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Dear Members of the Planning Commission,

I want to express my sincere appreciation for the time, diligence, and thoughtful consideration you have devoted to reviewing the proposed Vesper Amphitheater project. This is a significant decision for our community, and I am grateful for the care you are taking to gather information, listen to public input, and thoroughly evaluate the proposal.

This project has received substantial scrutiny from both the public and city officials. I have received many emails raising important questions about the proposed zone change, traffic, environmental impacts, infrastructure, open space, sound, lighting, safety, and the enforceability of commitments made by the developers. These are valid concerns, and I share the desire to ensure they are fully addressed.

Because of those concerns, I have worked closely with Provo's legal department, Public Works Department, and Development Services Department to create a comprehensive development agreement and real estate contract that, if approved, would legally bind developers to strict project standards. Together, these documents establish clear requirements and obligations that must be satisfied before the project can move forward. If developers fail to deliver on these obligations, any rezone recommended by the Planning Commission and approved by the City Council would revert to the existing zoning.

As you continue your review, I would like to highlight two issues that have generated significant public interest: traffic mitigation and the future of the existing gravel pit.

First, traffic. Provo City's Public Works Director and Traffic Engineer have been working with UDOT and the Vesper development team to review traffic studies and identify mitigation measures. Completion of those studies is required, and all applicable federal, state, and local standards for safety and traffic operations *must* be met before UDOT will even consider allowing project organizers to utilize Highway 189.

Second, the future of the gravel pit. When I first learned about this proposal, I spent time studying the long-term realities of gravel pit operations along the Wasatch Front. What I found is that gravel pits rarely disappear on their own. Because aggregate materials remain in high demand and transportation costs are significant, sites near growing communities often continue operating for decades through mining, material processing, and recycling activities. I remember when the Point of the Mountain was a true point,



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and a world class hang-gliding destination. Now, despite significant opposition from Draper City and its residents, the most recognizable landmark between Salt Lake City and Provo has become a massive gravel mining operation. I hope to avoid the entrance to our beautiful Provo Canyon suffering a similar fate.

The Provo Canyon gravel pit has been mined for decades and is already functioning as a material reclamation and recycling site. Gravel mining is protected under state law, and cities cannot regulate it. The unfortunate reality is that this gravel pit has the potential for ongoing, increasingly invasive operations for decades to come. Purchasing an existing gravel pit for restoration is also prohibitively expensive, and Provo City has yet to see any proposal from a group willing to purchase the land and convert it to greenspace alone. For that reason, I believe it is important to evaluate this proposal in the context of the site's realistic alternatives.

The responsibility before you is not simply to consider the appropriateness of a zone change. It is to determine if our city is willing to entertain a proposal for this land other than gravel excavation. If a zone change is passed, Provo City is *not* approving the amphitheater project. It is, however, signaling a willingness to carefully consider and review a future proposal that may transform an existing industrial site into a destination that provides recreation, entertainment, tourism, economic activity, and protected open space for the community.

Reasonable people may disagree about the merits of the Vesper project, and it is entirely appropriate to apply strict scrutiny and high expectations to project plans. However, opportunities to convert an active gravel pit into a significant community asset are exceedingly rare. I believe it is important that this opportunity be evaluated with a full understanding of both the project's challenges and its potential benefits.

Thank you again for your service, professionalism, and commitment to making decisions that will shape Provo's future for generations to come.

Sincerely,

Mayor Marsha Judkins



June 23, 2026

Dear Mayor Judkins, Members of the Provo City Council, and Planning Commissioners,

We are writing to you regarding the proposed Vesper Amphitheater project. We greatly appreciate Mayor Judkins and Provo City staff inviting City of Orem representatives to a preliminary meeting on May 5th to discuss the project prior to its public announcement. We are grateful to have been briefed on the project's scope, which has prepared us to address inquiries from Orem residents. As the consideration and planning of this project moves forward, we have a strong desire to collaborate and would appreciate being involved as closely as possible.

While we recognize the potential economic benefits this project could bring to both our communities, as well as the possibility for improved trail connections, we also have a number of questions and concerns. Some of these were expressed by our staff at the initial meeting, while others have emerged upon further review and through outreach from our residents.

