB), which serves as the formal vehicle for resident input into agency policy and planning. The RAB reviewed and provided comments on PCHA's 2026 Annual PHA Plan, fulfilling HUD's requirement that resident voices be incorporated into the agency's planning process. As PCHA undertakes its significant portfolio repositioning, resident engagement through the RAB and direct resident meetings has been an explicit component of that process. PCHA has committed to coordinating and obtaining resident input throughout the planning and implementation of the RAD/Section 18 conversion, including direct meetings with residents at affected properties.

On the pathway to homeownership, PCHA administers the Family Self-Sufficiency (FSS) program for Section 8 Housing Choice Voucher participants. The FSS program provides financial counseling, career counseling, resume writing assistance, interviewing skills, and life management and homeownership classes, with the overarching goal of helping participants become fully self-reliant. A key incentive of the program is an escrow account that grows as participants increase their income. When FSS participants meet all contractual responsibilities — including maintaining employment and complying with all lease terms within five years — they receive their escrow balance, which many participants have used as a down payment on a home.

Additionally, as part of its broader repositioning strategy, PCHA is evaluating the use of Section 32 Homeownership as one of the tools for transitioning select public housing units, which could create direct homeownership opportunities for current public housing residents.

HAUC — Homeownership Referral and Community Partnerships

HAUC's primary mission centers on providing safe, affordable rental housing and administering Housing Choice Vouchers for income-eligible households in Utah County. While HAUC does not administer a formal resident self-sufficiency or management

participation program comparable to PCHA's FSS and RAB structure, the agency recognizes the importance of connecting residents to pathways beyond rental assistance. HAUC maintains a "Loan to Own" resource page on its website that directs residents and voucher holders to community partners offering homeownership opportunities for low-income families, including Habitat for Humanity of Utah County, NeighborWorks Provo, Self-Help Homes (Rural Housing Development Corporation), and Utah Housing Corporation.

These referrals reflect HAUC's role as a connector within the broader affordable housing ecosystem — linking its client base to purchase assistance, sweat-equity construction programs, and below-market financing options administered by other organizations in the community. Residents seeking homeownership are encouraged to explore these resources as a next step toward long-term housing stability.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Neither Housing Authority is designated as troubled.

Discussion

Provo City continually looks for ways to encourage partnerships with the housing authorities to provide permanent affordable housing.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Consortium, through the Mountainland Continuum of Care (CoC), works with several homeless agencies to reduce the number of persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness, and reduce the instances of return to homelessness.

Representatives from Provo City and Consortium cities participate in the CoC executive committee specifically, so the CoC's priorities are considered during funding allocations.

The Mountainland Continuum of Care contracts with the State of Utah to administer HMIS. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS, which is supported by Client Track.

The Mountainland Continuum of Care conducts an annual Point-In-Time count at the end of January to count sheltered (emergency sheltered and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT) to interview and try to connect unsheltered homeless individuals into services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Provo City and Consortium cities will continue to partner with the Mountainland Continuum of Care and its partner agencies, providing CDBG funding to support outreach efforts to unsheltered individuals and assessment of their needs. HOME-ARP funding is currently being utilized by several agencies to provide services to these populations, ensuring that individuals experiencing homelessness are connected to appropriate housing and supportive services in a timely manner.

2. Addressing the emergency shelter and transitional housing needs of homeless persons

State of Utah allocations are awarded to Community Action Services and Food Bank and the Food and Care Coalition. These agencies use the funding to support essential services including motel vouchers, access to safe facilities, and case management. Additionally, HOME-ARP funding has been awarded to several agencies to deliver supportive services and Tenant-Based Rental Assistance specifically to populations experiencing homelessness, at risk of homelessness, and people fleeing or attempting to flee domestic violence, human

trafficking, and stalking.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Provo City prioritizes efforts to shorten the period of time individuals and families experience homelessness and to facilitate their access to stable, affordable housing. HOME-ARP funding has been awarded to several agencies to deliver supportive services and Tenant-Based Rental Assistance to populations experiencing homelessness and other qualifying populations under the grant, with the goal of achieving rapid transitions to permanent housing and preventing a return to homelessness.

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Provo City recognizes that preventing homelessness requires early intervention and coordinated support across multiple systems of care. HOME-ARP funding has been awarded to several agencies to deliver supportive services and Tenant-Based Rental Assistance to populations at risk of homelessness, including those fleeing or attempting to flee domestic violence, human trafficking, and stalking, as well as individuals being discharged from publicly funded institutions and systems of care such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. These investments are designed to stabilize vulnerable households before a housing crisis occurs.

For extremely low-income individuals and families — those most vulnerable to housing instability — Provo City and the Utah Valley HOME Consortium prioritize funding for programs that address both immediate housing needs and the underlying conditions that place households at risk. This includes financial literacy and life-skills education to build long-term economic resilience, as well as Down Payment Assistance and the Mutual Self-Help homeownership program for those who are ready to transition to stable owner-

occupied housing.

Provo City and its subrecipient partners also work to ensure that individuals and families receiving assistance from public or private agencies addressing housing, health, social services, employment, education, and youth needs are connected to the resources necessary to maintain housing stability. Through its participation in the Mountainland Continuum of Care and partnership with the Mountainland Association of Governments, Provo City supports a coordinated regional approach to homelessness prevention that aligns housing assistance with supportive services, ensuring that vulnerable populations have access to the full range of resources needed to avoid a return to homelessness.

Discussion

Provo City and the Utah Valley HOME Consortium are committed to reducing and ending homelessness through a coordinated, multi-layered approach that addresses the full spectrum of housing need — from prevention and outreach to emergency shelter, transitional support, and permanent housing placement. Through CDBG funding and active participation in the Mountainland Continuum of Care, Provo City supports outreach efforts to unsheltered individuals to assess and connect them with appropriate services. State of Utah allocations support Community Action Services and Food Bank and the Food and Care Coalition in delivering essential emergency services including motel vouchers, safe shelter access, and case management. HOME-ARP funding has been awarded to multiple agencies to provide supportive services and Tenant-Based Rental Assistance to qualifying populations, including those experiencing homelessness, at risk of homelessness, fleeing domestic violence, human trafficking, or stalking, and individuals being discharged from publicly funded institutions such as health care facilities, mental health facilities, foster care, and corrections programs. For extremely low-income households, the City prioritizes funding for financial literacy, life-skills education, and homeownership programs designed to build long-term housing stability and prevent a return to homelessness. Provo City and the Mountainland Association of Governments (MAG) participate actively in the CoC Executive Committee, and goals to reduce homelessness across the Consortium service area are addressed through the Mountainland Continuum of Care, whose formally adopted 2024-25 Strategic Goals are expected to be revised in the coming program year.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The following were identified as impediments to fair housing in the Housing Market Analysis for the 2025-29 Consolidated Plan:

1. Tax Policies

- **Property tax structures can disincentivize the development of affordable housing.**
- **Higher taxes on multi-family or rental units may reduce their financial feasibility.**

Property taxes in Utah County are relatively low. There are currently no plans to address this policy barrier.

2. Land Use Controls

- **Strict regulations on land development (e.g., minimum lot sizes, density restrictions) limit where and how affordable housing can be built.**
- **These controls can delay or even prevent housing projects that aim to serve low- to moderate-income families.**

Provo is actively working on solutions to provide more affordable housing. Minimum lot sizes (Smaller than 6000 Square feet) are allowed in certain overlay zones to accommodate this.

3. Zoning Ordinances

- **Zoning often restricts multi-family housing or requires large lot sizes, excluding more affordable housing types.**
- **Single-family zoning dominance restricts diverse housing types needed to meet affordability goals.**

This is the same as the above item. While single-family detached homes are greatly desired. The Provo City Council and Administration are seeking to incentivize developers to promote for sale units in all housing types.

4. Building and Impact Fees

- **High fees for permits, inspections, and infrastructure burden developers and are often passed to buyers or renters.**
- **These fees disproportionately affect affordable housing developments with tighter profit margins.**

While impact fees can be prohibitive, they also provide for the infrastructure needed to expand housing availability. Provo has a dire need for more infrastructure to support the housing demand. Waiving impact fees would prohibit additional housing units.

5. Affordable Housing Programs

- **Limited funding and complex application processes can deter developers from participating.**
- **Programs may lack coordination or flexibility, slowing down the production of needed housing units.**

The State of Utah has down-payment assistance programs that help homebuyers purchase newly constructed housing. This helps incentivize builders to work with homebuyers and provide housing that is more affordable.

Provo City and the Utah Valley HOME Consortium support the development of affordable housing through the Mutual Self-Help program. This program is in the current year funding through HOME dollars.

6. Growth Policy Survey

- **Some communities prioritize preserving existing neighborhood character over accommodating growth.**
- **Policies favoring slow growth can conflict with housing demand, exacerbating shortages and affordability issues.**

Provo City works with other Consortium members to expand affordable housing options. The recent State Moderate Income Housing initiative aims to ameliorate the lack of affordable housing through penalties for non-participation. Most Consortium cities are required by the State to participate and report annually on progress made to accommodate housing.

7. Supply-Side Barriers

- **Rising costs of land, labor, and materials make it increasingly expensive to develop housing.**
- **Shortages in skilled labor and price volatility in construction materials further delay and inflate project costs.**

Provo City and the Utah Valley HOME Consortium fund the Mutual Self Help Program to help subsidize the cost of land. The program itself assists with labor costs through the nature of the program where families are helping families to build each other's homes.

8. Demand-Side Barriers

- **Wages have not kept pace with housing costs, limiting what households can afford.**
- **Credit access, debt levels, and other financial challenges reduce the pool of eligible buyers or renters for new housing.**

Provo City and the Utah Valley HOME Consortium encourage financial education and resilience. We actively seek to fund organizations that offer classes to teach life-skills and budgeting to ensure homebuyers are prepared for the financial responsibilities of owning a home.

Discussion

The 2025-29 Consolidated Plan Housing Market Analysis identified eight categories of impediments to fair housing and affordable housing production in the Utah Valley HOME Consortium area. These barriers span regulatory, financial, and market conditions that collectively constrain the availability of housing affordable to low- and moderate-income households. On the regulatory side, land use controls, zoning ordinances, and building and impact fee structures can limit density, deter infill development, and increase per-unit costs that are ultimately passed on to buyers and renters. While property taxes in Utah County remain relatively low and are not currently a priority policy concern, the cumulative effect of restrictive zoning and fee burdens continues to challenge developers working with tight affordable housing margins. Provo City is actively pursuing solutions, including overlay zones that permit smaller lot sizes and City Council and Administration efforts to incentivize for-sale units across all housing types.

Supply-side and demand-side pressures compound these regulatory barriers. Rising land, labor, and material costs — combined with ongoing skilled labor shortages — have significantly increased the cost of new construction, while wages in the region have not kept pace with housing prices, limiting purchasing power for many families. Growth management priorities in some communities can further restrict housing production, though the State's Moderate Income Housing initiative has introduced accountability mechanisms to encourage participation across Consortium jurisdictions. In response to these challenges, Provo City and the Utah Valley HOME Consortium actively fund programs and services that address barriers on both ends of the housing equation — including the

Mutual Self-Help homeownership program, which simultaneously reduces land and labor costs through its cooperative building model, and financial literacy and homebuyer education initiatives that help prospective buyers build the credit and budgeting skills needed to successfully access and sustain homeownership.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Provo City and Consortium cities will engage in various activities intended to further local housing and community development goals.

1. Actions planned to address obstacles to meeting underserved needs

Provo City and the Utah Valley HOME Consortium recognize that regulatory, financial, and market barriers continue to constrain housing availability for low- and moderate-income households. To address these obstacles, the Consortium funds the Mutual Self-Help homeownership program, which reduces land and construction costs through a cooperative building model, making homeownership accessible to families who would otherwise be priced out of the market. The Consortium also funds tenant-based rental assistance through the Building Beginnings program to serve households facing housing instability. Additionally, Provo City and its subrecipients support financial literacy and homebuyer education programming to help households overcome demand-side barriers including credit challenges and limited savings. At the policy level, Provo City continues to pursue zoning reforms and overlay district tools to expand the range of permissible housing types and densities.

Beyond housing, Provo City recognizes that underserved populations face a complex web of interconnected needs that cannot be addressed through housing assistance alone. Survivors of domestic violence face unique barriers to stability, including safety concerns, economic dependence, and the need for specialized supportive services alongside safe housing. Provo City funds two organizations that provide targeted services to domestic violence survivors: The Refuge, which offers safe housing and education to help survivors rebuild their lives and achieve independence, and Provo Police Victims Services, which provides critical court advocacy to ensure survivors can navigate the legal system. For individuals and families experiencing homelessness or at risk of homelessness, the City supports programs that provide not only emergency shelter — including the Winter Warming Center operating November through March — but also education and self-sufficiency resources designed to address the root causes of housing instability. My Story Matters, an educational program funded through Provo City, is specifically designed to equip individuals with the tools, skills, and mindset needed to achieve lasting self-sufficiency. Through its partnership with the Mountainland Continuum of Care, Provo City works to ensure that these services are coordinated across the region, connecting vulnerable populations to the full continuum of support they need to achieve and maintain

stable housing.

2. Actions planned to foster and maintain affordable housing

Provo City and the Utah Valley HOME Consortium will invest HOME funds in FY 2026-27 across several programs designed to expand and preserve affordable housing opportunities. The Mutual Self-Help program supports the construction of owner-occupied affordable housing through a sweat-equity model in which participating families contribute labor toward building one another's homes, reducing per-unit costs and building long-term equity. The Building Beginnings Tenant-Based Rental Assistance program (\$215,756) provides short- to medium-term rental subsidies to households unable to access stable housing without assistance. The Consortium also supports Down Payment Assistance to help income-qualifying households achieve homeownership in a high-cost market. Together, these investments reflect a multi-pronged strategy to address affordability across the housing continuum — from rental stability to first-time homeownership.

3. Actions planned to reduce lead-based paint hazards

Provo City is committed to protecting residents from lead-based paint hazards in all housing units receiving federal assistance. Lead risk assessments will be completed for all housing units assisted through housing rehabilitation programs. Where assessments identify conditions indicating a potential lead-based paint hazard, appropriate remedial action will be incorporated into the proposed scope of work. All lead hazard reduction activities will be conducted in accordance with applicable federal regulations, including HUD's Lead Safe Housing Rule (24 CFR Part 35), and will be performed by certified and/or licensed contractors. Through this approach, Provo City ensures that federally assisted housing not only improves living conditions but does so in a manner that protects the health and safety of occupants, particularly children under the age of six who are most vulnerable to the effects of lead exposure.

4. Actions planned to reduce the number of poverty-level families

Provo City and its subrecipient partners address poverty through a coordinated set of housing stability, financial capability, and supportive service investments. CDBG and HOME funds support organizations that provide life-skills and financial literacy education, helping low-income households build the budgeting, credit, and savings habits necessary to achieve economic self-sufficiency. Emergency shelter and transitional housing services — including the Winter Warming Center operated by Community Action Services and Food Bank from November through March — provide critical safety-net support during periods of acute need. The Mountainland Continuum of Care coordinates the region's response to homelessness, connecting individuals and families to housing and supportive services

designed to achieve long-term housing stability. Provo City prioritizes funding for programs that align with HUD's emphasis on employment, self-sufficiency, and reduced dependency on public assistance.

5. Actions planned to develop institutional structure

Provo City's Grants Administration and Redevelopment Agency maintain the administrative infrastructure necessary to manage HUD-funded programs in compliance with federal requirements. As Lead Entity for the Utah Valley HOME Consortium, Provo City provides oversight, technical assistance, and coordination support to Consortium member jurisdictions, ensuring consistent program delivery and regulatory compliance across the service area. To streamline and strengthen the grant management process, Provo City utilizes Neighborly Software to administer the full cycle of subgrantee activity — from application through reimbursement — improving transparency, efficiency, and documentation for both the City and its subrecipients. Grants Administration staff actively participate in HUD Region 8 annual meetings and pursue available training opportunities to remain current on evolving federal policy, regulatory guidance, and program requirements. The City works in partnership with the Mountainland Association of Governments (MAG) and the Mountainland Continuum of Care to align resources and reduce duplication across housing and social service programs.

6. Actions planned to enhance coordination between public and private housing and social service agencies

Provo City and the Utah Valley HOME Consortium maintain active coordination with a broad network of public, nonprofit, and private partners to maximize the impact of federal housing investments. The Consortium Board, which meets regularly and includes representatives from member jurisdictions, serves as a primary forum for aligning priorities and resources across the service area. Provo City participates in the Mountainland Continuum of Care, which coordinates the regional response to homelessness and ensures that housing assistance is paired with appropriate supportive services. Through the citizen participation process — including public meetings conducted through MAG, local Provo forums, and the HOME Consortium Board — community stakeholders and service providers have meaningful opportunities to inform funding priorities. Provo City also coordinates with the Utah Housing Corporation and other state agencies to leverage HOME and CDBG investments with complementary state and private resources.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

In this section, Provo City addresses various program specific requirements and how it complies with federal regulations specific to the grants received. This section provides a calculation of total CDBG Program Income. The guidelines established to comply with statutory requirements of the HOME program are also included.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income available for use included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0.00
3. The amount of surplus funds from urban renewal settlements.	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$0.00

Table 12 CDBG Program Income

Other CDBG Requirements

1. The amount of urgent need activities: N/A

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Utah Valley HOME Consortium utilizes only forms of investment as outlined in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The following provisions will apply to subrecipients, Contractors and Developers (including CHDOs) or other entities that will provide homebuyer assistance with HOME funds provided through the Utah Valley HOME Consortium.

- The length of the affordability period will be established by the HOME Program statute depending on the amount of funding received for the project.
- The chosen method is Recapture.
- The Utah Valley HOME Consortium will require full payment of assistance provided to the homebuyer of the assisted HOME unit is sold during the affordability period. However, if there are no net proceeds or insufficient proceeds to recapture the full amount of the HOME investment due, the amount subject to recapture will be limited to what is available from the net proceeds. Net proceeds are defined as the sales price minus the superior non-HOME loan repayments and closing costs excluding realtor commissions.
- Written agreements will reflect this requirement.
- Affordability provision will be enforced through a recorded Deed of Trust.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The description of the guidelines for homebuyer activities (Question #2 in this section) applies here as well. Please refer to the response to question AP-90 #2.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium has no plans to exercise this section of the HOME statute during this five-year period.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a

specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

HOME TBRA activities are planned with no preference in population served.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable.

Discussion:

The current local market in Utah County shows that the affordable homeownership limits provided by HUD (\$470,000 for a 1-unit structure) are discordant.

Regulations 24 CFR 92.254 (a)(2)(iv)(C) require that:

- A. The 95 percent of median area purchase price must be established in accordance with a market analysis that ensures a sufficient number of recent housing sales are included in the survey.
- B. Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one-month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be in ascending order of sales price.
- C. The address of the listed properties must include the location within the Participating Jurisdiction. Lot, square, and subdivision data may be substituted for the street address.
- D. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire Participating Jurisdiction.
- E. To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

Following the requirements above, PJ staff gathered and analyzed data of all single-family housing sales in Utah County for the month of March 2026. A total of 568 single-family homes sales were identified. The median price amongst all sales is \$597,000. Following

the instructions of paragraph E) above, the median price is: \$597,000 and therefore **the 95% of median is \$567,150.**

Exhibit B**2026-27 CDBG Entitlement Amount** **\$ 1,130,200.00**

2025-26 Program Income	\$ 44,644.28
Unused CDBG funding reprogrammed	\$ 68,452.74
Total Funding available for FY26-27	\$ 1,243,297.02
Admin	\$ 226,040.00
Program Delivery (DPA, Façade Emergency Rep)	\$ -
108 Loan Principal and Interest	\$ 307,000.00

Available for Public Service Projects	\$ 169,530.00
Regional Commitment	\$ 135,624.00
Provo Only PS	\$ 33,906.00
Rocky Mountain University	\$ 30,000.00
Project Read	\$ 10,000.00
The Refuge-Services	\$ 10,000.00
Mountainland Community Health Center	\$ 11,624.00
RAH Services	\$ 29,000.00
Elevate Utah	\$ 20,000.00
My Story Matters	\$ 10,000.00
Community Action Learning Center	\$ 10,000.00
Family Haven	\$ 5,000.00
CASFB Community Garden	\$ 5,069.00
Provo PD Victims Services	\$ 28,837.00
Available for Capital Projects	\$ 540,727.02
Egress Window program	\$ 25,000.00
United Way CASFB Building Windows	\$ 5,727.00
Timp Neighborhood	\$ 250,000.00
Dixon Neighborhood	\$ 150,000.00
Utah Regional Housing	\$ 110,000.00
Total Admin and Projects	\$ 1,243,297.00

Exhibit C

2026-27 HOME Entitlement Amount

\$ 1,428,425.34

2025-26 Program Income	\$ 241,119.68
2025-26 HP Receipts	\$ 379,468.00
Reprogrammed funds	\$ 633,350.80
Admin	\$ 166,954.50
Funding Available for Projects	\$ 2,301,145.52
CHDO Set Aside funding	\$ 214,263.80
Total with CHDO funds	\$ 2,515,409.32
RHDC	\$ -
RHDC CHDO	\$ 214,263.80
Loan to Own	\$ 1,385,389.70
Home Purchase Plus	\$ 700,000.00
Building Beginnings (TBRA)	\$ 215,756.00
Total Projects	\$ 2,515,409.50
Total HOME	\$ 2,682,364.00

FY26 Year-End Appropriation Requests

After assessing department budgets and learning of some requests that happen to fall at the end of the fiscal year, Finance recommends that the Council approve the budget appropriations in the table below for FY2026.