We respectfully offer the following considerations for discussion and evaluation:

- **Traffic Congestion:** The existing transportation infrastructure in this area already faces significant strain. The intersection at the mouth of the canyon experiences significant delays during peak hours and weekends. Furthermore, the 800 North corridor drops from three travel lanes in each direction to two lanes east of 800 East, often causing eastbound traffic to back up from the canyon past Palisade Drive. On holiday weekends and during camping and hunting seasons, Provo Canyon Road (189) sees substantial westbound traffic backups stretching miles up the canyon. We are concerned that the thousands of extra vehicle trips generated by the amphitheater could further exacerbate these existing challenges and affect access to existing canyon destinations for residents and visitors.
- **Parking Availability:** With a proposed maximum capacity of 20,000 seats, even a conservative estimate of one vehicle per three attendees would require over 6,500 parking spaces. Can the proposed site adequately accommodate this volume? We are concerned that event attendees may seek parking at Orem's adjacent Timpanogos Park, Utah County's Adjacent Canyon View Park, or along the highway shoulder. Our existing park is already at capacity during weddings, community events, and typical recreational use. The current proposal may affect the ability of residents to access and enjoy these parks. The City of Orem is hesitant to implement mandatory parking enforcement and towing programs at Timpanogos Park to manage potential venue overflow.

- **Noise Pollution:** We would welcome additional information regarding how sound from performances will be managed. Could event-related noise affect Timpanogos Park, including outdoor weddings, community events, and the general enjoyment of the canyon's open space? Additionally, how might sound travel up and down the canyon or across adjacent areas, potentially affecting existing cabins, residential neighborhoods, and recreational users? It is also worth noting that Orem residents live closer to the proposed venue than the nearest Provo residents.
- **Impact on Existing Parks:** The potential alteration of the Timpanogos Park entrance, which attracts 160,000 visitors annually, raises significant concerns for our city. This is especially true given the substantial investments made over the past five years to complete three phases of the mountain bike park. We are particularly concerned that a conceptual highway overpass could become a visual barrier and source of noise, potentially affecting the aesthetic value and recreational appeal of these park areas. Additionally, we would appreciate clarification regarding whether the footprint of the proposed overpass could result in the loss of any portion of Canyon View Park.
- **Compatibility with Existing Regional Events:** Have the potential impacts of this project on established regional events, including the Utah Valley Marathon and forthcoming Ironman, been evaluated? If so, how will any identified conflicts be mitigated?
- **Nature Conservation and the Provo River:** Will this project encroach upon the Provo River or negatively impact the waterway? We also need assurances regarding how stormwater runoff will be managed to prevent potential water quality issues. Can the natural canyon and mountain vistas be better preserved by limiting the height and placement of the proposed buildings within the development?
- **Police Enforcement:** Currently, the Orem Police Department patrols and responds to vehicle accidents from the mouth of the canyon to the Timpanogos Park turn-off, while the Provo Police Department and Utah Highway Patrol cover areas further up the canyon. This new development would require a significant reassessment of current policies and jurisdictional handshake agreements between Orem, Provo, and Utah Highway Patrol. The anticipated traffic of a 20,000-seat venue may require traffic control similar to those used for BYU football or Provo/Orem marathon events. We encourage consideration of the staffing, coordination, and overtime costs that may be associated with these traffic-control needs.
- **Long Term Viability:** While the developer appears to be moving forward with good intent to build a high-quality project, ensuring a high-quality outcome for the proposed canyon development—which includes up to a 20,000-seat amphitheater, up to 150,000 square feet of retail, and up to 8,000-space parking footprint—requires proactive safeguarding. A critical risk lies in potential developer financial distress. If the developer encounters delays and the interest clock begins to run, the pressure to break even or minimize losses will mount. Under the broad standards of Provo's SC-3 Regional Shopping Center Zone, a struggling developer could easily pivot to lower-quality, high-turnover retail uses and lower-quality Retailers and Hoteliers just to fill space. To

protect the canyon's long-term value, an analysis of the permitted uses and types of retailers should be determined before any rezoning takes place.

- **Need for Comprehensive Data:** To fully evaluate the scope and potential impacts of this development, comprehensive traffic, parking, noise, economic, and environmental analyses will be essential. We look forward to reviewing these studies as they become available and incorporating their findings into ongoing discussions.

We look forward to learning more about the Vesper Amphitheater project and to a productive, ongoing collaboration with Provo City's elected officials and staff.

Respectfully,



Karen McCandless
Orem City Mayor



Jeff Lambson
Orem City Council



LaNae Millett
Orem City Council



Chris Killpack
Orem City Council



Jenn Gale
Orem City Council



Crystal Muhlestein
Orem City Council



Quinn Mecham
Orem City Council

Andrew Maxfield | June 23, 2026

Yes to arts & entertainment. NO to Vespers, please.

Dear Provo City Council & Planning Commission,

I'm writing as a Provo citizen who *loves* performing arts/entertainment, *loves* great venues, and who is *against* the proposed Vespers Amphitheater.

I'm sure you've heard plenty of concerns about parking, traffic, noise, possible detriments to Provo Canyon and our shared ecosystem, etc.