Fund/Division	Amount	Description	Funding Source
General Fund/Economic Development	\$ 93,000	Appropriate budget in the Economic Development division for an Economic Development Study.	General Fund balance
General Fund/Fire	\$ 180,497	Appropriate budget in the Fire Department for EMS Equipment (iSimulator, ventilators, airway bags) and Fire equipment.	General Fund balance
General Fund	\$ 50,000	Appropriate budget in the General Fund for indigent defense costs.	General Fund balance
Airport - Transfer from General Fund	\$ 490,053	Transfer money from the General Fund to the Airport to cover the principal payment on an interfund loan. (Airport will be paying the interfund loan interest out of FY26 Airport budget savings. In FY27, Airport will cover both principal and interest without a General Fund transfer.)	General Fund balance
Justice Court - Transfer from General Fund	\$ 10,200	Transfer money from the General Fund and appropriate in the Justice Court for mid-year building lease and security cost increases.	General Fund balance
Total Requests from General Fund Balance	\$ 823,750		

General Fund/Development Services	\$ 193,000	Appropriate budget in the General Fund (Building Division) for CityView enhancements and workflow automation improvements to increase operational efficiency, improve permit processing and tracking, enhance reporting capabilities, and support customer service and statutory review requirements.	Surplus Building Permits FY26 revenues
General Fund/Development Services	\$ 7,500	Appropriate budget in the General Fund (Building Division) for AI-assisted process improvement tools associated with permit intake, plan review, workflow automation, operational efficiency initiatives, and customer-facing guidance tools designed to assist applicants with complex permit submittals.	Surplus Building Permits FY26 revenues
Total Requests from Building Permit Revenue	\$ 200,500		

General Fund - Transfer to Parks & Rec CIP	\$ 1,400,000	Transfer money from General Fund and appropriate in the Parks & Rec Capital Improvement Fund for Fort Utah Park improvements.	Surplus sales tax FY26 revenues
Total Requests from Sales Tax Revenues	\$ 1,400,000		

General Fund/Fire	\$ 121,994	Appropriate budget in the Fire Department for additional payroll costs for the Airport.	Airport Revenues
Total Requests from Airport Revenues	\$ 121,994		

Ice Arena	\$ 160,000	Appropriate budget to help purchase a new ice resurfacer .	Surplus Ice Arena FY26 revenues
Total Requests from Ice Arena Revenues	\$ 160,000		

Golf Course	\$ 38,600	Appropriate budget in the Golf Course fund to cover operating costs (seasonal staffing, concessions, and janitorial) associated with increased Golf Course usage .	Surplus Golf Course FY26 revenues
Golf Course	\$ 116,500	Appropriate budget to replace two aging sharpeners . These are essential machines used to keep golf course mowing equipment cutting grass cleanly and precisely. Replacing this equipment will improve turf health, reduce maintenance costs, and protect the golf course while maintaining the quality turf conditions.	Surplus Golf Course FY26 revenues
Golf Course	\$ 220,000	Appropriate budget to pay for driving range and golf course improvements (completion of driving range tee, sand replacement, path additions to reduce turf damage).	Surplus Golf Course FY26 revenues
Total Requests from Golf Course Revenues	\$ 375,100		

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: KZARBOCK
Presenter: Kelsey Zarbock, Budget Officer
Department: Finance
Meeting Date: 6/23/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: 26-043

SUBJECT: 13 A resolution regarding year-end appropriations and transfers in the General, Parks and Recreation Capital Improvement, Airport, Justice Court, Ice Arena, and Golf Course Funds for the fiscal year ending June 30, 2026. (26-043)

ADMINISTRATIVE RECOMMENDATION: Approve recommended appropriations and transfers

ADMINISTRATIVE MEMO: After assessing department budgets and learning of some requests that happen to fall at the end of the fiscal year, Finance recommends that the Council approve the budget appropriations in the table below for FY2026.

FISCAL IMPACT: FY2026

TIME SENSITIVITY: Appropriations and transfers must be approved before June 30th (fiscal year-end).

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION REGARDING YEAR-END APPROPRIATIONS AND
4 TRANSFERS IN THE GENERAL, PARKS AND RECREATION CAPITAL
5 IMPROVEMENT, AIRPORT, JUSTICE COURT, ICE ARENA, AND GOLF
6 COURSE FUNDS FOR THE FISCAL YEAR ENDING JUNE 30, 2026. (26-
7 043)

8
9 It is proposed that the Council consider ten appropriations as part of the year-end budget
10 reconciliation process;

11
12 The first recommendation is to appropriate \$93,000 in the general fund for an economic
13 development study, which will be funded by general fund balance;

14
15 The second recommendation is to appropriate \$180,497 in the general fund for
16 emergency medical and other equipment, which will be funded by general fund balance;

17
18 The third recommendation is to appropriate \$50,000 in the general fund for unanticipated
19 indigent defense expenses, which will be funded by general fund balance;

20
21 The fourth recommendation is to transfer \$490,053 from the general fund to the airport
22 fund to cover the fiscal year 2026 principal payment on an interfund loan, which will be funded
23 by general fund balance;

24
25 The fifth recommendation is to appropriate \$10,200 in the Justice Court fund for mid-
26 year increases to the building lease and security costs, which will be funded by a transfer from
27 general fund balance;

28
29 The sixth recommendation is to appropriate \$200,500 in the general fund for software
30 enhancements and tools, which will be funded by surplus building permit revenue;

31
32 The seventh recommendation is to transfer \$1.4 million from the general fund and
33 appropriate the transferred funds in the Parks and Recreation capital improvement fund for
34 improvements at Fort Utah Park;

35
36 The eighth recommendation is to appropriate \$121,994 in the general fund for additional
37 firefighter services at the airport, which will be reimbursed by a chargeback from the airport
38 fund;

39
40 The ninth recommendation is to appropriate \$160,000 in the ice arena fund for an ice
41 resurfacer, which will be funded by surplus ice arena revenues;

42
43 The tenth recommendation is to appropriate \$375,100 in the golf course fund for
44 operating costs associated with golf course use, updated equipment, and golf course
45 improvements, which will be funded by surplus golf course revenues;

46

47 On June 23, 2026, the Municipal Council met to consider the facts regarding this matter
48 and receive public comment, which facts and comments are found in the public record of the
49 Council's consideration; and
50

51 After considering the Administration's recommendation, and facts and comments
52 presented to the Municipal Council, the Municipal Council finds the proposed appropriations
53 reasonably further the health, safety, and general welfare of the citizens of Provo City.
54

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

57 PART I:
58

59 An appropriation of \$93,000 in the General Fund for an economic development study is
60 authorized.
61

62 PART II:
63

64 An appropriation of \$180,497 in the general fund for emergency medical and other
65 equipment is authorized.
66

67 PART III:
68

69 An appropriation of \$50,000 in the general fund for unanticipated indigent defense
70 expenses is authorized.
71

72 PART IV:
73

74 A transfer of \$490,053 from the general fund to the airport fund to cover the fiscal year
75 2026 principal payment on an interfund loan is authorized.
76

77 PART V:
78

79 An appropriation of \$10,200 in the Justice Court fund for mid-year increases to the
80 building lease and security costs is authorized.
81

82 PART VI:
83

84 An appropriation of \$200,500 in the general fund for software enhancements and tools is
85 authorized.
86

87 PART VII:
88

89 A transfer of \$1.4 million from the general fund and an appropriation in the Parks &
90 Recreation Capital improvement fund is authorized for improvements at Fort Utah Park.
91

92 PART VIII:

93
94 An appropriation of \$121,994 in the general fund for additional firefighter services at the
95 airport is authorized.

96
97 PART IX:

98
99 An appropriation of \$160,000 in the ice arena fund for an ice resurfacers is authorized.

100
101 PART X:

102
103 An appropriation of \$375,100 in the golf course fund for operating costs associated with
104 golf course use, updated equipment, and golf course improvements is authorized.

105
106 PART XI:

107
108 This resolution takes effect immediately.

109
110 END OF RESOLUTION.

Council Appropriation Request for \$180,497

We are asking the council for an appropriation of \$129,850 for EMS Equipment, and \$50,647 for the new Knox Box system. The total request is for \$180,497.

The first requests are for some Emergency Medical equipment. The breakdown is \$9,800 for the Isimulate training software, \$115,250 for 5 new ventilators, \$4,800 for 10-year-old airway bags.

The Isimulate software will help us give our paramedics even better training. The software can generate cardiac rhythms and have more real-to-life scenarios for training with changes based on the actions of the paramedics. This is useful for many medical emergency situations that paramedics may face in the field.

Our current ventilators have become so old that we can no longer service them. We have recently pulled them off the ambulances. The new ventilators will give us more control of how much air and oxygen is delivered to our patients based on the patient's size, and age.

Our current airway bags are falling apart and when we replace these items, we try to replace them all at the same time. This makes it so that no matter what ambulance a paramedic is working on they are familiar with the equipment and the location of every piece in each of the bags.

We would also like to be considered for another appropriation request for \$50,647 for an updated Knox Box system.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: KZARBOCK
Presenter: Dan Follett, Administrative Services Director
Department: Finance
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-046

SUBJECT: 14 A public hearing regarding utility transfers. (26-046)

ADMINISTRATIVE RECOMMENDATION: No action required - This is a required public hearing held every year prior to budget adoption

ADMINISTRATIVE MEMO: State Code 10-6-135.5 requires that municipalities hold a separate public hearing regarding transfers from enterprise funds to other funds. Since the proposed FY27 budget includes transfers from enterprise (utility) funds to the general fund, this agenda item fulfills this State requirement.

FISCAL IMPACT: FY27 Budget Impact

TIME SENSITIVITY: This public hearing must occur prior to the FY27 budget adoption on June 23rd. This public hearing has been advertised for the June 23rd Council Meeting in utility bill inserts mailed between May 11 - June 12.

COUNCIL STAFF MEMO:

NOTICE TO PROVO CITY UTILITY CUSTOMERS

State law requires that Provo City provide an annual disclosure of funds transferred from the utility enterprise funds to other funds. The following paragraphs explain the various transfers from enterprise funds to other funds in the proposed 2027 budget.

Historically, Provo has budgeted for the transfer of utility fund revenues to the General Fund as a “dividend” to Provo taxpayers as the result of the taxpayers’ investment in the City’s utility infrastructure. These funds are used each year to help cover the costs of important City services like police, fire, parks and recreation, and other city functions. The utility transfer, together with franchise fees, helps keep property taxes in Provo low. If City utility services were provided by private utility owners, these dividends would instead be paid to investor-owners. Because Provo taxpayers are the investor-owners, these dividends are used to offset what otherwise would be a significant increase in property tax rates. The transfer totals \$17,191,441 in the proposed 2027 budget.

It is more cost effective and operationally efficient for certain administrative functions such as legal, human resources, information technology and finance to be administered on a city-wide basis. Transfers from the funds receiving the benefit of these administrative services to the General Fund totaling \$1,919,836 have been included in the proposed 2027 budget.

This table outlines the transfers described above:

Transfer From	Transfer to General Fund		Total Transfer	Percent of Total Rev
	Transfer	Administrative Overhead		
Energy	\$ 9,875,316	\$ 637,267	\$ 10,512,583	12%
Water	2,408,000	504,447	2,912,447	13%
Wastewater	3,250,000	476,762	3,726,762	11%
Sanitation	890,625	198,332	1,088,957	14%
Storm Drain	767,500	103,028	870,528	13%
Total	\$ 17,191,441	\$ 1,919,836	\$ 19,111,277	12%

Public hearings regarding transfers from the enterprise funds to other funds for the fiscal year beginning July 1, 2026, and ending June 30, 2027, will be held during the Council Meeting on Tuesday, June 23, 2026. The meeting starts at 5:30 p.m. and will be held in the Council Chambers of the Provo City Hall Building, 445 W Center Street, Provo, Utah. The meeting will also be available to the public for live broadcast and on-demand viewing at: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil). Those who would like to participate in the meeting virtually may do so via Zoom. To join the Zoom meeting, visit zoom.us/join and enter Meeting ID 862 8479 1822 and Passcode 185104. To listen or comment via phone, dial 346-248-7799, enter Meeting ID 833 9747 5081 press #. Press # again for participant ID. Once connected, press *9 to indicate that you would like to comment.

Thank you for your support and involvement as a customer of Provo City’s utilities.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: DANIELS
Presenter: Daniel Softley, Human Resources Director
Department: HR
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-001

SUBJECT: 15 A public hearing regarding management salary increases budgeted for FY27 (26-001)

ADMINISTRATIVE RECOMMENDATION: Hold a public hearing for proposed management salary increases that are included in the FY27 budget.

ADMINISTRATIVE MEMO: Per 10-3-818 of Utah State Code, before a governing body may adopt a final budget or a final amended budget that includes a compensation increase for an executive municipal officer, the governing body shall hold a public hearing on the compensation increase. In the FY27 budget, the management group is scheduled to receive a 2.5% merit raise if eligible and a cost of living adjustment if approved.

FISCAL IMPACT: Public Hearing Only. Impact accounted for in overall personnel budget.

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: Kelsey Zarbock, Budget Officer
Department: Recorder
Meeting Date: 6/23/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-001

SUBJECT: 16 An ordinance adopting a budget for Provo City Corporation for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of \$316,081,674. (26-001)

ADMINISTRATIVE RECOMMENDATION: adoption

ADMINISTRATIVE MEMO: This ordinance would approve Provo City's budget for the 2026–27 fiscal year. The budget outlines how the city plans to spend and manage approximately \$316.1 million between July 1, 2026, and June 30, 2027. It funds city services such as public safety, utilities, transportation, parks, and other government operations. Approval of the ordinance formally authorizes the city to use these funds according to the adopted budget.

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

Provo City Consolidated Fee Schedule

Administrative

Airport

Business Licensing

Cemetery

City Hall Community Room Rental

Development Fees

Engineering

Fire Department

Fire Inspection Fees

Inspection Fees

Impact Fees

Justice Court

Library at Academy Square

Parks and Recreation

Covey Center for the Arts

Golf Course

Park Pavilion Reservations

Parks, Parkways, Trails, and Other Park Properties

Provo City Recreation Center

Provo Shooting Sports Park

Sports, Adult

Sports, Youth

Sports Fields Rental Fees

Peaks Ice Arena

Parking Permit Areas

Police Department

Utilities

Transportation Utility Fund Fee

Culinary Water

Equipment Rates

Energy

Sanitation

Storm Water

Wastewater

ADMINISTRATIVE

 Blueprints

8 1/2" x 11"	\$0.75
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12" x 18"	\$2.00
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15" x 30"	\$3.00
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30" x 30"	\$5.00
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400 Scale Aerial	\$5.00
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Notary Service	\$2.00
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Records and GRAMA Requests

Employee time to respond to a records request	The full fee allowed by statute
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Computer media	\$20.00
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Bicycle License	No charge
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Dispatch recordings	\$20.00
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Fire report	\$15.00
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Photocopy, standard	\$0.10 per page
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Photocopy, special	Cost
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Photos (per CD of photos)	\$20.00
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Photos (per printed photo)	\$5.00
Police Clearances	\$10.00
Insurance Letters	\$10.00
Subpoenas	Costs as per statute
Traffic accident reports	\$10.00
Videos (cost per video)	\$25.00 minimum due at time of request (credited against final fee)
Fire and Police records	\$15.00 minimum due at time of request (credited against final fee)
Returned Check Fee	\$20.00
Passport Application	\$35.00
Expedite Passport Fee	\$27.50
Passport Photo	\$15.00
Fingerprinting	\$15.00
Late Fee on Utility Bills	1.5%
Late Fee on Miscellaneous	1.5%

Accounts Receivable
(Customer Service)

AIRPORT

Ground Lease	\$0.65 per square foot per year
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Hangar Rental

Hangars 1A to 27A	\$310.00 per month
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City-owned Box Hangars	\$340.00 per month
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All other City-owned T- hangars	\$405.00 per month
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Shade Hangar	\$185.00 per month
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Tie Downs

Monthly Fee	\$75.00
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Annual Fee	\$750.00
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Fuel Flowage Fee	\$0.08 per gallon for non-air carriers. \$0.05 for air carriers.
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Annual Fee for Commercial Services	\$250.00
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White Badge Fee	\$25.00 per year
General Aviation – Yellow Badge Fee	\$30.00 per year
SIDA Badge Fee	\$50.00 per year
Badge Endorsement Fee	\$25.00 per endorsement
Airport Parking Fee	\$12.00 per vehicle per day
Rental Car Concessions Fee	10% of gross revenue plus \$20.00 per month per parking space
Landing Fee	\$1.10 \$1.15 per 1,000 pounds landed weight for all aircraft over 12,500 pounds
Terminal Use Fee	\$2.08 \$2.15 per enplaned passenger
Office Space Lease	\$24.00 per square foot per year
Employee Parking Pass	\$25.00 per month
Remain Over Night Fee	\$50.00 per plane per night

Customer Facility Charge	\$3.50 per rental day
Electric Vehicle Charging Rate	\$0.25 per kWh
Passenger Facility Charge	\$4.50 per passenger
Document Review Fee	\$200.00 per application
Security Violation 1st Offense Badge Reinstatement Fee	\$50.00
Security Violation 2nd Offense Badge Reinstatement Fee	\$100.00
Badging Office Report Generation Fee	\$50.00 per report
Video Display Advertising Non-Sterile Area	\$150.00 per month
Video Display Advertising Sterile Area	\$500.00 per month
Conference Room Rental	\$150.00 1 – 4 hour reservation
Conference Room Cleaning Fee	\$150.00

Filming Activity Location Charge	Based on time and scope plus escort hourly charge of \$100.00 per hour per escort
Hangar Wait List	\$1,000.00 deposit applied to first month's lease
Lease Execution Fee	\$750.00
Lease Assignment Fee	\$500.00
Ground Transportation Fee	\$1.50 per drop-off and pick-up
Flight School Operations Fee	\$1.50 per landing
Security Escort Fee	\$100.00 per hour per escort

BUSINESS LICENSING

General Business
License

Number of Employees	Fee
0 – 5	\$125

6 – 10	\$175
11 – 25	\$300
26 – 50	\$425
51 – 75	\$550
76 – 100	\$675
101+	\$800
Late Fee	\$25.00
Name Change	\$10.00
Location Change	\$25.00
Home Occupation	
New Application	\$37.00
Renewal	\$17.00
Major Businesses Fee	\$100.00
Home Occupation/Day Care/Pre-School	
Business License	\$175.00
Annual Renewal	\$155.00

Auction	Lesser of \$10.00 per day or \$100.00 per month
Beer License	
Class "A"	\$350.00
Class "B"	\$450.00
Class "C"	\$550.00
Class "D"	\$300.00
Class "E"	\$550.00
Class "F"	\$450.00
Nonrefundable Portion (included in application fee)	\$50.00
Bond	\$1,000.00
Billboards	\$21.00 per billboard
Cell/Radio Tower	\$21.00 per tower
Christmas Tree Stand	
Business License	\$209.00
Permit Fee	\$100.00

Clean Up Bond	\$300.00
Closing Out Sales	\$25.00 + \$2.00 per \$1,000.00 of inventory
Contracted Services	
Business License	\$218.00
Annual Renewal	\$159.00
Extra Living Space Registration	\$50.00 per year
Fireworks Stand	
Business License	\$134.00
Permit Fee	\$200.00
Inspection Fee	\$75.00
Franchise	
One-Time Application Fee	\$1,500.00
Annual Fee	6% of gross revenue
Keeping Chickens	\$20.00
Locksmithing	

Business License	See Contracted Services
Individual License	\$25.00 per person
Newsstands	\$21.00 per newsstand
Nonprofit – Nonretail	
Business License	\$218.00
Annual Renewal	\$159.00
Nonprofit – Retail	
Business License	\$287.00
Annual Renewal	\$228.00
Nuisance Abatement Administrative Fee	\$100.00
Parade Vending and Selling Permit	\$25.00
Public Assembly	
Permit Fee	\$100.00
Business License	\$100.00 per day
Rendering Facility	\$644.00

Rental Dwelling, Including Mobile Homes

One Rental Dwelling \$20.00
with One Unit

More Than One Rental \$60.00
Dwelling Unit

Residential Accessory \$50.00
Dwelling Unit Setup
Fee

Salon Chair \$28.00

Sexually Oriented
Businesses

Business License \$218.00

Annual Renewal \$159.00

Employee License \$50.00 each

Employee Annual \$25.00 each
Renewal

Solicitors \$66.00 per
employee

Solicitor's Identification \$10.00 per
Badge employee

Solid Waste Hauler – Commercial

Business License No fee

Annual Franchise Tax	6% of all gross revenues
Solid Waste Hauler – Private	
Business License	\$218.00
Annual Renewal	\$159.00
Special Events	
Application Fee	\$50.00
Taxicab Business License Sticker	\$10.00
Temporary Business License	
Business License	\$218.00
Permit Fee	\$100.00
Clean Up Bond for Circuses and Carnivals	\$1,000.00
Clean Up Bond for All Others	\$300.00
Towing and Parking Enforcement	
Business License	See Table for all Office Staff

Annual Fee per Truck	\$38.00
Vending	\$21.00
Towing Bond	\$1,000.00

CEMETERY

Burial Rights for
Spaces

Purchase limited to 2 up or 4 flush per family

Lawn Sites

Monument Estates	\$2,300.00
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Upright	\$1,900.00
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Flush	\$1,400.00
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Cremation	\$575.00
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Indigent	\$575.00
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2 Ashes 1 Stone	\$575.00
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4 Ashes 2 Stones	Full grave
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Permanent Maintenance	1/2 value of burial space
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Infant	\$375
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Mausoleum	
Top/Bottom	\$3,600.00
Mid-Level	\$4,600.00
Cremation Garden	
Stainless Steel Cylinder Urn	\$25
Ossuary/Cenotaph	\$350.00
Tablet	\$460.00
Post Single	\$575.00
Post Companion	\$800.00
Cored Single	\$1,350.00
Cored Companion	\$1,600.00
Shield Cored Individual	\$2,550.00
Shield Cored Companion	\$5,000.00
Peak Cored Individual	\$2,550.00
Peak Cored Companion	\$5,000.00

Small Family Columbarium	\$6,500.00
Large Family Columbarium	\$9,725.00
Cremation Estate	\$5,000.00
Tree Estate	\$2,500.00
Arbor Niche 24 Niche 48 Urn	\$900.00
Community Column 64 Niche	\$650.00
Pavilion Shutter	\$1,300.00
Rustic Monolith 60 Cores	\$800.00
Niche Boulder	\$1,500.00
Cremation Pedestal Butterfly	\$8,000
Cremation Bench	\$5,000.00
Cremation Pedestal Bird Bath	\$3,000.00
Mausoleum Niche Level 1	\$850.00

Mausoleum Niche Level 2	\$950.00
Mausoleum Niche Level 3	\$750.00
8" Crypt Vase Mounting Hardware	\$27.00
8" Crypt Plastic Vase	\$11.00
4" Niche Vase Mounting Hardware	\$22.00
4" Niche Vase	\$10.00
Cylinder Urn	\$175.00
Opening/Closing	
Adult	\$750.00
Infant	\$350.00
Cremation Burial	\$350.00
Niche	\$160.00
Complex Niche	\$300
Mausoleum	\$850.00
Disinterment	

Infants	\$925.00
Adults	\$1,550.00
Cremation	\$500.00
Overtime Labor (After 4:00 p.m.)	
Per Half Hour (Monday – Friday)	\$200.00
Saturdays and Holidays	\$450.00
Upright Monuments Inspection and Maintenance	\$200.00
Flush Marker Inspection and Maintenance	\$100.00
Recording Fee	\$50.00
Probe	\$10.00/\$25.00/\$50.00
Deed Transfer (new owner maintenance) nontransferable	\$200.00 per space
Veteran's Cross	\$30.00

CITY HALL COMMUNITY ROOM RENTAL

City Hall Community
Room Rental

Deposit \$150.00

AV Rental Deposit \$100.00

Food Deposit \$50.00

Overtime Deposit \$50.00

Nonprofit
Organizations

Regular Work Hours No charge

After Hours, Saturday,
Holidays \$35.00 first two
hours + \$10.00
each additional
hour

Late Night (after 9:00
p.m.) \$50.00 per hour

Citizens, Businesses, Special Interest
Groups

Regular Work Hours \$50.00 first two
hours + \$10.00
each additional
hour

After Hours, Saturday,
Holidays \$90.00 first two
hours + \$15.00

	each additional hour
Late Night (after 9:00 p.m.)	\$50.00 per hour
Wedding Receptions	
Regular Work Hours	Not allowed
After Hours, Saturday, Holidays	\$500.00 first two hours + \$100.00 each additional hour
Late Night (after 9:00 p.m.)	\$150.00 per hour

DEVELOPMENT FEES

Map and Text Amendments*	
General Plan (Map, Text, and Master Plan)	\$560.00
Local Street Plan	\$150.00
Ordinance Text Amendments (Titles 14 and 15)	\$1,100.00
Ordinance Text Amendments (Chapter	\$1,100.00

[9.80](#) Permit Parking
Area)

Rezoning \$1,050.00^

Agricultural Protection \$500.00
Area Proposal

Annexation (includes \$1,050.00
municipal
disconnection)

*A concept plan is required for all rezoning
applications.

Street and Alley \$1,050.00
Vacation

Development Review

Condominiums \$260.00 + \$25.00
per unit, or lot

Preliminary \$1,100.00
Subdivisions

Final Subdivisions \$300.00

Boundary Line \$150.00
Adjustment

Concept Plan Approval \$260.00 + \$25.00
per unit, or lot

Specific Development Plans	\$260.00 + \$25.00 per unit, or lot
Conditional Use Permits	\$900.00
Accessory Dwelling Unit (Single)	\$100.00
Accessory Dwelling Unit (Multiple)	\$500.00
Project Plan Review – Minor	\$150.00
Project Plan Review – Major	\$1,350.00
Project Plan	
Project Plan Unauthorized Change	\$500.00 plus any staff costs above \$500.00
Expedited Meeting Agenda	\$500.00
(Subject to advertising requirements and preapproval of a board or commission having a quorum)	
Street Tree Fees	\$255.00 per required tree

GIS Mapping Information and Misc. Services	Actual costs
Temporary Use Permit	\$100.00
Zoning Disclosure	\$10.00
Zoning Verification	\$25.00
Board of Adjustment	
Appeals	\$600.00
Variances	\$600.00
Application	\$50.00
Renewal	\$20.00
Public Hearing Notice Fee	\$60.00
All Other Requests	\$60.00
Other Development Fees	
Bond Release Processing Fee	\$100.00
Time Extension	\$100.00
Demolition Permit	\$100.00

Relocation of a Building	\$100.00
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Unauthorized Changes to an Approved Plan	\$500.00
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Multiple Reviews Fee (more than 3 CRC reviews)	50% of original application fees
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ENGINEERING

Asphalt Overlay Fee

Asphalt pavement	\$1.80 per square foot
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Manhole to be raised with a concrete ring	\$1,110.00 each
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Water valve to be raised with a concrete ring	\$850.00 each
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Miscellaneous Fees

After hours inspection	\$105.00 per hour, 2 hour min.
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Development inspection	\$300.00 minimum
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Hourly inspection fee for permits requiring multiple inspections	\$75.00 per hour
Permit extension	\$250.00
Reinspection	\$110.00 per inspection
Traffic control plan review fee (for permits requiring multiple traffic control plans)	\$90.00 per inspection
Working without permit (stop work)	5 times permit fee
Construction Permit Fee	\$250.00
Permit Type	
Asphalt paving under 1,000 sq. ft.	\$100.00 plus \$0.15 per sq. ft.
Asphalt paving over 1,000 sq. ft.	\$0.15 per sq. ft.
Curb and gutter	\$0.75 per ln. ft.
Sidewalk	\$0.50 per sq. ft.
Fire hydrant	\$75.00 each

Grading	\$75.00 per inspection
Sewer lateral	\$75.00 per lateral
Sewer main	\$0.75 per ln. ft.
Water service	\$75.00 per service
Water main	\$0.75 per ln. ft.
Storm water main inspection fee	\$0.75 per ln. ft.
Storm drain service	\$75.00 per service
Other utilities	\$0.75 per ln. ft.
Directional boring	\$0.50 per ln. ft.
Pothole	\$75.00 per pothole
Street closure (per lane/per block)*	\$300.00 per day
Sidewalk, parking, bicycle lane closures (per block face)*	\$100.00 per day

*These permit fees would be required on projects where closures exceed 24 hours or require multiple daily closures.

Street closure fees may be waived by the Mayor's Office for events held or sponsored by Provo City.

Street Sign Fee \$600.00 per sign

Street Cut Fee

Summer base rate \$100.00
(Apr. – Oct.)

Winter base rate \$300.00
(Nov. – March)

Additional Fee per Minimum \$100.00
Square Footage or \$1.80 per sq. ft.

Pothole \$100.00 each

Reimbursement for
Street Improvements

Curb and gutter \$45.00 per ln. ft.

Sidewalk \$70.00 per ln. ft.

Asphalt paving \$4.75 per sq. ft.

Concrete paving \$11.75 per sq. ft.

Administrative fee \$600.00

Floodplain Permit \$400.00 + \$50.00
per lot or parcel

FIRE DEPARTMENT

False Alarms (in a 12-month period)

The first three false alarms	No fee
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Fourth response	\$253.00
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Fifth response	\$378.00
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Sixth or more responses	\$503.00 each
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Ambulance transport fees, mileage rates, and surcharges for ambulance service provided by Provo Fire and Rescue shall be set at the maximum rates set forth in the Utah Administrative Rule R426-8-2 as authorized by Utah Code Section [26-8a-403](#).

A copy of the current authorized rate schedule shall be kept on file and available for public inspection at the Provo Fire and Rescue administrative offices located at 80 South 300 West.

FIRE INSPECTION FEES

Automatic Fire Sprinkler Systems

Plan Review (100 heads or fewer)	\$145.00 per hour
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Plan Review (101 – 199 heads)	\$145.00 per hour
Plan Review (200 – 299 heads)	\$145.00 per hour
Plan Review (over 300 heads)	\$145.00 per hour
Acceptance Testing	
Underground Flush	\$93.00
Hydrostatic Testing for First 2 Tests	\$93.00
Acceptance Testing for First 2 Tests	\$93.00
Further Hydrostatic or Acceptance Tests	\$93.00 each
Other Fire Protection Systems Additional Riser	\$93.00
Standpipe	\$93.00
Automatic Fire Sprinkler Systems – Remodel or Tenant Finish	
Plan Review (fewer than 5 heads)	\$93.00

Plan Review (5 – 50 heads)	\$140.00
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Plan Review (over 50 heads)	\$140.00 per hour
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Fire Alarm Systems

Plan Review New System	\$145.00 per hour
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Plan Review Remodel	\$145.00 per hour
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Plan Review Additional Floors	\$145.00 per hour
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Acceptance Testing for First Two Tests	\$93.00
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Further Acceptance Tests	\$93.00 each
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Commercial Hood Systems

Plan Review Fee (per hood)	\$145.00
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Acceptance Testing for First Two Tests	\$93.00
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Further Acceptance Tests	\$93.00 each
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Fire Hydrant Installation and Testing

Underground Flush	\$93.00
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Acceptance Testing for First 2 Tests	\$93.00
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Fire Hydrant Flow Test	\$93.00 for first hour
	\$93.00 each additional hour

LPG Storage Tanks and Gas Systems

Plan Review (under 2,000 gallons)	\$126.00
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Plan Review (over 2,000 gallons)	\$187.00
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Under 500 Gallon Tank Inspection	\$93.00
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501 – 1,999 Gallons Private Use Inspection	\$187.00
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501 – 1,999 Gallons Retail Inspection	\$187.00
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2,000 – 3,999 Gallons Inspection	\$235.00
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Over 4,000 Gallons Inspection	\$282.00
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Hazardous Materials Storage Annual Permit Fees	
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Minimal Storage	\$93.00
Hazardous Materials Storage	\$145.00
Hazardous Materials Dispensing	\$188.00
Hazardous Materials Manufacturing	\$376.00
Hazardous Materials Production	\$376.00
Hazardous Waste Production	\$376.00
Multiple Use Site	\$376.00
Liquid Storage Tank Installation and Closure Fees	
Plan Review	\$126.00
Tank Fee under 500 Gallons	\$141.00
Tank Fee 501 – 1,000 Gallons	\$188.00
Tank Fee over 1,000 Gallons	\$282.00
Explosives and Blasting	

Per Project	\$93.00
Annual Fee	\$365.00
Compressed Gas Systems	
Inspection Fee	\$141.00
Combustible/Flammable Liquid Systems	
Plan Review	\$93.00
Annual Operational Permit Fees Spray Booth	\$188.00
Powder Coating	\$188.00
Electrostatic Apparatus	\$188.00
Dipping Tank	\$188.00 per tank
Amusement Building	\$188.00
Combustible Fiber Storage	\$93.00
Cutting and Welding	\$93.00
Dry Cleaning Plant	\$93.00
High Piled Storage	\$93.00
Hot Work Operations	\$93.00

Industrial Ovens	\$93.00 per oven
LPG Dispensing	\$93.00
Spray Booths for Auto Painting	\$93.00
Lumber Yard	\$93.00
Woodworking Plants	\$93.00
Fireworks Sales	\$275.00 per location
Single Use Permits	
Fireworks Display – Ground	\$141.00
Aerial Fireworks Display under 250 Devices	\$141.00
Aerial Fireworks Display 250 Devices or More	\$188.00
Pyrotechnics, Other	\$141.00
Carnivals Less Than 10 Attractions	\$141.00
Carnivals 10 or More Attractions	\$188.00

Tent Between 200 and 2,000 Sq. Ft.	\$93.00
Tent More Than 2,000 Sq. Ft.	\$93.00
Canopy Between 400 and 2,000 Sq. Ft.	\$93.00
Canopy More Than 2,000 Sq. Ft.	\$93.00
Air Supported Structure	\$141.00
Aviation Facilities	\$93.00
Inspection and Enforcement Fees	
Exempt Child Care Facility	\$93.00
Daycare or Preschool	\$93.00
Nursing Home	\$141.00
Assisted Living Facility	\$141.00
Boarding School	\$141.00
Outpatient Provider	\$93.00
Hospital	\$376.00

Final Inspection for Occupancy	\$93.00
Each Additional Hour	\$93.00
Copy of Fire Report	\$15.00
Plan Review for Alarm Expedited	\$180.00 per hour
Plan Review for Sprinkler System Expedited	\$309.00 per hour
Stop Work Removal	\$188.00
Installation without a Permit	Double fee plus \$141.00
After Hours Inspection	\$93.00 per hour \$150.00 minimum
Standby Costs	
Paramedic Ambulance (includes 2 Medics)	\$234.00 per hour
Paramedic Team (2 Medics)	\$136.00 per hour
Engine Type I (includes 2 FF)	\$442.00 per hour
Additional Firefighter	\$79.00 per hour

Brush Truck Type 6 (includes 2 FF)	\$337.00 per hour
Heavy Rescue/Haz Mat (includes 4 FF)	\$510.00 per hour
Disposable Supplies	Market Price
Command Vehicle (includes Battalion Chief)	\$160.00 per hour

INSPECTION FEES

General Building
Inspection

For residential structures with not more than 4 units the building permit fee includes the plumbing, electrical, and mechanical permit fees.

~~Building permit~~ Permit ~~Based on the 1997~~
~~Fees~~ ~~UBC Fee Chart~~

Valuation/Cost of Construction Fee Amounts

\$1.00 - \$2,000.00	\$75.00 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
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\$2,001.00 - \$25,000.00	\$86.56 for the first \$2,000.00 plus \$17.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 - \$50,000.00	\$489.06 for the first \$25,000.00 plus \$12.65 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 - \$100,000.00	\$804.69 for the first \$50,000.00 plus \$8.75 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 - \$500,000.00	\$3,880.50 for the first \$500,000.00 plus \$5.70 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00

\$1,000,001.00 and up	\$6,730.50 for the first \$1,000,000.00 plus \$4.38 for each additional \$1,000, or fraction thereof
Permit Processing Fee	\$12.00
Building Valuation	Based upon the current International Code Council Building Valuation Data published by the International Code Council
Plan review	65% of the Building Permit Fee
Single Family Identical Plan Review Fee	\$250.00
Multi-Family Identical Plan Review Fee	20% of the building permit fee
Nonprofit organizations	100%
Reinspection fee	\$100.00 per system
Building Inspection Board of Appeals fee	\$600.00
Electrical Inspection	\$75.00

Commercial Electrical	\$175.00
Service charge	\$75.00
Inspection fee	\$0.02 per sq. ft., \$75.00 minimum
Mechanical Inspection	
Minimum fee	\$75.00
Commercial Mechanical	\$175.00
Plumbing Inspection	
Minimum fee, including issuance of permit	\$75.00
First fixture	\$20.00
Each additional fixture	\$6.00
Each water heater	\$6.00
Fast track fee each permit	\$500.00
Temporary Certificate of Occupancy	
Residential (180 days or less)	\$250.00
Commercial (180 days or less)	\$500.00

After-hours emergency inspection/2 hours minimum (see hourly)	\$240.00 minimum, \$120.00 per hour after second hour
180-day issued permit extension	\$200.00
180-day permit application extension	\$150.00
Permit reinstatement fee (final inspection only)	\$200.00
Extension of temporary occupancy	\$250.00
STOP WORK notice (RED TAG – penalty)	\$150.00
Re-review of plans after 2 revisions (\$ hourly rate, minimum 1 hour)	*See hourly rate
Hourly rate (per hour fee for overtime, after hours, re-review, etc.)	\$120.00
Building without permit	**2x building permit fee
Canceled building permit fee	25% of building permit fee

IMPACT FEES*(Effective July 1, 2019)*

Power Impact Fees		
Energy 1 Phase Impact Fees		See Table
Amperage Less Than or Equal To:	120/240	240/480
10	\$88.00	\$175.00
20	\$175.00	\$350.00
30	\$263.00	\$525.00
40	\$350.00	\$700.00
50	\$438.00	\$875.00
60	\$525.00	\$1,050.00
70	\$613.00	\$1,225.00
80	\$700.00	\$1,400.00
90	\$788.00	\$1,575.00

100	\$875.00		\$1,750.00	
125	\$1,094.00		\$2,188.00	
150	\$1,313.00		\$2,626.00	
175	\$1,532.00		\$3,063.00	
200	\$1,750.00		\$3,501.00	
300	\$2,626.00		\$5,251.00	
400	\$3,501.00		\$7,002.00	
500	\$4,376.00		\$8,752.00	
600	\$5,251.00		\$10,503.00	
700	\$6,127.00		\$12,253.00	
800	\$7,002.00		\$14,004.00	
900	\$7,877.00		\$15,754.00	
1000	\$8,752.00		\$17,505.00	
Energy 3 Phase Impact Fees				See Table
Amper age Less Than or	120/208	120/240	277/480	240/480

Equal To:				
10	\$131.00	\$152.00	\$303.00	\$303.00
20	\$263.00	\$303.00	\$606.00	\$606.00
30	\$394.00	\$455.00	\$910.00	\$910.00
40	\$526.00	\$606.00	\$1,213.0 0	\$1,213.0 0
50	\$657.00	\$758.00	\$1,516.0 0	\$1,516.0 0
60	\$788.00	\$910.00	\$1,819.0 0	\$1,819.0 0
70	\$920.00	\$1,061.0 0	\$2,122.0 0	\$2,122.0 0
80	\$1,051.0 0	\$1,213.0 0	\$2,426.0 0	\$2,426.0 0
90	\$1,182.0 0	\$1,364.0 0	\$2,729.0 0	\$2,729.0 0
100	\$1,314.0 0	\$1,516.0 0	\$3,032.0 0	\$3,032.0 0
125	\$1,642.0 0	\$1,895.0 0	\$3,790.0 0	\$3,790.0 0
150	\$1,971.0 0	\$2,274.0 0	\$4,548.0 0	\$4,548.0 0

175	\$2,299.0 0	\$2,653.0 0	\$5,306.0 0	\$5,306.0 0
200	\$2,628.0 0	\$3,032.0 0	\$6,064.0 0	\$6,064.0 0
300	\$3,942.0 0	\$4,548.0 0	\$9,096.0 0	\$9,096.0 0
400	\$5,255.0 0	\$6,064.0 0	\$12,128. 00	\$12,128. 00
500	\$6,569.0 0	\$7,580.0 0	\$15,160. 00	\$15,160. 00
600	\$7,883.0 0	\$9,096.0 0	\$18,192. 00	\$18,192. 00
700	\$9,197.0 0	\$10,612. 00	\$21,224. 00	\$21,224. 00
800	\$10,511. 00	\$12,128. 00	\$24,256. 00	\$24,256. 00
900	\$11,825. 00	\$13,644. 00	\$27,287. 00	\$27,287. 00
1000	\$13,138. 00	\$15,160. 00	\$30,319. 00	\$30,319. 00
1100	\$14,452. 00	\$16,676. 00	\$33,351. 00	\$33,351. 00
1200	\$15,766. 00	\$18,192. 00	\$36,383. 00	\$36,383. 00

1300	\$17,080. 00	\$19,708. 00	\$39,415. 00	\$39,415. 00
1400	\$18,394. 00	\$21,224. 00	\$42,447. 00	\$42,447. 00
1500	\$19,708. 00	\$22,740. 00	\$45,479. 00	\$45,479. 00
1600	\$21,021. 00	\$24,256. 00	\$48,511. 00	\$48,511. 00
1700	\$22,335. 00	\$25,771. 00	\$51,543. 00	\$51,543. 00
1800	\$23,649. 00	\$27,287. 00	\$54,575. 00	\$54,575. 00
1900	\$24,963. 00	\$28,803. 00	\$57,607. 00	\$57,607. 00
2000	\$26,277. 00	\$30,319. 00	\$60,639. 00	\$60,639. 00
2100	\$27,591. 00	\$31,835. 00	\$63,671. 00	\$63,671. 00
2200	\$28,905. 00	\$33,351. 00	\$66,703. 00	\$66,703. 00
2300	\$30,218. 00	\$34,867. 00	\$69,735. 00	\$69,735. 00
2400	\$31,532. 00	\$36,383. 00	\$72,767. 00	\$72,767. 00