I'd like to offer another angle: *the venue's business model is probably impossible.*

Venues are tricky, regardless of scale, regardless of whether they are privately held (like USANA, The Depot, Delta Center, etc) or publicly owned (Covey, SCERA, Eccles, Abravanel, etc). A venue of this scale and expense could probably only be viable in the hands of an entity like Live Nation, and probably only if 200+ dates per year were sold at champagne stadium prices. Think about that. *And then remember that I can fly to Vegas from Provo next weekend to see Kenny Chesney at The Sphere.*

Something of this magnitude could be a black eye if it succeeds and an even bigger black eye if it fails: who holds the bag when a facility of this scale and scope can't sustain itself in the long run?

If, as they say in medicine, "dosage determines the poison," then I'd argue that the scale of this proposal, and its implied business model, is probably poison.

Meanwhile, if Donny Osmond—or any of the investor-developers—would like to make a positive mark (and profit), there are probably opportunities *of an appropriate scale and location*, which could fill an actual void in the marketplace of arts/entertainment experiences and leave a legacy that isn't a black eye.

Thanks,

Andrew Maxfield

Cynthia Stott | June 23, 2026

Zoning Change

Even with strong development agreements and later conditions, a rezoning decision still changes what the land is legally allowed to become. Once land currently designated as open space, public land, or agricultural land is rezoned to commercial use, the range of future outcomes is fundamentally expanded.

While mitigation measures, conservation easements, and phased approvals are important tools, they do not fully restore or preserve existing ecological function or prevent long-term intensification of use within the newly allowed zoning scope.

For that reason, I would respectfully ask that the Council consider not only whether conditions can manage impacts, but whether the initial shift in zoning is appropriate for land that is currently functioning as part of the canyon–valley transition zone.

Thanks for considering this comment.

Cynthia Stott

Provo resident

Joanna Harmon | June 23, 2026

Vesper Project Comment

I am a long-time resident of Provo with many concerns about the proposed Vesper project in Provo Canyon.

1. Traffic

How is a proposed 8,000-20,000 person venue going to affect traffic on university Ave and 800 N in Orem? I work on 800 N in Orem, and traffic is already bad at the end of the day for those heading north on University ave.

Would this project include widening roads?

2. Pollution: Noise, air, and light.

Many people hike and camp along trails through Rock Canyon and Provo Canyon. Imagine trying to enjoy a quiet night of camping with a large music venue just a few miles away. Not only would you hear the venue, but the lights would obscure stars, and the emissions from tens of thousands of extra cars traveling to and from would affect air quality.

3. Wildlife and environmental impacts

How will this project affect local ecosystems?

I know the current site is a former extraction pit, and improving the site is desirable. However, the proposed venue is NOT a restoration project, as some have tried to frame it. It is a construction project with major implications for residents and wildlife. Restoration would look more like native habitat—plants and trees that would invite local insects, birds, and other wildlife. Don't let developers use the word restoration unless they are putting

nature back to what it was before.

4. Proposed size

The proposed 8,000-20,000 seat amphitheater is too big a range to consider seriously. Red Rocks in Colorado seats around 9500, while the BYU Marriott Center seats around 19,000. The difference in scope represents very different impacts on all the areas of concern mentioned above. In my opinion, the proposal is too vague and unrealistic to be the basis of a zoning change.

Before the council and commissioners consider land use changes to facilitate this venue, more research needs to be done. Yes, this is privately owned property, but for a project this huge that will affect residents for decades to come, please take your time in researching the impacts.

I appreciate your service to our community and your sincere efforts to improve quality of life for all. Please consider seriously my concerns and those of others that you hear.

Thank you,

Joanna Harmon

Jarron Slater | June 23, 2026

Public Hearing Comment

Dear Planning Commission,

I wish I were available to make it to the hearing this evening, but unfortunately I have other matters to attend to.

You're probably getting a lot of emails about this. I am writing add my thoughts.

Before this is accepted, I believe that we need to see that these developers are really interested in serving the community. Is this something that the community wants? Or is it something that developers are trying to push along because they have a lot of money and need to figure out something to do with it?

Not long ago, we had a developer try to propose something about Slate Canyon, and his presentation speech was, to say the least, offensive to many community members. It was clear that this person (and the developers that he represented) had not considered the needs, values, and attitudes of the community. Many attendees believed that he was not speaking in a way to make a positive influence on the community but was trying to push the proposal through.

At the moment, I'm not convinced that we need an amphitheater. I'm not persuaded that an amphitheater in Provo Canyon is something that residents have been asking for. The burden of proof lies with the developer, not the citizens.

I wish I could be there to hear other thoughts that people have. Thank you for your time and for everything you do for Provo and its citizens, and I hope your day is going well.

All the very best,

Jarron Slater

Annie Bryner | June 23, 2026

Import questions the public wants answered before you recommend rezoning

Hello,

My name is Dr. Annie Bryner. I have spent a great deal of time compiling the important questions that need to be answered and even some concerns about red flags that I see as a therapist.

I respectfully ask that you please take the time to read through and consider these questions and issues.