2500	\$32,846. 00	\$37,899. 00	\$75,799. 00	\$75,799. 00
2600	\$34,160. 00	\$39,415. 00	\$78,830. 00	\$78,830. 00
2700	\$35,474. 00	\$40,931. 00	\$81,862. 00	\$81,862. 00
2800	\$36,788. 00	\$42,447. 00	\$84,894. 00	\$84,894. 00
2900	\$38,101. 00	\$43,963. 00	\$87,926. 00	\$87,926. 00
3000	\$39,415. 00	\$45,479. 00	\$90,958. 00	\$90,958. 00

Park Impact Fees

One-Family Dwelling	\$3,105.10
Multifamily Dwelling	\$2,884.62 per unit

Road Impact Fees

ITE Land Use	Unit	Impact Fee
One-Family Dwelling	Dwelling Unit	\$1,293.06
Multifamily Dwelling (2 stories	Dwelling Unit	\$1,293.06

or less - typically townhomes)		
Multifamily Dwelling (3-9 stories)	Dwelling Unit	\$960.96
Mobile Home Park	Occupied Dwelling Unit	\$736.14
Industrial Park 130	1,000 Sq. Feet Gross Floor Area	\$382.25
General Manufacturing	1,000 Sq. Feet Gross Floor Area	\$445.77
Warehousing	1,000 Sq. Feet Gross Floor Area	\$197.36
Mini-Warehouse	1,000 Sq. Feet Gross Floor Area	\$171.27
Assisted Living Center	Bed	\$294.91
Hotel	Room	\$948.24
Movie Theater	1,000 Sq. Feet Gross Floor Area	\$8,857.46
Elementary School	Student	\$214.38
Middle School/Junior High School	Student	\$214.60

High School	Student	\$230.26
Private School (K-8)	Student	\$466.18
Church*	1,000 Sq. Feet Gross Floor Area	\$3,133.97
Day Care Center	1,000 Sq. Feet Gross Floor Area	\$5,401.36
Library	1,000 Sq. Feet Gross Floor Area	\$8,172.37
Hospital	1,000 Sq. Feet Gross Floor Area	\$1,215.93
General Office Building	1,000 Sq. Feet Gross Floor Area	\$1,104.77
Medical-Dental Office Building	1,000 Sq. Feet Gross Floor Area	\$3,947.24
Business Park	1,000 Sq. Feet Gross Floor Area	\$1,411.02
Building Material and Lumber Store	1,000 Sq. Feet Gross Floor Area	\$2,047.34
Nursery (Garden Center)	1,000 Sq. Feet Gross Floor Area	\$7,724.33
Shopping Center/Strip Mall	1,000 Sq. Feet Gross Leasable Area	\$2,826.02

Automobile Sales (New)	1,000 Sq. Feet Gross Floor Area	\$3,157.7 9
Automobile Sales (Used)	1,000 Sq. Feet Gross Floor Area	\$3,069.3 2
Tire Store	1,000 Sq. Feet Gross Floor Area	\$2,329.1 4
Supermarket	1,000 Sq. Feet Gross Floor Area	\$7,751.4 6
Convenience Market	1,000 Sq. Feet Gross Floor Area	\$42,366. 68
Drive-In Bank	1,000 Sq. Feet Gross Floor Area	\$7,374.9 2
Restaurant, Sit- Down (High Turnover)	1,000 Sq. Feet Gross Floor Area	\$7,252.7 7
Fast Food without Drive-Through Window	1,000 Sq. Feet Gross Floor Area	\$22,384. 81
Restaurant with Drive-Through Window	1,000 Sq. Feet Gross Floor Area	\$26,709. 06
Auto Care Center**	1,000 Sq. Feet Gross Leasable Area	\$2,690.4 7

Gasoline/Service Station	Fueling Position	\$11,316.07
Gasoline/Service Station with Convenience Store	1,000 Sq. Feet Gross Leasable Area	\$71,867.91
Self Service Car Wash	Wash Stall	\$12,250.04

* Sunday rate was used

** Weekday daily rates were not available, so Saturday daily rates were used

As of July 1, 2022, the following fees will be as follows:

Sewer Impact Fees

Residential Sewer Impact Fee	ERU Demand	Fee
Sewer Impact Fee per ERU	1.00	\$4,450.26
Fixture Type	Drainage Fixture Unit Value as Load Factors	Impact Fee per Fixture Type
Automatic Clothes Washers, Commercial	3	\$513.49

Automatic Clothes Washers, Residential	2	\$342.33
Bathtub	2	\$342.33
Bidet	1	\$171.16
Combination Sink and Tray	2	\$342.33
Dental Lavatory	1	\$171.16
Dental Unit or Cuspidor	1	\$171.16
Dishwashing Machine, Domestic	2	\$342.33
Drinking Fountain	0.5	\$85.58
Floor Drains	2	\$342.33
Kitchen Sink, Domestic	2	\$342.33
Laundry Tray	2	\$342.33
Lavatory	1	\$171.16
Shower	2	\$342.33
Sink	2	\$342.33

Urinal	4	\$684.66
Urinal 1 Gal. or Less per Flush	2	\$684.66
Wash Sink, Circular or Multiple, Each Set Faucets	2	\$342.33
Water Closet, Flushometer Tank, Public or Private	4	\$684.66
Water Closet, Private (1.6 gpf)	3	\$513.49
Water Closet, Private (flushing greater than 1.6 gpf)	4	\$684.66
Water Closet, Public (1.6 gpf)	4	\$684.66
Water Closet, Public (flushing greater than 1.6 gpf)	6	\$1,026.9 8
Swimming Pool	10	\$1,711.6 4
Hot Tub	2	\$342.33

Car Wash (per bay)	2	\$342.33
Sewer Non-Standard Impact Fee Formula		
Multiply Number of Fixture Units by Impact Fee per Fixture Unit	\$171.16	
Commercial	Computed on the basis of residential equivalent fixture units 26 fixture units shall be considered a residential equivalent	
Stormwater Impact Fees		
Year	Fee Per Acre	
FY 2019-2020	\$7,021.76	
FY 2020-2021	\$7,123.00	
FY 2021-2022	\$7,264.58	
FY 2022-2023	\$7,398.21	
FY 2023-2024	\$7,592.40	
FY 2024-2025	\$7,854.71	
FY 2025-2026	\$8,262.93	

FY 2026-2027	\$8,542.64
FY 2027-2028	\$8,775.90
FY 2028-2029	\$9,081.93

Water Resource Impact Fees

Single-Family Residential

Single-Family Residential will be assessed on a per unit basis. Development will qualify as Single-Family Residential if it consists of residential housing with individual detached units. This category will apply to any development meeting this description regardless of how water is metered to the units or landscaping. Impact fees will be charged based on lot size:

- Single-Family Residential – Small Lot: This will apply to all units with a lot size of less than 0.15 acres.
- Single-Family Residential – Standard Lot: This will apply to all units with a lot size of between 0.15 and 0.3 acres.
- Single-Family Residential – Large Lot: This will apply to all units with a lot size of greater than 0.3 acres.

Small and standard lots will be assessed impact fees based on the values in Table 1. Impact fees for large lots will be calculated individually using the same methodology as outlined for multifamily units (see next section). ~~Where detached Auxiliary Dwelling Units (ADUs) are added to an existing property, they will be charged the same as an additional indoor unit for a multifamily property (see next section).~~

Water Impact Fees		
Maximum Single Family Impact Fee per Unit by Year (Water)		
Effective July 1,	Small Lot (Per Unit)	Standard Lot (Per Unit)

2025	\$4,930.43	\$7,600.34
2026	\$4,944.53	\$7,622.10
2027	\$4,959.12	\$7,644.59
2028	\$4,974.31	\$7,668.00
2029	\$4,990.04	\$7,692.25
2030	\$5,006.42	\$7,717.49
2031	\$5,023.44	\$7,743.73
2032	\$5,041.17	\$7,771.06
2033	\$5,059.63	\$7,799.52

Multifamily Residential

Development will qualify as Multifamily Residential if it consists of any residential housing with attached units. Multifamily Residential will be assessed using two components based on indoor demand and outdoor demand as summarized in Table 2. The calculated fees have been based on the cost per ERU as defined in this document and the percentage of water use associated with indoor and outdoor demand. Indoor demand will be charged based on unit size:

- Multifamily Residential Indoor – Small Unit: This will apply to all units meeting all of the following criteria:
 - o No more than 1 bedroom
 - o No more than 1 bathroom
 - o No more than 1,000 SF total floor space

- Multifamily Residential Indoor – Standard Unit: This will apply to all other units.

Maximum Multifamily Impact Fee per Unit by Year (Water)			
Effective July 1,	Multifamily Indoor – Small Unit (Per Unit)	Multifamily Indoor – Standard Unit (Per Unit)	Multifamily Outdoor (Per Irrigated Acre)
2025	\$1,280.95	\$2,260.50	\$29,168.15
2026	\$1,284.62	\$2,266.97	\$29,251.63
2027	\$1,288.40	\$2,273.66	\$29,337.95
2028	\$1,292.35	\$2,280.62	\$29,427.78
2029	\$1,296.44	\$2,287.84	\$29,520.87
2030	\$1,300.69	\$2,295.34	\$29,617.71
2031	\$1,305.11	\$2,303.15	\$29,718.44
2032	\$1,309.72	\$2,311.28	\$29,823.32
2033	\$1,314.52	\$2,319.74	\$29,932.55

Nonresidential

Nonresidential impact fees will be calculated based on meter size as shown in Table 3. Nonresidential development will apply to any development that does not include a residential component. It will also apply to components of residential development that are not specifically tied to residential living units or landscaping (e.g. pools, recreation centers, club houses, etc.). Nonresidential fees will be based on AWWA meter capacity ratios and the equivalent capacity required for a typical ERU.

Maximum Nonresidential Impact Fees (Water)

Effective July 1,

Meter Size (inches)	2025	2026	2027	2028	2029	2030
1	\$19,001	\$19,055	\$19,111	\$19,170	\$19,231	\$19,294
1.5	\$38,002	\$38,110	\$38,223	\$38,340	\$38,461	\$38,587
2	\$60,803	\$60,977	\$61,157	\$61,344	\$61,538	\$61,740
3	\$114,005	\$114,331	\$114,669	\$115,020	\$115,384	\$115,762
4	\$190,009	\$190,552	\$191,115	\$191,700	\$192,306	\$192,937
6	\$380,017	\$381,105	\$382,230	\$383,400	\$384,613	\$385,874
8	\$608,028	\$609,768	\$611,567	\$613,440	\$615,380	\$617,399

The one exception to this table will be for nonresidential properties with a significant amount of irrigated area that is metered separately from other uses (e.g. parks, schools, open space, etc.). In this case, irrigated acreage will be assessed independently and charged an impact fee using the per irrigated acre charge identified for multifamily.

Mixed Use

If a development is proposed consisting of both residential and nonresidential use (e.g., retail stores at ground level with residential housing above), the impact fee will be calculated as follows:

- Step 1: Calculate the fee using the nonresidential schedule above based on the meter size to be used to serve the entire development.
- Step 2: Calculate the fee for the residential units and landscaping using the methodology outlined for multifamily above. Then add to the fee a charge for the nonresidential component of the development based on the estimated meter size that would be required if the nonresidential were to be developed on its own.
- Step 3: Take the larger of the two calculations. This is the final impact fee.

OTHER NONSTANDARD DEVELOPMENT TYPES

The categories above will be used in the administration of impact fees whenever possible. In the rare case that a development type cannot be represented by one of the categories above, the impact fee may be calculated by examining both average day and peak day water use. The corresponding equivalency will be based on the level of service definition for an ERU as contained in the IFFP. This equates to 767.6 gpd/ERU for average day use and 1,496 gpd/ERU for peak day use. Final equivalency will be based on the larger value of ERUs calculated for these two metrics.

Public Safety Impact Fees						
Effective July 1,	Single-Family	Multifamily	Commercial per 1000 sf	Institutional per 1000 sf	APPARATUS Commercial w/Apparatus	Institutional w/Apparatus
2025	\$636.30	\$284.91	\$627.91	\$340.78	\$697.53	\$410.40
2026	\$647.97	\$290.00	\$639.33	\$347.05	\$708.95	\$416.67
2027	\$659.85	\$295.18	\$650.96	\$353.44	\$720.58	\$423.06

2028	\$671.97	\$300.47	\$662.81	\$359.95	\$732.43	\$429.57
2029	\$684.34	\$305.87	\$674.91	\$366.60	\$744.53	\$436.22
2030	\$696.96	\$311.37	\$687.26	\$373.38	\$756.88	\$443.00
2031	\$709.85	\$317.00	\$699.87	\$380.31	\$769.49	\$449.93
2032	\$723.03	\$322.75	\$712.77	\$387.39	\$782.39	\$457.01
2033	\$736.53	\$328.64	\$725.98	\$394.65	\$795.60	\$464.27
2034	\$750.36	\$334.67	\$739.51	\$402.08	\$809.13	\$471.70
2035	\$764.54	\$340.86	\$753.38	\$409.70	\$823.00	\$479.32
2036	\$779.08	\$347.20	\$767.61	\$417.52	\$837.23	\$487.14
2037	\$794.01	\$353.71	\$782.21	\$425.54	\$851.83	\$495.16
2038	\$809.33	\$360.40	\$797.20	\$433.78	\$866.82	\$503.40
2039	\$825.07	\$367.27	\$812.61	\$442.24	\$882.23	\$511.86
2040	\$841.26	\$374.33	\$828.45	\$450.94	\$898.07	\$520.56

JUSTICE COURT

Justice Court fees shall be set at the rates set forth in the State of Utah Uniform Fine Schedule as authorized by Utah Code Section [77](#).

LIBRARY AT ACADEMY SQUARE

Room Rental Fees

Large Meeting Room Rental, seats 50 – 90

9:00 a.m. to 9:00 p.m. Mon. – Fri.	\$45.00 \$50.00 per hour, three-hour minimum
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9:00 a.m. to 6:00 p.m. Saturday	\$45.00 \$50.00 per hour, three-hour minimum
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Small Meeting/Conference Room Rental,
seats 10 – 35

9:00 a.m. to 9:00 p.m. Mon. – Fri.	\$30.00 \$35.00 per hour, three-hour minimum
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9:00 a.m. to 6:00 p.m. Saturday	\$30.00 \$35.00 per hour, three-hour minimum
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Ballroom Rental

9 hour block of time between 9:00 a.m. to 6:00 p.m., Mon. – Thurs.	\$840.00 \$875.00 with \$200.00 deposit
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14 hour block of time between 9:00 a.m. – 11:00 p.m., Mon. – Thurs.	\$1,350.00 \$1,425.00 with \$300.00 deposit
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14 hour block of time	\$2,000.00
between 9:00 a.m. –	\$2,100.00 with
11:00 p.m., Fri. – Sat.	\$300.00 deposit

15 hour block of time	\$2,300.00
between 9:00 a.m. –	\$2,425.00 with
12:00 a.m., Mon. – Sat.	\$500.00 deposit

Attic Rental

Hourly 9:00 a.m. – 9:00	\$70.00 \$75.00 per
p.m. Mon. – Thurs.	hour, three-hour
	minimum

Full-Day Discount 9:00	\$800.00 \$840.00
a.m. – 9:00 p.m.	with \$100.00
Mon. – Thurs.	deposit

Hourly 9:00 a.m. – 9:00	\$100 \$105.00 per
p.m. Fri.	hour, three-hour
	minimum

Hourly 9:00 a.m. – 6:00	\$100 \$105.00 per
p.m. Sat.	hour, three-hour
	minimum

Full-Day Discount 9:00	\$1,250.00
a.m. – 11:00 p.m. Fri. –	\$1,325.00 with
Sat.	\$100.00 deposit

Overdue Fines

Adult & Teen Materials	\$0.10 per day per
(exceptions below)*	item, up to \$5.00

* Chromebooks and Telescopes	\$5.00 per day per item, up to \$25.00
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* Basement Creative Lab Equipment	\$25.00 per day per kit, up to \$125.00
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Children's Materials
are fine free (exception
below) *

* Discovery Kits	\$1.00 per day per kit, up to \$10.00
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There is no grace period for overdue items. Fines begin accruing the day after an item is due. Full library privileges are revoked for patrons with fines greater than \$10.00 or items that are more than one month overdue. If unpaid fines and fees exceed ~~\$25.00~~ \$100.00, a billing notice is mailed. Accounts unpaid after ten days from the date on the billing notice will be sent to a collection agency and an additional \$10.00 debt collection fee will be charged.

Damaged and Lost Fees

Materials damaged beyond use	Full replacement cost
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Missing audiobook CD	\$15.00
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Missing case/packaging	\$5.00
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Missing cover/artwork	\$5.00
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Missing Discovery Kit items	Full replacement cost of item(s)
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Patron Card Replacement	\$1.00
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The full replacement cost is the retail price of the item when purchased initially by the library.

Nonresident Cards

Six-month nonresident library card	\$62.50
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One-year nonresident library card	\$125.00
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Three-month temporary resident card	\$15.00
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Other Fees

Photocopies/prints – black	\$0.10/page
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Photocopies/prints – color	\$0.40/page
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Microfiche copies	\$0.10/page
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Test Proctoring Services	\$15.00/exam
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PARKS AND RECREATION

COVEY CENTER FOR THE ARTS

Rate A – applies to commercial users

Rate B – applies to nonprofit organizations and events, [and holders of a Provo Business License](#). A 501(c)(3) certificate or IRS letter of tax determination is required for this rate. The W9 form and letter of determination or 501(c)(3) must match.

Main Hall Rental

Full Day Rentals Monday – Saturday (7:00 a.m. to 11:00 p.m.)

Rate A	\$2,000
	\$2,060

Rate B	\$1,500
	\$1,545

Full Week Rentals (up to 6 consecutive working days)
Unlimited access to the hall between 7:00 a.m. and 11:00 p.m.

Rate A	\$10,000 \$10,300
Rate B	\$7,500 \$7,725
After Hours	\$309
Performance Receptions	\$200 \$225
School Performances	\$300 \$325
Cleaning Fee	\$350

- Deposit

Deposits are due at contract signing and are nonrefundable.

Returning clients: \$500 per day for each scheduled day. Nonticketed events must pay full estimated costs seven days in advance of the first day in the building.

New clients: 50% of total estimated costs. Deposits will be applied to the total fee.

- Insurance

All clients are required to carry liability insurance for no less than \$1,000,000. A copy of the client's standard certificate of insurance, adding Provo City as an additional insured, must be provided to the CCA Events Coordinator no later than 7 days prior to the first use of the building.

If your organization does not have insurance, a TULIP (Tenant User Liability Insurance Program) policy is available for purchase through GatherGuard.

- Staffing

House Manager (required for all performances) ~~\$25~~ \$26 per hour

Technicians (minimum of two technicians required for all rehearsals and performances) ~~\$25~~ \$26 per hour

Security (required for all rehearsals and performances) ~~\$25~~ \$26 per hour

Event Manager (required for all performances and rehearsals) ~~\$35~~ \$36 per hour

Usher (minimum of four required for all performances) ~~\$20~~ \$21 per hour

- Custodial

~~\$150~~ \$155 per scheduled day.

- Stage Setup and Supplies

~~\$75~~ \$100 per scheduled day. Stage setup includes but is not limited to the normal use of gaff tape, spike tape, lightning gel, copies, etc. Above average use of supplies will be charged based on use.

- Additional Services

Wireless Microphone Package	\$250 \$275
For the use of 3 – 12 wireless microphones	/day or \$700 \$725/week
Batteries (per battery charge)	\$1.00 \$2.00
Marley Dance Floor (includes gaff tape)	\$200 \$225
Snow Machine (snow included)	\$200 \$250
Orchestra Pit (does not include labor)	\$750 \$775
Piano Tuning (scheduled)	\$175 \$200
Hazer	\$75 \$100/day
(fire watch is required)	\$25 \$50 per hour
Stage Décor (White Drape, Mesh, etc.)	\$100 \$125
Specialty Lights (Black, Strobe, etc.)	\$50 \$75
Window Banners	\$75—\$200
Outdoor Banners	\$750
Indoor Banners	\$200

Photography/Film Session

Main Stage (includes one technician, two-hour minimum)	\$200 per hour
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Lobbies \$50 per hour

Board Room/Studio Rental

Board Room ~~\$50~~ \$55 per hour

Combined Studios ~~\$50~~ \$55 per hour
(minimum of 3
hours)

Black Box Rental

The Black Box is only rented on a case-by-case basis, upon approval from the General Manager.

Ticket Office Use

- Ticket Sales Up to 12% commission of gross sales
- Facility Fee ~~\$2~~ \$3 per ticket for all sales
- Ticket Exchanges ~~\$3~~ \$4 per ticket
- Comp Tickets First 20 tickets at no charge, 21 plus at ~~\$1.00~~ \$2.00 per ticket
- Merchandise Sales 15% commission on all monies collected on Covey Center property
- Covey Center Merchandise/Concessions \$1 – \$50 based on item

- Gallery Exhibit Sales 25% commission on all monies collected on Covey Center property
- Student Art Exhibit 10% commission on all monies collected on Covey Center property
- Christmas Art Sale 10% commission on all monies collected on Covey Center property
- Art Exhibit Entries (2 max) \$15 each

Classes

Class tuition is set by agreement with instructors and ranges between \$35 and \$300 depending on the length of class and number of classes offered.

Workshops taught in the Covey Center range in price from \$10 to \$250 based on the topic and length of the workshop.

GOLF COURSE

18 HOLE COURSE

9-Holes

Monday – Thursday \$19

Monday – Thursday (Seniors 62 & older)	\$15
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Friday – Sunday & Holidays (All players)	\$20
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18-Holes

Monday – Thursday	\$38
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Monday – Thursday (Seniors 62 & older)	\$30
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Friday – Sunday & Holidays (All players)	\$40
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Carts

9 Holes (per rider)	\$10
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18 Holes (per rider)	\$20
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Pull Cart	\$4
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Rental Clubs

Titleist Set (9-Holes)	\$50
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Titleist Set (18-Holes)	\$75
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Standard Set (Per 9-Holes)	\$16
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The Pasture

All Players (Day Time)	\$12
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Prime-time (Lights On)	\$14
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Triple Play (Rec Center Members)	\$7
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Par 3 Club Rentals (4 Clubs & Putter)	\$6
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Complimentary Carry Bag for Players Club	Free
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Push Cart	\$4
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The Horseshoe

Green Fee	\$5
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Triple Play (Rec Center Members)	\$2
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Season Membership (March 1 – November 30)

7-Day Championship	\$989.99 + sales tax
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7-Day All-Access	\$1,099.99 + sales tax
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Punch Cards (Expire one year from purchase)
Not valid on all major holidays

Punch Card (twenty 9-hole rounds)	\$350
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Association Member	\$275
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Cart punch card (twenty 9-hole rounds)	\$180
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Driving Range

Large Bucket	\$12
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Medium Bucket	\$10
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Small Bucket	\$6
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Promotions

The Manager of the golf course may, from time to time for promotional purposes, reduce the foregoing golf course fees by not more than 35% subject to approval by the Mayor or the Mayor's designee.

PARK PAVILION RESERVATIONS

~~Parks may be reserved for one of two time blocks:-~~

Pavilions are available to book in two time blocks: morning or afternoon. Selecting both blocks reserves the pavilions for the entire day.

Morning: 8:30 a.m. – 2:00 p.m.

Afternoon: 4:00 p.m. – 9:30 p.m.

~~*Pavilion has power and lights~~

Bicentennial Rotary Park, 1400 S 1600 E	\$55*
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Big Springs Park, Provo Canyon

Large	\$115*
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Medium (2)	\$80*
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Canyon Glen Park, in Provo Canyon

Large	\$115*
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Small	\$80*
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Amphitheater	\$75
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Carterville Park, 2400 N Carterville Road

Large	\$120*
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Small	\$55*
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Delta Gateway Park, 321 N Lakeshore Dr	\$55
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Exchange Park, 900 N 700 W

Large	\$120*
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Medium	\$85*
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Small (2)	\$45
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Footprinter's Park, 1150 S 1350 W	\$30*
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Fort Utah Park, 200 N Geneva Road

Large	\$100 [*]
Small	\$30 [*]
Grandview Park, 1460 N 1000 W	\$35 [*]
Harbor Park, 800 N 2450 W	\$30 [*]
Joaquin Park, 400 N 400 E	\$30 [*]
Kiwanis Park, 820 N 1100 E	
Brick (Large)	\$120 [*]
Medium	\$55 [*]
Small	\$30 [*]
Lakeview Park, 2825 W 1390 N	
Large	\$85 [*]
Small	\$30 [*]
Lions Park, 1280 N 950 W	
North	\$160 [*]
South	\$70 [*]
Maeser Park, 451 E 600 S	\$85 [*]
Provost Park, 629 S 1000 E	\$30 [*]

Quail Orchard Park, 522 E 3900 N	\$150 [*]
Riverside Park, 1260 W 600 N	
Large	\$85 [*]
Small	\$30 [*]
Riverview Park, 4620 N 300 W	
East	\$145 [*]
West	\$130 [*]
The Park at Rock Canyon, 2620 N 1200 E	
#1	\$195 [*]
#3	\$55 [*]
#2 and #4	\$150 [*]
Rock Canyon Trailhead Park, 2300 N 1450 E	\$65 [*]
Provo Rotary Park, 1460 N 1550 W	
North	\$70 [*]
West	\$85 [*]
Sherwood Hillside Park, 1100 E 4450 N	
Pavilion #1	\$30 [*]

Pavilion #2	\$30*
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Spring Creek Park, 1400 S State St

Pavilion #1	\$85
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South Fork Park, Provo Canyon above Vivian

Large	\$110*
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Small	\$80*
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West Park, 125 N 1710 W
\$30

Wilderness Paul Ream Park, 1600 W 500
N

Large	\$110*
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Southwest	\$30*
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Center West	\$55*
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Northwest	\$55*
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PARKS, PARKWAYS, TRAILS, AND OTHER PARK PROPERTIES

Special Parks Use Fee for events where attendees exceed reserved pavilion capacity or where multiple areas of a park are being used for an event. This fee is	\$350
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in addition to all necessary
pavilion rental fees.

Trail Use Fee, Base Fee \$350
for course events held on a
trail

For Events with More Than \$1.50 per
200 Participants/Spectators person
(up to a maximum of 500)

Participant/Spectator Impact \$1 per
Fee for Events with More person
Than 500
Participants/Spectators
(for each person in excess of
500)

PROVO CITY RECREATION CENTER

Category	Daily	3 Month	6 Month	Annual	Monthly
		Res D/ Base*	Res D/ Base*	Res D/ Base*	Res D/ Base*
Adults (18 – 59)	\$6.50 \$7.00	\$95/\$120 \$104/\$132	\$165/\$205	\$285/\$355 \$313/390	\$27/\$33 \$35/\$43
Youth (3 – 17)	\$5.50 \$6.00	\$55/\$65 \$60/\$71	\$90/\$112	\$157/\$195 \$173/\$214	\$16/\$19 \$21/\$25
Adult Couple	N/A	\$132/\$167 \$145/184	\$229/\$289	\$398/\$503 \$493/\$618	\$36/\$45 \$47/\$58

Senior	\$5.50	\$55/\$65	\$90/\$112	\$157/\$195	\$16/\$19
(60+)**	\$6.00	\$60/\$71		\$173/\$214	\$21/\$25

Senior	N/A	\$95/\$120	\$165/\$205	\$285/\$355	\$27/\$33
Couple**		\$104/\$132		\$313/\$390	\$35/\$43

Family***	N/A	\$167/\$207	\$284/\$359	\$493/\$618	\$44/\$55
		\$184/\$228		\$542/\$680	\$57/\$71

Note: Toddlers under the age of 3 are free.

*Res D – is the resident discount rate

*Base – is the nonresident rate

**Senior Recreation Center Membership includes Senior Center Annual Pass

***Up to six members, each additional 3-month member is \$9.00, 6-month \$18.00, and each additional annual pass holder is \$36.00. Family consists of a maximum of 2 married adults and children 21 years old and under claimed as dependents for tax purposes.

****Price changes only applicable to new and non-continuous memberships.

*****Sales tax will be added to the price of memberships, concessions, and other applicable sales. All taxes will be indicated on sales receipts.

Childwatch \$3.50 per hour, ~~each additional child \$2.50 per hour~~

Or \$25/month ~~for first child, \$15/month for each additional child~~

Corporate Business

Tier 3 – 10% discount 5 or more 6 Month/Annuals

Tier 2 – 15% discount 10 or more 6 Month/Annuals

Tier 1 – ~~20~~25% discount 15 or more 6 Month/Annuals

Senior Center Annual Pass

~~\$10~~ \$12 Resident

\$100 Nonresident

~~\$3~~ \$4 Nonresident Senior Daily Fee

Rentals

Standard Exercise Room	\$100/hr
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Large Exercise Room	\$100/hr
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Classroom	\$50/hr
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Party Room	\$60/2 hrs
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Multi-Purpose (per one section, non-prime-time, weekdays)	\$75/hr
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Multi-Purpose (two sections)	\$100/hr
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Multi-Purpose (all 3 sections, 4 hr. min., prime time, weekends)	\$125/hr
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One-Court Gym	\$100/hr
Pool	
Outdoor Pool, after hours per 1 1/2 hours	\$500
Outdoor Corporate Pavilion (3 1/2 hours)	\$350
Competitive Pool, exclusive use	\$100/hr
Competitive Pool, nonexclusive use	\$15/hr per lane
Deep or Program Pool, exclusive use	\$75/hr

PROGRAMS & CLASSES

Swim Lessons – non-residents charged an additional \$10

Provo Resident Group Swim Lessons	\$45
Swim Lessons – Private	\$85
Piranhas Year-Round Swim Team	\$50
Piranhas Summer Swim Team	\$110 – \$140
Jr. Lifeguard Camp	\$140 \$150
Lifeguard Class	\$175
Classes 60+:	
Senior Christmas Gala	\$20

Computer Classes, 8 Classes	\$20 - \$40
Computer Classes, 6 Classes	\$30
Computer Classes, 4 Classes	\$20
Computer Help, Walk-In	\$3
Tours	As approved by Director
Tuesday Night Dance	\$5/per person, \$8/couple
Ukulele, 6 Classes	\$25
Elder Quest	\$10 annual pass required
Community Classes:	(Nonresident Fee Additional \$10)
World Culture Tour	Cooking Class, \$20/person
Youth Bouldering, 8 Classes	\$45
ESL, 10 Classes	\$50
Skateboarding, 10 Classes	\$55
Cooking Class, 5 – 9 Classes	\$45 – \$120
Language Class, 10 – 12 Classes	\$75

Tumbling Tots, 8 Classes	\$60
Photography, 6 Classes	\$60
Adult Art Classes, 4 – 6 Classes	\$45 – \$125
Youth Art Classes, 4 – 8 Classes	\$45 – \$75
Lego League	\$150
Specialty Camps	\$150
Tri Training	\$100
Fly Fishing	\$60
ASL, 16 Classes	\$75
Parent/Child Cooking	\$40
Adult Cooking Class	\$20 – \$100
Art in Nature, 9 Classes	\$100
Cake Decorating, 6 Classes	\$80
Outdoor Yoga	\$45
Ski Program (4 days)	\$375 – \$685

Seasonal Cooking, 6 Classes	\$80—
	\$100

Furniture Refurbishing, 6 Classes	\$90
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Summer Adventure Kids Camp, 4 Days	\$175
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Adaptive Adventure Day Camp, 4 Days	\$175
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Internet Safety	\$5
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Self-Defense	\$40
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Pre-K Field Day	\$45
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Grief Recovery Workshop	\$75
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Special Events:

Facility Events	Cost of daily admission to Provo Recreation Center
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Countdown	\$10
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Halloween Carnival	\$8 \$10/person, \$4 \$5/Rec Center Members
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Rec Center After-Hours Party	\$7
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Summer Luau	\$15
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Christmas Gala	\$20
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Skate Park Competition

Free early admission,
\$5 day of**PROVO SHOOTING SPORTS PARK**

Admission per Individual

All	\$8.00
Individuals	

Punch Passes for Open Public Hours

5 Punches	\$32.00
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Group Reservations

Rifle Range – 2 Hours	\$40.00	+
		\$5.00
		per
		person

Hand Gun Range Exclusive – 2 Hours	\$40.00	+
		\$5.00
		per
		person

SPORTS, ADULT

Basketball	\$655.00
	\$670.00

Flag Football	\$530.00
	\$540.00

Soccer	\$310.00
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Softball	
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Adult Softball Tournaments	\$300.00
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Softball Single Headers	\$400.00
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Softball Doubleheaders	\$675.00
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Tennis Lessons – Private

Single player Lessons	\$45.00/person
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Group Lessons (2 – 4 players)	\$30.00/person
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Tennis Lessons	\$70.00
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Volleyball – 6 on 6 Team	\$298.00 \$300.00
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Pickleball	\$45/person
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Ultimate Frisbee	\$45/person
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SPORTS, YOUTH

Late Registration Fee All Youth Sports	\$15.00
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Nonresident Fee All Youth Sports	\$10.00
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Start Smart Jersey	\$8.00
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Baseball

Start Smart Baseball	\$40.00
	\$43.00

T-Ball	\$50.00
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Coach Pitch/Machine Pitch	\$55.00
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Jr. Baseball, 3 – 9 Grade	\$98.00
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Girls Fastpitch Softball, 3 – 9 Grade	\$98.00
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Basketball

Start Smart Basketball	\$40.00
	\$43.00

Jr. Jazz, 1 – 2 Grade	\$55.00
	\$58.00

Jr. Jazz, 3 – 4 Grade	\$65.00
	\$70.00

Jr. Jazz, 5 – 6 Grade	\$70.00
	\$75.00

Jr. Jazz, 7 – 8 Grade	\$75.00
	\$80.00

High School Basketball Team	\$680.00
	\$690.00

Jr. Jazz Jersey	\$15.00
	\$16.00

Smart Start Football	\$43.00
Flag Football, 1 – 2 Grade	\$65.00 \$68.00
Flag Football, 3 – 9 Grade	\$78.00 \$82.00
Soccer	
Start Smart Soccer	\$40.00 \$43.00
Youth Soccer (Spring, Fall)	
Preschool/Kindergarten/1 – 2 Grade	\$55.00
3 – 6 Grade	\$60.00
7 – 9 Grade	\$65.00 \$67.00
Soccer Jersey Reversible Combo	\$23.00
Summer Camps (4 days)	\$65.00
Tennis	
Lessons 2 Weeks	\$60.00
Lessons 4 Weeks	\$65.00
League	\$95.00

Pickleball League	\$70.00
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Track and Field	
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Team Provo Track and Field	\$60.00
	\$65.00

Cross Country Team	\$55.00 \$60.00
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Volleyball – Co-Ed Youth Volleyball	\$60.00
	\$65.00

Wrestling, 4 – 8 Grade	\$60.00
	\$65.00

Ultimate Frisbee	\$60.00
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Rugby	\$60.00
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SPORTS FIELDS RENTAL FEES

Baseball/Softball Fields	
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Softball Field Lights	\$30 per hour per field
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Additional Field Prep	
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Weekdays/Saturday	\$70/\$85 per diamond
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	Hourly (per field)	Half- Day (4 hours)	Daily
4 Field Complex	\$85	\$600	\$1,200
2 Field Complex	\$85	\$350	\$700
1 Field Complex	\$85	\$175	\$350

Rectangle Grass Fields (Non-Epic)

Field Rental, per Field (Practice) \$50/hour

Field Rental, per Field (Game) \$60/hour, paint included

Tennis/Pickleball

Single Court \$20 per hour

2 Courts \$100 per ½ day (4hr block); \$200 per full day (4hrs+)

The Epic Sports Park

Practice/Trainings per field \$70/hour

Weekdays (Mon. – Thurs.) \$80/hour
(Games) per field

Weekdays (Mon.-Thurs.) (Games) per field per day	\$800/day
Weekends (Fri. – Sun.) (Games) per field	\$90/hour
Weekends (Fri.-Sun.) (Games) per field per day	\$900/day

PEAKS ICE ARENA

Service & Rentals

Ice – 1 hour	\$200.00 \$230.00
Olympic Room – 1 hour	\$50.00
Mezzanine – 1 hour	\$75.00
Large Turf – Fall/winter 1 hour	\$120.00
Large Turf – Summer 1 hour	\$70.00
Half Turf – Fall/winter 1 hour	\$75.00
Half Turf – Summer 1 hour	\$50.00
Broomball – flat fee	\$50.00
Skate Sharpening – Same Day	\$10.00
Skate Sharpening – Next Day	\$8.00

Catering

Hot Chocolate	\$75.00/5 gallons
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Admission

Skate Rental	\$4.00
Walker Rental	\$7.00
Admission (3 – 65)	\$6.00
Senior Admission (62+)	\$5.00
Season Pass per person	\$150.00 + sales tax

Programs**Learn to Skate**

Snowplow Sam – Specialty Classes	\$80.00/session \$12-\$15/30 minute class
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Basic 1—6	\$80.00/session
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Hockey 1—4	\$80.00/session
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Specialty Classes	\$80.00/session
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Youth Hockey

~~Start Smart Hockey~~ Learn to Play ~~\$80.00/session~~
\$15/30 minute class

6U Youth Hockey ~~\$275.00/season~~
\$22/game

8U Youth Hockey ~~\$275.00/season~~
\$22/game

10U, 12U, 14U Youth Hockey ~~\$500.00/season~~
\$24/game

14U Youth Hockey \$27/game

Adult Hockey

Adult Skills Clinic ~~\$200.00/session~~
\$15/1 hour class

Peaks Adult Hockey League – ~~Season~~ – per game per team ~~\$3,200.00~~ \$255

PARKING PERMIT AREAS

Foothill Park Permit \$100.00

University Garden/North Foothills Permit \$100.00

Carterville Permit \$100.00

POLICE DEPARTMENT

Special Event Coverage	\$100.00
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False Alarms

The first three false alarms per calendar year	No fee
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Fourth response	\$50.00
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Fifth response	\$75.00
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Sixth or more responses	\$100.00 each
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Public school	\$50.00
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See Administrative: Records and GRAMA Requests for Police Department records-related fees.

Pet Licensing	As per the South Utah Valley Animal Shelter
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UTILITIES

TRANSPORTATION UTILITY FUND FEE

~~Rates Through August 31, 2025~~

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

Rates Effective September 1, 2025

Category	Fee per Month
Residential A – Single-Family	\$4.20

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

Rates Effective September 1, 2026

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

Category	Fee per Month
Commercial B (100 – 199 Trip-Ends)	\$34.26
Commercial C (200 – 599 Trip-Ends)	\$103.03
Commercial D (600+ Trip-Ends)	\$307.71
Public Use A (< 300 Trip-Ends)	\$27.98
Public Use B (≥ 300 Trip-Ends)	\$124.86

Rates Effective September 1, 2027

Category	Fee per Month
Residential A – Single-Family	\$5.45
Residential B – Multifamily	\$3.27
Commercial A (< 100 Trip-Ends)	\$14.79
Commercial B (100 – 199 Trip-Ends)	\$39.05
Commercial C (200 – 599 Trip-Ends)	\$117.45

Category	Fee per Month
Commercial D (600+ Trip-Ends)	\$350.79
Public Use A (< 300 Trip-Ends)	\$31.90
Public Use B (≥ 300 Trip-Ends)	\$142.34

CULINARY WATER

Customer Service Fees

Residential Water Deposit	\$100.00
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Nonresidential Deposit	Use of greater of 2-month avg. or \$100.00
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Connect/Processing Fee	\$20.00
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Field Credit Fee	\$40.00
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After-Hours Connect Fee	\$150.00
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Reimbursement for Water Main Line Extensions	\$150.00	Per In. ft.
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Water Connection Fees – Meter Only

Includes furnishing and setting the meter only.

3/4"	\$515.00
1"	\$545.00
1 1/2"	\$971.00
2"	\$1,115.00
3"	\$3,973.00
4"	\$4,213.00
6"	\$6,510.00
8"	\$9,582.00
10"	\$11,717.00
12"	\$13,486.00
Fire Hydrant Meter Rental	\$10.00 per working day
Fire Hydrant Meter Deposit*	\$2,000.00
*Damage to hydrant or hydrant meter by contractor will be deducted from the deposit.	
Fire Hydrant No Read Penalty	\$50.00 per missed read
Water User Fees	

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

Rates to Become Effective September 1, 2025

Authority is delegated to the Water Resources Director to create an urban farming policy reflecting the considerations in Utah Code Annotated [73-10-32.5\(2\)\(e\)](#). Certain residential water customers may apply for and receive a credit towards their culinary water bill if they meet the eligibility requirements in that policy.

Residential		
	Monthly Base Rates	
	Meter Size	Amount
	3/4" or smaller	\$21.43
	1"	\$27.04
	1.5"	\$58.13
	2"	\$86.95
	3"	\$168.60
	4"	\$280.95
	6"	\$333.62
	8"	\$502.96
Residential Tier Volume Breaks		

(in thousand gallons)								
	3/4"	1"	1.5"	2"	3"	4"	6"	8"
TIER 1	0 – 10	0 – 15	0 – 50	0 – 120	0 – 175	0 – 250	0 – 700	0 – 1,000
TIER 2	10 – 55	15 – 100	50 – 250	120 – 525	175 – 1,200	250 – 2,000	700 – 4,000	1,000 – 6,400
TIER 3	> 55	> 100	> 250	> 525	> 1,200	> 2,000	> 4,000	> 6,400
Non-Residential								
			Monthly Base Rates					
			Meter Size			Amount		
			1" or smaller			\$27.04		
			1.5"			\$58.13		
			2			\$86.95		
			3"			\$168.60		
			4"			\$280.95		
			6"			\$333.62		
			8"			\$502.96		
			10"			\$668.99		

	12"	\$1,086.26
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Non-Residential Tier Volume Breaks**(in thousand gallons)**

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

All Customers

Tier Volume Costs

(\$/thousand gallons)

Tier 1	\$1.37
Tier 2	\$2.09
Tier 3	\$2.81

Rates to Become Effective September 1, 2026

Authority is delegated to the Water Resources Director to create an urban farming policy reflecting the considerations in Utah Code Annotated [73-10-](#)

32.5(2)(e). Certain residential water customers may apply for and receive a credit towards their culinary water bill if they meet the eligibility requirements in that policy.

Residential

Monthly Base Rates

<u>Meter Size</u>	<u>Amount</u>
3/4" or smaller	\$22.72
1"	\$28.66
1.5"	\$61.62
2"	\$92.17
3"	\$178.72
4"	\$297.81
6"	\$353.64
8"	\$533.14

Residential Tier Volume Breaks

(in thousand gallons)

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

Non-Residential**Monthly Base Rates**

<u>Meter Size</u>	<u>Amount</u>
1" or smaller	\$28.66
1.5"	\$61.62
2	\$92.17
3"	\$178.72
4"	\$297.81

6"	\$353.64
8"	\$533.14
10"	\$709.13
12"	\$1,151.44

Non-Residential Tier Volume Breaks

(in thousand gallons)

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

All Customers

Tier Volume Costs

(\$/thousand gallons)

Tier 1	\$1.45
Tier 2	\$2.22
Tier 3	\$2.98

EQUIPMENT RATES

Vac Truck and Operators	\$400.00 per hour
Backflow Noncompliance Fee	\$100.00 per assembly
Fire Hydrant With Backflow Meter Rental	\$20.00 per day
Meter or Hydrant Tampering Fee 1st Offense	\$300.00
Meter or Hydrant Tampering Fee 2nd and Additional Offenses	\$500.00
Cross-Connection Control Inspection Fee	\$150.00 per inspection

ENERGY

ALL ENERGY RATES SCHEDULES CAN BE
FOUND AT: [https:// www.provo.gov/841/Utility-
Rates-and-Fees](https://www.provo.gov/841/Utility-Rates-and-Fees)

Customer Service Fees

Residential Electric Deposit	\$100.00
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Nonresidential Deposit	use greater of 2- month avg. or \$100.00
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Meter Reading Fee for AMI Opt-Out (If Eligible)	\$10.00/month
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Credit Reconnect	\$40.00 \$50.00
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Returned Check	as set by State Law
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Connect/Processing Fee	\$20.00 \$25.00
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After Hours Connect Fee	\$75.00
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Same Day Connect Fee	\$75.00
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Connect/Processing Fee (3-Phase Service)	\$60.00
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Credit Reconnect (3-Phase Service)	\$150.00
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Engineering Division Fees

Temporary Hook-Up Fee	\$300.00
Upgrade Overhead Connection Fee	\$435.00
Upgrade Underground Connection Fee	\$600.00
Demolition Service Removal	\$200.00
Additional Hook-Up Inspections (beyond 2)	\$50.00 \$60.00
Net Metering/Solar 100-200 Amp Residential	\$375.00
Net Metering/Solar 200-400 Amp Commercial/Residential	\$825.00
Meter Tampering Fee	
1st Offense	\$100.00
2nd Offense	\$250.00
Electric Facility Relocation Fee	Actual Costs
Master Metering Penalty Fee	\$250.00
Aid to Construction Fees	Actual Costs
Banner Installation and Removal	\$150.00 \$250.00
Each Additional Week	\$50.00

Pole Attachment Fee \$15.00

Electric Vehicle Charging Rate \$0.13/kWh

Parkway Strip Tree Fee \$510.00

Service Connection Fees

Single-Phase Meters		
Amperage	1 Meter Service	Multi-Metering 120/240 V cost
0 – 400	\$1,240	+ \$400/additional meter
401 – 1,000	\$2,685	+ \$400/additional meter
Three-Phase Meters		
Amperage	1 Meter Service	Multi-Metering 120/208 V cost
0 – 400	\$1,678	+ \$750/additional meter
401+	\$3,723	+ \$750/additional meter

SANITATION

Curbside Residential Fees (per month for weekly service)

Garbage – No Recycling (No Yard Waste or Household Recycling)	\$20.60
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Garbage – With Recycling (Yard Waste and/or Household Recycling)	\$18.60
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Household Recycling	\$8.25
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Yard Waste Recycling (Billed March – November only)	\$6.40
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Return Service Fee	\$10.00 \$25.00
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Suspension of Residential Service

Standby charge of \$1.00 per month to be paid during suspension

Effective September 1, 2026

Composting fee per residence month	\$1.00 per month
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Roll-Off Disposal

Tipping Fee (in addition to hauling fee)	\$44.00 \$47.00 per ton
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Delivery and First Hauling	\$200.00
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Each Additional Hauling	\$100.00
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Commercial Frontload Fees (per month for weekly service)

3 Yard Container	\$37.00
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4 Yard Container	\$37.00 \$45.00
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6 Yard Container	\$74.80 \$68.00
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8 Yard Container	\$99.00 \$90.00
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Other Charges

Truck and Crew	\$200.00 per hour
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Disposal Charge of Waste	\$50.00 per ton
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Replacement of Damaged Can	\$65.00
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Fine for Trash in Yard Waste Can	\$25.00
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Sanitation Ordinance- Violation	\$25.00 per violation
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Commercial Sanitation Violation – Within a Rolling 6-month Period Per Event

1 st Violation	Notification
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2 nd Violation	\$100 - Letter
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3 rd Violation	\$500 – Letter and Visit
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**Residential Sanitation Violation – Within a Rolling
6-month Period Per Weekly Event**

1 st Violation	Notification
2 nd Violation	\$25
3 rd Violation	\$25
4 th Violation	\$50 – Letter
5 th Violation	\$50 – Letter and Removal of Recycle/Green Waste Container
6 th and Beyond Violation	\$50
Can Return Fee (Less Than One Year of Service)	\$65.00

Compost

Drop-Off Fee (only noncommercial, Provo residents allowed)	\$5.00 per load
Compost Purchase (residents)	\$10.00 per cubic yard
Compost Purchase (nonresidents)	\$15.00 per cubic yard

STORM WATER

See Stormwater Service District Fee
Schedule.

WASTEWATER

Equipment Rates

Jetter Truck and operators	\$400.00/hour
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Closed Circuit TV Truck and operators	\$400.00/hour
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Permitted Pretreatment noncompliance fine	\$500.00 per occurrence
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Food Service Establishment and Non- Permitted Industrial Users Pretreatment noncompliance fine	\$100.00 first violation
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	\$300.00 additional violations (per occurrence)
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Wastewater Contribution Permit

Annual Fee	\$200.00	per year
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Other fees are based on time and materials

Hauled in Waste

Septage Waste	\$60.00	per 1,000 gallons
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Excess Solids Surcharge/Truck Clean-Out Charge	\$100.00	per occurrence
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After Hours Service Charge	\$200.00	per 1,000 gallons
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Nonconnection to Available Sewer

Within 300 ft. of City Sewer	\$21.20	per month
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Wastewater Surcharge Fees

Biochemical Oxygen Demand	\$0.27	per pound
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Suspended Solids	\$0.23	per pound
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Oil or Grease	\$0.28	per pound
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Standard Monitoring Fee	\$50.00	per occurrence	To cover inspections cost.
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Reimbursement for Sewer Main Line Extensions	\$150.00	Per ln. ft.
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Note: Wastewater service provided to non-Provo residents will be double the rates listed here.

Monthly Residential Base Charge

Base Rate Single Unit – \$21.20 per connection

Base Rate Multiple Units – \$19.09 per unit

Monthly Nonresidential Base Charge

Meter Size	Base Charge
3/4"	\$21.20
1"	\$52.99
1.5"	\$106.00
2"	\$169.57
3"	\$317.96
4"	\$529.92
6"	\$1,059.84
8"	\$1,695.74

All Uses Commodity Charge – \$5.81 per 1,000 gallons

(Am Res. 2008-26, Am Res. 2011-09, Am 2012-14, Am 2012-15, Am 2012-26, Am 2012-38, Am 2012-46, Am 2013-10, Am 2013-21, Am 2013-23, Am 2013-24, Am 2013-42, Am 2014-17, Am 2015-08, Am 2015-28, Am 2016-05, Am 2016-12, Am 2016-19, Am 2016-22, Am 2016-28, Am 2017-03, Am 2017-11, Am 2017-28, Am 2018-08, Am 2018-19, Am 2018-35, Am 2019-03, Am 2019-23, Am 2019-30, Am 2019-36, Am 2019-44, Am 2020-19, Am 2021-11, Am 2021-17, Am 2021-25, Am 2021-43, Am 2022-07, Am 2022-10, Am 2022-23, Am 2022-54, Am 2023-07, Am 2023-25, Am 2023-54, Am 2024-32, Am 2024-53, Am 2025-02, Am 2025-29, Am 2025-39, Am 2025-43, Am 2025-44)

The Provo City Code is current through Ordinance 2025-61, passed November 11, 2025.

Disclaimer: The city recorder has the official version of the Provo City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.provo.gov](http://www.provo.gov)

[City Telephone: \(801\) 852-6000](tel:(801)852-6000)

[Hosted by General Code.](#)

Provo City Occupational Index

As of: May 10, 2026

<u>Job Code</u>	<u>Title</u>	<u>Pay Range</u>	<u>EEOC</u>
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ADMINISTRATIVE, FINANCIAL, AND INTERNAL SERVICES

Municipal Council

0005	Council Operations & Engagement Coordinator	29	AS
*0007	Council Analyst I	28	PR
*0009◆	Council Analyst II	30	PR
*0011◆	Council Analyst III	33	PR
0013◆	Senior Council Policy Analyst	35	PR
•0021◆	Executive Director of the Municipal Council	MGT 7	EX

Mayor's Office

1201	Mayor Administrative Office Assistant.....	30	EX
1204◆	Deputy Mayor	MGT 5	EX
•1205◆	Chief Administrative Officer	MGT 10	EX
1207◆	Mayor	Per Ordinance	
*1211	Mayoral Staff Analyst I	28	PR
*1212◆	Mayoral Staff Analyst II	30	PR
*1213◆	Mayoral Staff Analyst III	33	PR
1214◆	Director of Communications.....	MGT 3	EX
1250	Graphic Design Specialist.....	27	PR
1253◆	Videographer/Editor	30	PR
1256◆	Media Services Manager	33	PR

Clerical Support

*1005	Administrative Assistant.....	20	AS
*1007	Senior Administrative Assistant.....	22	AS
1017	Executive Office Assistant	25	AS

Customer Service

*1033	Customer Service Representative	22	AS
*1034	Senior Customer Service Representative	23	AS
1036	Call Center Floor Supervisor	25	AS
1037	Utility Billing Editor	24	AS
1039	Utility Billing Analyst	26	PR
1043◆	Utility Billing Manager	32	PR
1045◆	Call Center Manager	32	PR
•1050◆	Director of Customer Services	MGT 4	OA
1057◆	Customer Operations Business Analyst	32	AS
1059	Quality Assurance Coordinator	25	PR

Human Resources

•1303◆	Director of Human Resources	MGT 4	OA
1315	Human Resources Technician	25	TE
1317	Assistant Payroll Administrator	26	PP
1318◆	Payroll Administrator	31	PR
1321◆	HRIS Administrator	37	PR

Accounting, Budget, & Finance

1105	Senior Accounting Technician	25	PP
*1108	Accountant I	27	PR
*1110◆	Accountant II	29	PR
*1111◆	Senior Accountant	32	PR
1113◆	Budget Officer/Controller	38	OA
•1114◆	Division Director – Finance	MGT 3	EX

Administrative Services

•1120◆	Director of Administrative Services	MGT 6	EX
1123◆	City Recorder	34	AS

*1130	Management Analyst I	27	PR
*1131◆	Management Analyst II	29	PR
*1132◆	Management Analyst III	32	PR

Information Systems

1395◆	Information Systems Technician Supervisor	33	PR
*1399	Information Systems Technician I	26	TE
*1401	Information Systems Technician II	28	TE
*1403	Senior Information Systems Technician	30	TE
*1410◆	Systems Analyst I	32	PR
*1411◆	Systems Analyst II	34	PR
*1412◆	Senior Systems Analyst	37	PR
1420◆	GIS Coordinator	36	PR
1430◆	Information Systems Manager	40	PR
•1435◆	Division Director - Information Systems	MGT 3	EX

Facility Services

2205	Custodian	19	SM
*2207	Apprentice Facilities Maintenance Technician	22	SM
*2209	Facilities Maintenance Technician	24	SC
2210	Lead Facilities Maintenance Technician	27	SC
2211	Facilities System Specialist	27	SC
2213◆	Facilities Services Manager	36	OA

COMMUNITY PLANNING SERVICES

Building Inspection

*2001	Non-Certified Building Inspector	26	OA
*2002	Certified Building Inspector I	27	OA
*2003	Certified Building Inspector II	29	OA
*2004	Certified Building Inspector III	31	OA
2007	Plans Examiner	33	OA
2009	Assistant Chief Building Official	33	OA
2010◆	Chief Building Official	38	OA

Planning and Compliance

2080	Parking and Zoning Supervisor.....	27	PP
2085	Assistant Parking and Zoning Manager	29	PR
2090◆	Parking and Zoning Manager.....	38	PR
*2100	Code Compliance Officer.....	23	PP
*2102	Senior Code Compliance Officer.....	25	PP
*2104	Planner I.....	28	PR
*2105◆	Planner II.....	30	PR
*2106◆	Planner III.....	33	PR
2108◆	Planning Manager.....	38	PR
2110◆	Real Property Administrator & Community Liaison.....	34	PR
2111◆	Community Grant and Redevelopment Administrator	38	PR
2113	Community Grant Coordinator	25	PP
•2135◆	Division Director – Economic Development	MGT 2	OA
•2140◆	Director of Development Services.....	MGT 5	OA

AIRPORT, PUBLIC WORKS, ENGINEERING, AND ENERGY SERVICES

•2230◆	Director of Airport Services	MGT 5	EX
2232◆	Airport Engineer.....	38	PR
2235◆	Airport Operations Manager.....	35	OA
2236◆	Airport Security Manager	35	OA
2237◆	Airport Terminal/Landside Operations Manager.....	34	OA
2239◆	Airport Communications Coordinator	34	PR
*2240	Airport Operations Specialist III.....	28	SM
*2242	Airport Operations Specialist II.....	26	SM
*2244	Airport Operations Specialist I	25	SM
2247	Airport Access Control Coordinator.....	27	AS
2249	Airport Access Control Specialist	22	AS

Warehouse

*1021	Storeroom Clerk	20	AS
*1023	Senior Storeroom Clerk	22	AS
1024	Warehouse Equipment Operator	24	SC
1025	Warehouse Supervisor	28	PR

Vehicle Maintenance

*2303	Automotive Technician I.....	25	SC
*2305	Automotive Technician II.....	26	SC
*2306	Automotive Technician III.....	27	SC
*2308	Emergency Vehicle Automotive Technician	29	SC
2310	Fleet Maintenance Supervisor	31	SC
2317◆	Fleet Manager	35	OA

Engineering Services

*2401	Engineering Technician I	24	TE
*2402	Engineering Technician II	25	TE
*2403	Engineering Technician III	26	TE
*2404	Engineering Technician IV	28	TE
2405	Public Works Inspector	30	TE
2406◆	Public Works Inspector Supervisor	33	TE
*2408	GIS/CAD Technician I.....	26	TE
*2409	GIS/CAD Technician II.....	27	TE
*2410	Senior GIS/CAD Technician	29	TE
*2412	Engineer I	33	PR
*2413	Engineer II	34	PR
*2414◆	Engineer III	37	PR
*2415◆	Engineer IV.....	38	PR
2416◆	Traffic Manager	40	PR
2417◆	Assistant City Engineer.....	40	PR
•2419◆	Public Works Division Director – Engineering	MGT 3	EX
2430◆	City Surveyor	36	PR
2434	Chief Survey Technician	31	TE
2450	Permit Technician	23	TE

*2458	Traffic Electronics Specialist I	29	TE
*2460	Traffic Electronics Specialist II	31	TE

Water Resources

*2500	Apprentice Water Systems Maintenance Operator	25	SC
*2501	Water Systems Maintenance Operator I	26	SC
*2502	Water Systems Maintenance Operator II	27	SC
*2503	Water Systems Maintenance Operator III	28	SC
*2504	Water Systems Maintenance Operator IV	29	SC
2505	Water Systems Maintenance Crew Supervisor	31	SC
2507	Wastewater Systems Electrician	31	TE
*2508	Wastewater Systems Instrumentation Technician I	28	TE
*2509	Wastewater Systems Instrumentation Technician II	29	TE
*2510	Wastewater Systems Instrumentation Technician III	31	TE
2513	Water Sources Crew Supervisor	31	SC
2515◆	Water Distribution Systems Manager	35	SC
2516◆	Water Sources Manager	36	SC
2517◆	Water Superintendent	40	OA
2518	Cross Connection Control Coordinator	29	TE
*2520A	Laboratory Technician I	26	TE
*2520B	Laboratory Technician II	28	TE
*2520C	Laboratory Chemist	30	TE
2521	Industrial Pretreatment Inspector	30	TE
2522	Industrial Pretreatment Coordinator	34	TE
2523◆	Environmental Laboratory Manager	38	PR
*2524	Apprentice Water Reclamation Plant Operator	25	SC
*2525	Water Reclamation Plant Operator I	26	SC
*2526	Water Reclamation Plant Operator II	27	SC
*2527	Water Reclamation Plant Operator III	28	SC
*2528	Water Reclamation Plant Operator IV	29	SC
2531	Water Reclamation Plant Maintenance Supervisor	33	SC
2533	Water Reclamation Plant Operations Supervisor	33	SC
2535◆	Water Reclamation Plant Manager	38	SC

*2536	Apprentice Wastewater Collections Operator.....	25	.....	SC
*2537	Wastewater Collections Operator I	26	.....	SC
*2538	Wastewater Collections Operator II	27	.....	SC
*2539	Wastewater Collections Operator III	28	.....	SC
*2540	Wastewater Collections Operator IV	29	.....	SC
2541	Wastewater Collections Crew Supervisor	31	.....	SC
2543◆	Wastewater Collections Manager	35	.....	SC
2545◆	Wastewater Superintendent.....	40	.....	OA
•2547◆	Public Works Division Director – Water Resources.....	MGT 3	.....	EX
*2550	Apprentice Water Systems Operator.....	25	.....	SC
*2552	Water Systems Operator I	26	.....	SC
*2553	Water Systems Operator II	27	.....	SC
*2554	Water Systems Operator III	28	.....	SC
*2555	Water Systems Operator IV	29	.....	SC
*2556	Apprentice Storm Water Maintenance Operator	23	.....	SC
*2557	Storm Water Maintenance Operator I	24	.....	SC
*2558	Storm Water Maintenance Operator II	25	.....	SC
*2559	Storm Water Maintenance Operator III	26	.....	SC
*2560	Storm Water Maintenance Operator IV	27	.....	SC
2562	Storm Water Maintenance Crew Supervisor	30	.....	SC
2565◆	Storm Water Operations Manager	35	.....	SC

Public Works Administration

2580	Public Works Safety Officer.....	31	.....	PR
•2585◆	Public Works Division Director – Administration.....	MGT 3	.....	OA
•2590◆	Director of Public Works	MGT 7	.....	EX

Sanitation/Street Maintenance Services

*2600	Apprentice Sanitation Worker	23	.....	SM
*2601	Sanitation Worker	24	.....	SM
*2603	Senior Sanitation Worker	25	.....	SM
2607	Sanitation Crew Supervisor	28	.....	SM
2615◆	Sanitation Manager.....	35	.....	SM
*2620	Streets Maintenance Worker I	23	.....	SC
*2621	Streets Maintenance Worker II.....	24	.....	SC

*2622	Streets Maintenance Worker III.....	25	SC
*2623	Streets Maintenance Worker IV	27	SC
2625	Streets Maintenance Crew Supervisor.....	30	SC
2626◆	Streets Maintenance Manager	35	SC
2627◆	Streets & Stormwater Superintendent.....	40	SC
•2629◆	Public Works Division Director – Public Services	MGT 3	EX

Energy Services

*2680	Apprentice Meter Technician (First Year).....	25 N.....	SM
*2681	Apprentice Meter Technician (Second Year).....	27 N.....	SM
*2682	Apprentice Meter Technician (Third Year)	29 N.....	SM
*2683	Apprentice Meter Technician (Fourth Year)	31 N.....	SM
*2685	Meter Technician	36 I-N	SM
2687	Lead Meter Technician	37 I-N	SM
*2698	Apprentice Substation Technician (First Year).....	25 N.....	SM
*2700	Apprentice Substation Technician (Second Year).....	27 N.....	SM
*2701	Apprentice Substation Technician (Third Year).....	29 N.....	SM
*2702	Apprentice Substation Technician (Fourth Year).....	31 N.....	SM
*2703	Substation Technician	36 I-N	SM
2704	Lead Substation Technician.....	37 I-N	SM
2705	Power Systems Electrical Maintenance Supervisor	39	SC
*2707◆	Electric Project Engineer.....	34	PR
*2708◆	Senior Electric Project Engineer	36	PR
2709◆	Electric Project Engineer Supervisor.....	38	PR
*2710◆	Senior Systems Electrical Engineer	40	PR
*2711	Systems Electrical Engineer II	37	PR
*2712	Systems Electrical Engineer I	36	PR
2718◆	Smart Grid Systems Engineer	38	PR
2720	Smart Grid Systems Technician.....	36	SM
2726	Metering Services Specialist.....	24	SM
2728	Electric Utility Locator	25	TE
2729	Power Systems Maintenance Crew Supervisor	27	SM
*2631	Senior Equipment Operator	25	SC

*2633	Equipment Operator II	24	SC
*2635	Equipment Operator I	23	SC
*2733	Apprentice Power Line Worker (First Year).....	25 N.....	SM
*2734	Apprentice Power Line Worker (Second Year).....	27 N.....	SM
*2735	Apprentice Power Line Worker (Third Year).....	29 N.....	SM
*2736	Apprentice Power Line Worker (Fourth Year)	31 N.....	SM
*2737	Power Line Worker	36 I-N	SC
2739	Power Line Crew Supervisor	39 I-N	SC
2741◆	Electric Operations Manager	43	OA
2742◆	Assistant Electric Operations Manager	40	OA
•2743◆	Director of Energy Services	MGT 7	EX
2745◆	Systems Operations Manager.....	44	OA
2751◆	Energy Business Manager.....	33	PR
*2756	Power System Control Operator I	31	SC
*2758	Power System Control Operator II	33	SC
2760◆	Power System Control Operator Supervisor	37	PR
*2810	Line Clearance Ground Worker	23	SM
*2812	Apprentice Line Clearance Arborist	25	SM
*2814	Line Clearance Arborist	27	SM
2818	Line Clearance Crew Supervisor	29	SM
2820◆	City Forester	32	PR

SOCIAL SERVICES

Library Services

*3000	Library Assistant I	16	PP
*3001	Library Assistant II	18	PP
3002	Library Circulation Services Specialist	20	PP
*3003	Librarian I	24	PR
*3004	Librarian II	25	PR
*3005	Senior Librarian	27	PR
3007◆	Library Services Manager	31	OA
3008	Library Events Coordinator	22	AS

•3009◆ Director of Library Services..... MGT 4EX

Parks, Cemetery, and Golf Services

2214 Grounds Crew Leader 27SM

*2215 Grounds Technician I..... 23SM

*2217 Grounds Technician II..... 24SM

*2219 Senior Grounds Technician 25SM

3210 Grounds Maintenance Supervisor..... 29SM

3212◆ Parks Project Manager 33PR

3213◆ Parks and Grounds Superintendent..... 35OA

3214 Parks Project Supervisor 29SM

3101 Cemetery Operations Supervisor..... 29OA

3208◆ Golf Course Superintendent 33OA

3209◆ Golf Manager..... 35PR

•3217◆ Director of Parks and Recreation MGT 5EX

•3219◆ Assistant Director of Parks and Recreation..... MGT 2OA

Recreation Services

*3222 Recreation Program Coordinator I 24PR

*3224 Recreation Program Coordinator II 25PR

*3226 Recreation Program Coordinator III 27PR

3228◆ Assistant Sports Complex Manager 31PR

3229◆ Sports Complex Manager 34PR

3230◆ Ice Arena Manager 34PR

3234◆ Recreation Center Manager..... 36OA

3236◆ Aquatics Supervisor..... 31OA

Center for the Arts

3240◆ Center for the Arts Manager 34OA

3250 Technical Operations Coordinator 27SC

3252 Technical Operations Assistant..... 24SM

3256	House Events Coordinator.....	24	AS
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PUBLIC SAFETY AND LEGAL SERVICES

Legal Services

•4101◆	City Attorney.....	MGT 8	EX
•4102◆	Deputy City Attorney.....	MGT 4	EX
*4103◆	Assistant City Attorney I.....	38	PR
*4105◆	Assistant City Attorney II.....	39	PR
*4107◆	Senior Assistant City Attorney.....	41	PR
4109	Legal Secretary	25	AS
4110	Legal Secretary Supervisor.....	27	AS
4112	Paralegal	28	PR

Justice Court

4146■	Justice Court Judge	Contract....	OA
4150◆	Justice Court Administrator.....	36	OA
4156	Justice Court Lead Clerk.....	26	AS
4158	Justice Court Clerk	23	AS
4164	Justice Court Traffic Clerk.....	26	PP

Law Enforcement

*4198	Public Safety Telecommunicator I.....	25 B-N	TE
*4199	Public Safety Telecommunicator II.....	27	TE
*4200	Senior Public Safety Telecommunicator	28	TE
4202	Public Safety Telecommunicator Shift Supervisor.....	31	TE
4203◆	Public Safety Telecommunicator Operations Supervisor.....	34	TE
4204◆	Public Safety Communications Manager	38	PR
4205	Law Enforcement Technician.....	24	AS
*4206	Police Officer I	28 E-N	PS
*4207	Police Officer II	28 G-N	PS
*4208	Senior Police Officer	31	PS
*4210	Master Police Officer	33	PS

4211	Police Sergeant	36 I-N	PS
4213◆	Police Lieutenant	39 I-N	PR
4215◆	Police Captain	42 I-N	PR
•4216◆	Deputy Police Chief	MGT 3	EX
•4217◆	Police Chief	MGT 6	EX
4223	Victim Assistant	25	PP
4225	Victim Services Program Coordinator	28	PP
4227	Police Records Clerk	22	AS
4229	Police Records Shift Supervisor.....	24	AS
4231	Police Records Supervisor.....	28	AS
4233	Crime Analyst	28	PR
4235	Crime Scene Technician.....	27	TE
4237	Evidence and Property Supervisor.....	30	AS
4239	Police Video Evidence Technician	26	TE
4245	Police Events Coordinator	23	AS
4250	Police Training Coordinator	23	AS
4253	Police Training Administrator	28	PR
4255	Police Grants Specialist.....	25	PP
4260◆	Police Public Information Officer	30	PR

Animal Control Services

4301	Animal Control Officer.....	24	PS
4303	Animal Control Supervisor	30	PS

Fire Control Services

*4400	Firefighter/EMT	26	PS
*4401	Firefighter/Engineer/EMT.....	28	PS
*4402	Senior Firefighter/Engineer/EMT.....	30	PS

*4403	Master Firefighter/Engineer/EMT	32	PS
*4404	Firefighter/Paramedic I	28 E-N	PS
*4405	Firefighter/Paramedic II	29 F-N	PS
*4406	Senior Firefighter/Paramedic	31	PS
*4407	Master Firefighter/Paramedic.....	33	PS
*4408	Firefighter/Engineer/Paramedic	29	PS
*4409	Senior Firefighter/Engineer/Paramedic	31	PS
*4410	Master Firefighter/Engineer/Paramedic.....	33	PS
4415	Fire Captain	36 I-N	PS
4417◆	Fire Battalion Chief	40 I-N	PR
•4419◆	Deputy Fire Chief.....	MGT 3	OA
•4421◆	Fire Chief.....	MGT 6	EX
4423◆	Emergency Management Coordinator	36	PR

* = Positions in an open career series.

◆ = Positions exempt from overtime in accordance with applicable FLSA regulations.

• = Positions assigned to the Executive Performance Plan 4.04.140.

■ = Per Utah Code 78A-7-206, Justice Court Judge salary may not exceed 90% of a District Court Judge.

Note: Pay Range Table is published in 4.04.050 of Provo City Code.

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47
48 PART II:
49

50 The Provo Municipal Council previously adopted on June 17, 2026, by Resolution
51 _____ certified tax rates to support tax revenue in the General, Library, and Debt Service
52 Funds for Fiscal Year 2027.

53
54 Library Fund .000400
55 Debt Service Fund .000675
56 General Fund .000510
57

58
59 PART III:
60

61 Adoption of the Provo City Budget for Fiscal Year 2027 is dependent on revisions of
62 Provo City Code Section 4.04.050 (Pay Range Table). This section is amended, effective July 5,
63 2026, by replacing the table in its entirety with the table shown in Exhibit C.
64

65 PART IV:
66

67 The Consolidated Fee Schedule is amended as shown in Exhibit D, effective July 1,
68 2026.
69

70 PART V:
71

72 Adoption of the Provo City Budget for Fiscal Year 2027 is dependent on revisions of
73 Provo City Code Section 4.04.060 (Occupational Index). This section is amended, effective July
74 5, 2026, by replacing the table in its entirety with the table shown in Exhibit E.
75

76
77 PART VI:
78

79 Except as otherwise provided in this Part, all previously unspent budgeted balances that
80 are requested to be re-appropriated must be submitted as an agenda item for Council approval by
81 the second regular council meeting in September 2026. The item must include, within the
82 submission, a report on all previously unspent budgeted balances requested to be continued and
83 re-appropriated, including an itemized list by department and fund, the purpose for use of the
84 funds, and whether the approved items addressed unfunded supplemental requests from
85 departments during the preparation of the FY 2027 budget.
86

87 However, all outstanding encumbered balances as of June 30, 2026, and budgets as
88 described below are automatically continued and re-apportioned from the prior fiscal year, but
89 must be presented as a report to the Council in the same regular meeting mentioned above:
90

91 **Equipment Maintenance and Replacement:** The City has been setting aside funds to
92 maintain general fund facilities and equipment over their useful lives. Any unused funds

are continued and re-appropriated for expenditure in Fiscal Year 2027 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-appportioned for expenditure in Fiscal Year 2027:

- 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-appportioned for expenditure in Fiscal Year 2027:

- 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 2027.

PART VII:

The functions within the Capital Improvement Divisions cannot be deleted or changed in budget amount by more than 10% of the original cost or \$50,000, whichever is less, without further official action of the Provo City Municipal Council.

PART VIII:

The Mayor is authorized to move budget appropriations along with needed expenditure adjustments including capitalized labor from the individual enterprise operating divisions to the corresponding capital improvement division in conjunction with the fixed asset (capital expenditures) reconciliation for the fiscal year ending June 30, 2026.

PART IX:

The Mayor is authorized to:

- increase budget authority for revenues in excess of the adopted budget in the following areas: reimbursable operating expenses, grants, cemetery fees, Covey Center, Covey Center Performance Fund, new development street signs, new development street overlays, Airport customer facility charge for rental cars, Airport passenger facility charge, impact fees, aid to construction, reimbursement(s) from projects, revenues over budget in internal service funds, and donations;
- redistribute personnel budget authority in the General Fund and its subsidiary funds by moving budget from departments with excess to departments that go over budget;
- increase budget authority in internal service funds for unexpected expenditures related to those funds;
- enter into purchase agreements for equipment or vehicles with a scheduled production or manufacturing cycle that goes beyond the fiscal year; and
- do the following related to the Recreation Facilities Capital Fund (the RFCF), which is housed in the Parks & Recreation CIP fund:

A) after comparing revenues from the previous fiscal year to expenses in the Recreation Center function to determine net income, the Mayor may increase budget authority in the RFCF according to the following formulas:

- if net income for the Recreation Center equals or exceeds \$400,000, the General Fund will contribute \$400,000 to the RFCF plus half of the net income amount that exceeds \$400,000; the remaining net income will fall to general fund balance; or
- if net income for the Recreation Center is less than \$400,000, the General Fund will contribute the entire net income to the RFCF. Additionally, if the Parks & Recreation Department has remaining non-personnel budget available in any of the department's General Fund functions, the Director may carry over that budget to the RFCF, up to the total of \$400,000 minus the amount of net income contributed by the General Fund;

B) each year the General Fund includes in its budget the Recreation Center's budgeted net income amount for its portion of the RFCF contribution described in (A) above (up to \$400,000). If the amount actually contributed to the RFCF is less than budgeted, the remaining budget in the General Fund will be carried over to the next year; and

179 C) if fund balance in the Peaks Ice Arena fund or the Timpanogos Golf Club fund
180 exceeds 25% of budgeted revenues, a transfer of the excess (fund balance minus
181 25% of revenues) will be made to the RFCF.
182

183 PART X:
184

185 The Mayor is authorized to transfer excess fund balance(s) back to the General Fund in
186 the following funds: Justice Court, Trust and Agency, Covey Center for the Arts, Airport, and
187 Emergency Response.
188

189 PART XI:
190

191 The Mayor is authorized to carry over 50% of budget savings from each General Fund
192 department and division, after other applicable outstanding encumbrances and capital function
193 balances as of June 30, 2026, have been completed, up to a maximum of \$400,000, in order to
194 establish funding for an employee recognition program and innovation fund. Use of the
195 innovation funds will be included in the quarterly reports delivered to the Municipal Council.
196 These funds will be put in the General Services Division.
197

198 PART XII:
199

200 The Municipal Council directs that an Adopted Annual Budget document be prepared
201 and that this document be certified, filed, and made available for public inspection as required by
202 law.
203

204 PART XIII:
205

- 206 A. If a provision of this ordinance conflicts with a provision of a previously adopted
207 ordinance, this ordinance prevails.
208
- 209 B. This ordinance and its various sections, clauses and paragraphs are declared to be
210 severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or
211 invalid, the remainder of the ordinance will not be affected thereby.
212
- 213 C. The Municipal Council directs that this ordinance be uncodified.
214
- 215 D. This ordinance will take effect immediately after it has been posted or published in
216 accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah
217 Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.
218

219 END OF ORDINANCE.

Exhibit A

Click on this [link](#), or the image below to view the full Provo City Adopted Budget for fiscal year 2026-2027.



Exhibit B

The Capital Improvement Project budgets are available on pages 119 – 120 of the [Tentative Budget for FY 2027](#):

Capital Expenditures

Every year, the City prepares a five-year capital improvement plan for capital projects over \$5,000. The fiscal year 2027 Capital Improvement Plan is available here: https://docaccess.com/docviewer.html?url=https%3A%2F%2Fwww.provo.gov%2FDocumentCenter%2FView%2F9022&url_hash=c04c86f7d42c91916cd1da9036cf1364&domain=provo.

To understand the policies behind the capital improvement plan and associated funds, please see the "Capital Improvement Program and Capital Assets" under the Principals of Financial Management section of this budget document.

Included below is an overview of each capital improvement fund—the five-year projection for each fund by project, along with the adjusted FY 2026 budget, and actuals for the previous four years. For further detail on each individual project,

Capital Improvement Program Consolidated Budget Plan

CIP Funds	Prior Fiscal Years 2022-2025	Adjusted Budget FY 2026	Tentative Budget FY 2027	Proposed 2028-2031
Airport				
General	\$ 66,387,808	\$ 54,954,169	\$ 3,300,000	\$ -
Public Ramp	-	1,288,922	-	-
Utility infrastructure	-	1,161,688	-	-
B&C Roads	12,229,464	5,389,237	2,525,000	8,500,000
Economic Development	20,130	1,242,859	-	-
Energy				
Distribution Systems	16,361,946	4,527,030	6,067,493	23,902,797
Transmission Systems	166,383	1,041,000	1,041,000	939,000
Substations	1,666,284	10,900,420	3,018,200	8,872,310
City Projects	1,741,251	1,359,252	1,107,700	2,521,800
SCADA/AMI	9,142	1,037,602	10,000	40,000
Administration	2,283,346	2,436,143	838,722	2,130,537
Vehicle Replacement	-	1,200,000	950,000	4,201,864
Engineering	39,257,456	28,525,282	1,842,752	6,235,000
General CIP				
General Capital Projects	6,603,152	597,026	53,063	\$ -
City Building Projects	1,365,864	-	-	-
Golf Course	-	-	-	-
Legacy CIP	8,692,983	14,174	20,000	-
Library	-	302,254	300,000	15,000
Parks & Rec	41,773,622	2,457,484	7,191,709	11,428,119
Sanitation	687,109	569,594	200,000	800,000
Storm Drain	9,902,693	7,847,667	3,380,000	14,020,000
Transportation Utility	5,636,518	4,433,502	3,275,000	14,900,000
Wastewater	132,119,486	51,634,068	14,802,500	34,427,500
Water	84,594,323	48,250,543	7,870,000	36,090,000
Total	\$ 431,498,960	\$ 231,169,917	\$ 57,793,139	\$ 169,023,927

Beginning in FY 2018, Provo City changed financial systems and in doing so, adjusted the methodology for budgeting for capital improvement projects. The new method appropriates funds in capital functions as listed above. Only Energy, General CIP, and the Airport utilize multiple capital functions per fund.

Detail for individual projects that comprise these budgeted totals can be found in the Provo City Five-year CIP report published on the City's website at <https://www.provo.gov/226/Finance>

Exhibit C

Pay Table Range

PAY RANGE TABLE (BIWEEKLY) – EFFECTIVE FIRST FULL PAY PERIOD OF FISCAL YEAR

2026-27 PAY RANGE TABLE (BIWEEKLY) - EFFECTIVE FIRST FULL PAY PERIOD OF FISCAL YEAR																
Grade	Steps															
	A (1)	B (2)	C (3)	D (4)	E (5)	F (6)	G (7)	H (8)	I (9)	J (10)	K (11)	L (12)	M (13)	N (14)	O (15)	P (16)
15	1,214.93	1,245.30	1,276.43	1,308.34	1,341.05	1,374.58	1,408.94	1,444.16	1,480.26	1,517.27	1,555.20	1,594.08	1,633.93	1,674.78	1,716.65	1,759.57
16	1,275.68	1,307.57	1,340.26	1,373.77	1,408.11	1,443.31	1,479.39	1,516.37	1,554.28	1,593.14	1,632.97	1,673.79	1,715.63	1,758.52	1,802.48	1,847.54
17	1,339.46	1,372.95	1,407.27	1,442.45	1,478.51	1,515.47	1,553.36	1,592.19	1,631.99	1,672.79	1,714.61	1,757.48	1,801.42	1,846.46	1,892.62	1,939.94
18	1,406.43	1,441.59	1,477.63	1,514.57	1,552.43	1,591.24	1,631.02	1,671.80	1,713.60	1,756.44	1,800.35	1,845.36	1,891.49	1,938.78	1,987.25	2,036.93
19	1,476.75	1,513.67	1,551.51	1,590.30	1,630.06	1,670.81	1,712.58	1,755.39	1,799.27	1,844.25	1,890.36	1,937.62	1,986.06	2,035.71	2,086.60	2,138.77
20	1,550.59	1,589.35	1,629.08	1,669.81	1,711.56	1,754.35	1,798.21	1,843.17	1,889.25	1,936.48	1,984.89	2,034.51	2,085.37	2,137.50	2,190.94	2,245.71
21	1,628.12	1,668.82	1,710.54	1,753.30	1,797.13	1,842.06	1,888.11	1,935.31	1,983.69	2,033.28	2,084.11	2,136.21	2,189.62	2,244.36	2,300.47	2,357.98
22	1,709.53	1,752.27	1,796.08	1,840.98	1,887.00	1,934.18	1,982.53	2,032.09	2,082.89	2,134.96	2,188.33	2,243.04	2,299.12	2,356.60	2,415.52	2,475.91
23	1,795.01	1,839.89	1,885.89	1,933.04	1,981.37	2,030.90	2,081.67	2,133.71	2,187.05	2,241.73	2,297.77	2,355.21	2,414.09	2,474.44	2,536.30	2,599.71
24	1,884.76	1,931.88	1,980.18	2,029.68	2,080.42	2,132.43	2,185.74	2,240.38	2,296.39	2,353.80	2,412.65	2,472.97	2,534.79	2,598.16	2,663.11	2,729.69
25	1,979.00	2,028.48	2,079.19	2,131.17	2,184.45	2,239.06	2,295.04	2,352.42	2,411.23	2,471.51	2,533.30	2,596.63	2,661.55	2,728.09	2,796.29	2,866.20
26	2,077.95	2,129.90	2,183.15	2,237.73	2,293.67	2,351.01	2,409.79	2,470.03	2,531.78	2,595.07	2,659.95	2,726.45	2,794.61	2,864.48	2,936.09	3,009.49
27	2,181.85	2,236.40	2,292.31	2,349.62	2,408.36	2,468.57	2,530.28	2,593.54	2,658.38	2,724.84	2,792.96	2,862.78	2,934.35	3,007.71	3,082.90	3,159.97
28	2,290.94	2,348.21	2,406.92	2,467.09	2,528.77	2,591.99	2,656.79	2,723.21	2,791.29	2,861.07	2,932.60	3,005.92	3,081.07	3,158.10	3,237.05	3,317.98
29	2,405.49	2,465.63	2,527.27	2,590.45	2,655.21	2,721.59	2,789.63	2,859.37	2,930.85	3,004.12	3,079.22	3,156.20	3,235.11	3,315.99	3,398.89	3,483.86
30	2,525.76	2,588.90	2,653.62	2,719.96	2,787.96	2,857.66	2,929.10	3,002.33	3,077.39	3,154.32	3,233.18	3,314.01	3,396.86	3,481.78	3,568.82	3,658.04
31	2,652.05	2,718.35	2,786.31	2,855.97	2,927.37	3,000.55	3,075.56	3,152.45	3,231.26	3,312.04	3,394.84	3,479.71	3,566.70	3,655.87	3,747.27	3,840.95
32	2,784.65	2,854.27	2,925.63	2,998.77	3,073.74	3,150.58	3,229.34	3,310.07	3,392.82	3,477.64	3,564.58	3,653.69	3,745.03	3,838.66	3,934.63	4,033.00
33	2,923.88	2,996.98	3,071.90	3,148.70	3,227.42	3,308.11	3,390.81	3,475.58	3,562.47	3,651.53	3,742.82	3,836.39	3,932.30	4,030.61	4,131.38	4,234.66
34	3,070.07	3,146.82	3,225.49	3,306.13	3,388.78	3,473.50	3,560.34	3,649.35	3,740.58	3,834.09	3,929.94	4,028.19	4,128.89	4,232.11	4,337.91	4,446.36
35	3,223.57	3,304.16	3,386.76	3,471.43	3,558.22	3,647.18	3,738.36	3,831.82	3,927.62	4,025.81	4,126.46	4,229.62	4,335.36	4,443.74	4,554.83	4,668.70
36	3,384.75	3,469.37	3,556.10	3,645.00	3,736.13	3,829.53	3,925.27	4,023.40	4,123.99	4,227.09	4,332.77	4,441.09	4,552.12	4,665.92	4,782.57	4,902.13
37	3,553.99	3,642.84	3,733.91	3,827.26	3,922.94	4,021.01	4,121.54	4,224.58	4,330.19	4,438.44	4,549.40	4,663.14	4,779.72	4,899.21	5,021.69	5,147.23
38	3,731.69	3,824.98	3,920.60	4,018.62	4,119.09	4,222.07	4,327.62	4,435.81	4,546.71	4,660.38	4,776.89	4,896.31	5,018.72	5,144.19	5,272.79	5,404.61
39	3,918.27	4,016.23	4,116.64	4,219.56	4,325.05	4,433.18	4,544.01	4,657.61	4,774.05	4,893.40	5,015.74	5,141.13	5,269.66	5,401.40	5,536.44	5,674.85
40	4,114.18	4,217.03	4,322.46	4,430.52	4,541.28	4,654.81	4,771.18	4,890.46	5,012.72	5,138.04	5,266.49	5,398.15	5,533.10	5,671.43	5,813.22	5,958.55
41	4,319.89	4,427.89	4,538.59	4,652.05	4,768.35	4,887.56	5,009.75	5,134.99	5,263.36	5,394.94	5,529.81	5,668.06	5,809.76	5,955.00	6,103.88	6,256.48
42	4,535.88	4,649.28	4,765.51	4,884.65	5,006.77	5,131.94	5,260.24	5,391.75	5,526.54	5,664.70	5,806.32	5,951.48	6,100.27	6,252.78	6,409.10	6,569.33
43	4,762.67	4,881.74	5,003.78	5,128.87	5,257.09	5,388.52	5,523.23	5,661.31	5,802.84	5,947.91	6,096.61	6,249.03	6,405.26	6,565.39	6,729.52	6,897.76
44	5,000.80	5,125.82	5,253.97	5,385.32	5,519.95	5,657.95	5,799.40	5,944.39	6,093.00	6,245.33	6,401.46	6,561.50	6,725.54	6,893.68	7,066.02	7,242.67
M1	4,484.83															6,637.55
M2	4,709.07															6,969.43
M3	4,944.52															7,317.90
M4	5,191.75															7,683.80
M5	5,451.34															8,067.99
M6	5,723.91															8,471.39
M7	6,010.11															8,894.96
M8	6,310.62															9,339.71
M9	6,626.15															9,806.70
M10	6,957.46															10,297.04

Exhibit D

Consolidated Fee Schedule

Due to document format, this exhibit will be attached at a later step. The Consolidated Fee Schedule is available in the meeting materials at agendas.provo.org.

Exhibit E

Occupational Index

Due to document format, this exhibit will be attached at a later step. The Consolidated Fee Schedule is available in the meeting materials at agendas.provo.org.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: KZARBOCK
Presenter: Kelsey Zarbock, Budget Officer
Department: Finance
Meeting Date: 6/23/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: 26-001

SUBJECT: 17 A resolution adopting a budget for the Redevelopment Agency of Provo City for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of \$2,086,500. (26-001)

ADMINISTRATIVE RECOMMENDATION: Adopt the Budget

ADMINISTRATIVE MEMO: This resolution adopts the Redevelopment Agency of Provo City's budget for fiscal year 2026–27 in the amount of \$2,086,500. The budget funds redevelopment activities, including housing programs, small business loans, tax increment projects, capital improvements, and other community development efforts. The Governing Board reviewed the proposed budget, held public hearings, and determined that adopting it serves the public interest and complies with legal requirements. The resolution also gives the Executive Officer limited authority to manage budget adjustments and carry forward approved project funds during the fiscal year.

FISCAL IMPACT: Fiscal Year 2027 Budget

TIME SENSITIVITY: Provo City Redevelopment Agency is required to have two public hearings prior to budget adoption on June 23rd.

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION ADOPTING A BUDGET FOR THE REDEVELOPMENT
4 AGENCY OF PROVO CITY FOR THE FISCAL YEAR BEGINNING JULY 1,
5 2026, AND ENDING JUNE 30, 2027, IN THE AMOUNT OF \$2,086,500. (26-
6 001)

7
8 RECITALS:

9
10 On May 5, 2026, the Governing Board of the Redevelopment Agency of Provo City (the
11 “Governing Board”) held a public meeting to consider the Tentative Budget and by resolution
12 tentatively adopted the Tentative Budget for the fiscal year 2026-2027 (Fiscal Year 2027) as
13 required by law;

14 The Tentative Budget includes operational expenditures, housing programs, small business
15 loans, tax increment projects, capital projects, and other community-oriented programs;

16
17 The Tentative Budget, together with supporting schedules and data, has been reviewed and
18 considered by the Governing Board and has been available for public inspection as required by
19 law;

20
21 Notice of a public hearing to consider the adoption of a final Budget has been properly
22 given;

23
24 On June 9, 2026, and June 23, 2026, the Governing Board held duly noticed public hearings
25 to receive public comment and ascertain the facts regarding the Tentative Budget, which facts and
26 comments are found in the hearing records;

27
28 All interested persons were heard, for or against the estimates of revenue and expenditures
29 set forth in the Tentative Budget and any proposed amendments thereto;

30
31 All statutory and legal requirements for the final adoption of the Budget have been
32 completed; and

33
34 After considering the facts and comments presented to the Governing Board, the Governing
35 Board finds (i) a final budget for the Redevelopment Agency of Provo City should be adopted as
36 set forth in the attached Exhibit A and (ii) adoption of the final Budget reasonably furthers the
37 health, safety, and general welfare of the citizens of Provo City.

38
39 THEREFORE, the Governing Board resolves as follows:

40
41 PART I:

42
43 The Redevelopment Agency of Provo City Budget in the amount of \$2,086,500, as
44 summarized in the attached Exhibit A, is adopted as the final Budget for Fiscal Year 2027.
45

46 PART II:
47

48 All outstanding encumbrances and project/grant balances as of June 30, 2026, that are
49 approved by the Executive Officer are continued and re-appropriated for expenditure in Fiscal
50 Year 2027 and will be presented at a meeting of the Governing Board in September 2026.
51

52 PART III:
53

54 The functions within the Project Divisions cannot be deleted or changed in budget amount
55 by more than 10% of the original cost or \$50,000, whichever is less, or new functions added
56 without further official action of the Governing Board.
57

58 PART IV:
59

60 The Executive Officer is authorized to move budget appropriations along with needed
61 expenditure adjustments, including capitalized labor from the individual enterprise operating
62 divisions, to the corresponding capital improvement division in conjunction with the fixed asset
63 (capital expenditures) reconciliation for the fiscal year ending June 30, 2026.
64

65 PART V:
66

67 The Executive Officer is authorized to increase budget authority for revenues in excess of
68 the adopted budget in the following areas: grants, interest earnings, reimbursement(s) from
69 projects, revenues over budget, and donations. The Executive Officer is authorized to increase
70 budget authority in internal service funds for unexpected expenditures related to those funds.
71

72 PART VI:
73

74 The Governing Board directs that an Adopted Annual Budget document be prepared and
75 that said document be certified, filed, and made available for public inspection as required by law.
76

77 PART VII:
78

79 This resolution takes effect immediately.
80

81 END OF RESOLUTION.

EXHIBIT A

Provo City Redevelopment Agency

Redevelopment Summary	Actual FY 2023	Actual FY 2024	Actual FY 2025	Original Budget FY 2026	Adjusted Budget FY 2026	Tentative Budget FY 2027
Revenue						
Charges for Services	\$ 107,896	\$ 102,920	\$ 133,358	\$ 107,000	\$ 107,000	\$ 107,000
Property Tax	842,550	1,132,464	562,644	1,442,550	1,442,550	1,300,000
Lease Income	-	-	-	-	-	-
Miscellaneous	-	30,000	3,492,770	-	-	-
Interest Income	249,148	349,636	475,671	202,771	202,771	160,000
Total Revenue	1,199,594	1,615,020	4,664,443	1,752,321	1,752,321	1,567,000
Expenditure						
Tax Increment	\$ 1,223,544	\$ 249,949	\$ 745,826	\$ 1,456,575	\$ 5,063,040	\$ 1,454,284
New Development	8,254	18,198	58,770	32,216	155,698	632,216
Total Expenditure	1,231,798	268,147	804,596	1,488,791	5,218,738	2,086,500
Net Increase (Decrease)	(32,234)	1,346,873	3,859,848	263,530	(3,466,417)	(519,500)

Department Function

- The Redevelopment Agency of Provo City (Agency) is a separate governmental entity created by Provo City under Title 17 of the Utah Code which governs "community development and renewal agencies." The City Council is the governing board of the Redevelopment Agency and the Mayor also serves as the Agency's Chief Executive Officer. The Redevelopment Agency primarily deals with programs and projects to help revitalize targeted areas of the City of Provo including the Central Business District (Provo's downtown and surrounding neighborhoods) and other project areas as designated by the City Council. The Redevelopment Agency's primary asset in this revitalization effort is tax increment financing which allows the Agency to participate in a variety of ways in its redevelopment efforts.



Tax Increment

Tax Increment	Actual FY 2023	Actual FY 2024	Actual FY 2025	Original Budget FY 2026	Adjusted Budget FY 2026	Tentative Budget FY 2027
Revenue						
Taxes	\$ 842,550	\$ 1,132,464	\$ 562,644	\$ 1,442,550	\$ 1,442,550	\$ 1,300,000
Investment Income	202,772	275,099	404,180	202,771	202,771	160,000
Miscellaneous	-	30,000	3,492,770	-	-	-
Other Financing	-	-	-	-	-	-
Transfer In	-	-	-	-	-	-
Total Revenue	1,045,321	1,437,563	4,459,594	1,645,321	1,645,321	1,460,000
Expenditure						
Tax Increment	\$ 1,223,544	\$ 249,949	\$ 745,826	\$ 1,456,575	\$ 5,063,040	\$ 1,454,284
Total Expenditure	1,223,544	249,949	745,826	1,456,575	5,063,040	1,454,284
Net Change in Fund Balance	(178,223)	1,187,614	3,713,769	188,746	(3,417,719)	5,716
		Beginning Fund Balance		11,169,900	11,169,900	7,752,181
		Ending Fund Balance		11,358,646	7,752,181	7,757,897

- The Tax Increment Fund is for the property tax increment we receive from Utah County and pay for projects. Property tax increment is the increase in the property taxes generated in a project area over and above the property taxes that were collected prior to the new development. The Redevelopment Agency can receive a portion of the increase in property taxes if the taxing entities agree to participate.

New Development	Actual FY 2023	Actual FY 2024	Actual FY 2025	Original Budget FY 2026	Adjusted Budget FY 2026	Tentative Budget FY 2027
Revenue						
Charges for Services	\$ 107,866	\$ 102,920	\$ 133,358	\$ 107,000	\$ 107,000	\$ 107,000
Lease Income	-	-	-	-	-	-
Investment Income	48,376	74,537	71,491	-	-	-
Miscellaneous	-	-	-	-	-	-
Total Revenue	48,376	177,457	204,849	107,000	107,000	107,000
Expenditure						
New Development	\$ 8,254	\$ 18,198	\$ 58,770	\$ 32,216	\$ 155,698	\$ 632,216
Total Expenditure	8,254	18,198	58,770	32,216	155,698	632,216
Net Change in Fund Balance	38,122	159,259	146,079	74,784	(48,698)	(525,216)
		Beginning Fund Balance		1,625,753	1,625,753	1,577,055
		Ending Fund Balance		1,700,537	1,577,055	1,051,839

- The New Development Fund was used to hold funds the Redevelopment Agency received that weren't property tax increment. For example, when the Redevelopment Agency was leasing out the former Sears building to RC Willey, those lease payments went into the New Development Fund.

Priority	Goal	Performance Measure	Annual Totals			
			FY 2025	FY 2026		FY 2027
			Actual	Current	Target	Target
Economic Development Diverse and Resilient	Encourage economic development and business opportunities at and around the airport (2b)	Create Lakeview Parkway CRA to encourage economic opportunity along Lakeview Parkway to enhance the development of the Airport	Lakeview Parkway CRA plan is adopted and working on getting the budget adopted for the Lakeview Parkway CRA.			
Housing: You Belong Here	2e. Identify opportunities for and invest in rehabilitation of existing uninhabitable housing stock into Moderate Income housing. (2e)	Work in conjunction with other funding sources to create a purchase/rehab/resale program	This is a new goal for 2027. We will work to define funding and an organization to partner with and investigate the possibility of this program creation.			
Economic Development Diverse and Resilient 1. Employ Innovative approaches to promote local business and create community	Encourage incorporation of gateway development and compact commercial properties that integrate both social and retail needs into designated mixed-use centers.	The redevelopment of the mall and the Lakeview Parkway CRA will address the southern gateway. The continued development of Mountain Vista Business Park also aids in this effort. In the next year, The RDA will make efforts to create a CRA on the west side of Center street to continue to address this goal and enhance the City's entryways.	Ongoing			

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: KZARBOCK
Presenter: Kelsey Zarbock, Budget Officer
Department: Finance
Meeting Date: 6/23/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: 26-001

SUBJECT: 18 A resolution adopting a budget for the Provo City Stormwater Service District in the amount of \$7,291,034 for the fiscal year beginning July 1, 2026, and ending June 30, 2027. (26-001)

ADMINISTRATIVE RECOMMENDATION: Adopt the budget

ADMINISTRATIVE MEMO: This resolution adopts the Provo City Stormwater Service District's budget for fiscal year 2026–27 in the amount of \$7.29 million. The budget provides funding for the district's stormwater operations, infrastructure maintenance, and capital improvement projects that help manage runoff and reduce flooding risks. The Governing Board reviewed the proposed budget, held public hearings, and determined that the budget meets legal requirements and supports the health, safety, and welfare of district residents. The resolution also allows certain administrative budget adjustments and the carryover of approved project funds into the new fiscal year.

FISCAL IMPACT: Fiscal Year 2027 Budget

TIME SENSITIVITY: The City is required to have two public hearings prior to budget adoption on June 23rd.

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION ADOPTING A BUDGET FOR THE PROVO CITY
4 STORMWATER SERVICE DISTRICT IN THE AMOUNT OF \$7,291,034 FOR
5 THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30,
6 2027. (26-001)

7
8 RECITALS:

9
10 On May 05, 2026, the Governing Board of the Provo City Stormwater Service District (the
11 Governing Board) tentatively adopted the Tentative Budget for the fiscal year 2026-2027 (Fiscal
12 Year 2027) as required by law;

13
14 The Tentative Budget, together with supporting schedules and data, has been reviewed and
15 considered by the Governing Board and has been available for public inspection as required by
16 law;

17
18 Notice of a public hearing to consider the adoption of a final Budget has been properly
19 given;

20
21 On June 9, 2026, and June 23, 2026, the Governing Board held duly noticed public hearings
22 to receive public comment and ascertain the facts regarding the Tentative Budget, which facts and
23 comments are found in the hearing records;

24
25 All interested persons were heard, for or against the estimates of revenue and expenditures
26 set forth in the Tentative Budget and any proposed amendments thereto;

27
28 All statutory and legal requirements for the final adoption of the Budget have been
29 completed; and

30
31 After considering the facts and comments presented to the Governing Board, the
32 Governing Board finds (i) a final Budget for the Provo City Stormwater Service District should be
33 adopted as set forth in the attached Exhibit A and (ii) adoption of the final Budget reasonably
34 furthers the health, safety, and general welfare of the District residents and property owners.

35
36 THEREFORE, the Governing Board resolves as follows:

37
38 PART I:

39
40 The Provo City Stormwater Service District Budget in the amount of \$7,291,034,
41 summarized in the attached Exhibit A, is adopted as a final Budget for Fiscal Year 2027.

42
43 PART II:

44

45 All outstanding encumbrances and project/grant balances as of June 30, 2026 that are
46 approved by the Executive Officer are continued and re-appropriated for expenditure in Fiscal
47 Year 2027 and will be presented at a meeting of the Governing Board in September 2026.
48

49 PART IV:
50

51 The functions within the Capital Improvement Divisions cannot be deleted, changed in
52 budget amount by more than 10% of the original cost or \$50,000, whichever is less, or new
53 functions added without further official action of the Governing Board.
54

55 PART V:
56

57 The Executive Officer is authorized to move budget appropriations along with needed
58 expenditure adjustments, including capitalized labor, from the individual enterprise operating
59 divisions to the corresponding capital improvement division in conjunction with the fixed asset
60 (capital expenditures) reconciliation for the fiscal year ending June 30, 2026.
61

62 PART VI:
63

64 The Executive Officer is authorized to increase budget authority for revenues in excess of
65 the adopted budget in the following areas: grants, interest earnings, impact fees, aid to
66 construction, reimbursement(s) from projects, revenues over budget, and donations. The
67 Executive Officer is authorized to increase budget authority in internal service funds for
68 unexpected expenditures related to those funds.
69

70 PART VII:
71

72 The Governing Board directs that an Adopted Annual Budget document be prepared and
73 be certified, filed, and made available for public inspection as required by law.
74

75 PART VIII:
76

77 This resolution takes effect immediately.
78

79 END OF RESOLUTION.

Exhibit A

Stormwater Service District

Storm Drain	Actual FY 2023	Actual FY 2024	Actual FY 2025	Original Budget FY 2026	Adjusted Budget FY 2026	Tentative Budget FY 2027
Revenue						
Utilities Revenue	\$ 5,856,899	\$ 5,922,994	\$ 6,017,967	\$ 5,950,000	\$ 6,140,000	\$ 6,140,000
Miscellaneous	360,685	341,642	506,562	8,000	596,000	364,000
Charges for Services	118,839	26,225	26,885	383,000	25,000	15,000
Investment Income	252,132	329,895	240,082	150,000	150,000	160,000
Total Revenue	6,588,554	6,620,756	6,791,496	6,491,000	6,911,000	6,679,000
Operation Expenditure						
Storm Drain	\$ 2,880,752	\$ 3,397,424	\$ 2,416,516	\$ 2,831,681	\$ 2,900,143	\$ 3,143,534
Total Expenditure	2,880,752	3,397,424	2,416,516	2,831,681	2,900,143	3,143,534
Capital Expenditure						
Storm Drain CIP	\$ 3,986,093	\$ 2,365,308	\$ 3,875,677	\$ 3,377,755	\$ 7,847,667	\$ 3,380,000
Total Expenditure	3,986,093	2,365,308	3,875,677	3,377,755	7,847,667	3,380,000
Transfer Out	692,375	686,490	676,937	743,750	743,750	767,500
Total Revenues	6,588,554	6,620,756	6,791,496	6,491,000	6,911,000	6,679,000
Total Expenditures and Transfers Out	(7,559,220)	(6,429,230)	(6,969,130)	(6,953,186)	(11,491,560)	(7,291,034)
Net Change in Fund Balance	(970,666)	191,526	(177,634)	(462,186)	(4,580,560)	(612,034)
		Beginning Fund Balance		5,421,586	5,421,586	841,026
		Ending Fund Balance		4,959,400	841,026	228,992

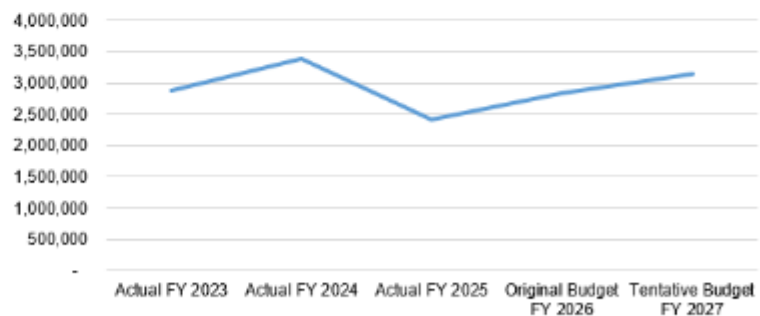
Department Function

- The Stormwater Division of the Public Works Department is responsible for protecting property from flooding and preventing the public street system from being encumbered with flood water during rainstorms and spring snow melt runoff. This division also builds, operates, and maintains a storm drainage system such that citizens, property owners, business people, and even Stormwater employees can rest comfortably during runoff events. The division complies with new federal storm water quality regulations. Irrigation water is delivered to customers along the City irrigation ditches in the central and southwest areas of the City.

Storm Drain Total Operating Expenditures

What's new in FY 2027?

- Stormwater and Airport coordinated to build a new pump station.



Performance Measures

Priority	Goal	Performance Measure	Annual Totals			
			2025	2026	2027	
			Actual	Current	Target	Target
Healthy, Inviting Environment	Decrease Recycling Contamination	Number Of Household Recycling Audits Per Month	35	32	30	35