Sincerely,

Dr. Annie Bryner, PhD, LCSW, CST

To: the planning commission and the Provo City Council

From: Annie Bryner, PhD, LCSW, CST

Re: Vesper Amphitheater Rezoning: 101 Questions That Should Be Answered Before Any Zoning Change Is Approved

I am not opposed to concerts, economic development, tourism, or the Osmond family.

I am opposed to making a major zoning change before the public has sufficient information to understand the consequences of that decision.

According to Provo City's own published information, the proposed Vesper Amphitheater project is not approved, requires multiple future approvals, requires substantial studies that have not yet been completed, and does not yet have a finalized development agreement. The city has stated that traffic mitigation, infrastructure needs, environmental impacts, sound impacts, and lighting impacts remain under review.

The question before the Planning Commission is not whether concerts are enjoyable. The

issue is not whether Utah needs another concert venue. The issue is whether the entrance to one of the most iconic canyons in Utah should be transformed from a gateway to recreation into a gateway to commercial entertainment. The question is whether the public has enough information to justify converting more than 100 acres of land from agricultural, open-space, recreation, and public-facility designations into commercial zoning.

This cannot be one of the situations where the city council designates land to be disposed of and then it is sold to developers for pennies on the dollar, as has happened in too many council meetings over the last decade. The Provo residents are fatigued. We are tired of the constant construction and the building of apartments on almost every empty space in our city without our quality of life being considered. That is what makes the Vespar project even more egregious.

People are also concerned that you're considering doing business with people who tried to stick the tax payers with a billion-dollar bill to relocate the State Hospital so they could expand Splash Summit. The people deserve to expect the city to protect them from people who have shown a lack of principles on other land deals.

Please don't forget; the eyes of the entire State of Utah are upon you! The Planning Commission is not merely evaluating a single amphitheater. It is establishing a precedent regarding the future use of Utah's canyon corridors.

For generations, Utah's canyons have served as public recreational resources. Families use them for hiking, cycling, fishing, camping, skiing, climbing, wildlife viewing, photography, and quiet enjoyment of the outdoors.

The question before the Commission is whether major commercial entertainment districts should become an accepted use at the entrances to these canyon systems.

If a 20,000-25,000-seat amphitheater, hotel, restaurants, retail development, and associated infrastructure are appropriate at the mouth of Provo Canyon, what principle would prevent similar proposals at the entrances of other canyons throughout Utah? All future developers can, and likely will use the decisions that are made regarding the Vespar project as justification to commercialize every canyon.

Land-use decisions are rarely evaluated in isolation. They communicate community values and establish expectations for future development. The eyes of many developers, who would like to commercialize Utah canyons are also on you; really on all of us. So many of us hope that we are not the generation of adults that allow this to happen.

Every major change begins with a statement that it is unique, limited, and unlikely to be repeated. Yet future applicants inevitably point to prior approvals as evidence that similar

development should also be allowed.

This Commission should consider whether Utah's canyon corridors are primarily public recreational resources to be preserved for future generations, or commercial opportunities to be developed when a sufficiently attractive proposal is presented, because you aren't just making a decision for Provo Canyon.

Once a canyon entrance is commercialized, that decision is extraordinarily difficult to reverse. The question is not whether this project is attractive. The question is whether this is the precedent we wish to establish.

Each generation inherits Utah's canyons from the generation before it. Our responsibility is not simply to enjoy them, but to determine what we leave for those who come after us. No canyon becomes commercialized all at once. It happens one approval at a time. The canyons belong to all Utahns. The profits from this project will belong to a relatively small number of private parties. Before converting public recreational character into private commercial opportunity, the burden should be on the applicant to demonstrate overwhelming public benefit and minimal public cost.

The Burden of Proof Belongs to the Applicant

The applicant should be required to demonstrate that the project can succeed without creating unacceptable impacts on:

- Traffic
- Public safety
- Water resources
- Wastewater systems
- Environmental resources
- Taxpayers
- Existing canyon users
- Adjacent property owners
- The public's use of Provo Canyon to not be limited in any way during the years of construction

The absence of information is not evidence that these concerns have been solved. We should not grant a zoning change when there are so many unanswered questions about their project. There especially should not be zoning change granted for the land owned by

the city, which Vespar clearly intends to acquire. That city land should be used for the benefit of the people.

The Osmonds Representation of this Huge Project

A simple Google search of “Vespar Ampitheater” shows smiling Osmonds announcing that the amphitheater WILL be built in Provo Canyon. This is deceptive language and the public deserves better. In psychology we consider this kind of language as a form of gaslighting, intending to manipulate opinions and beliefs.

One of their greatest deceptions is the statement that “90% of the residents of Provo are for this project.” Again, this is a form of gaslighting which appears to try to convince the public that the project is a “done deal” and that the public should not bother pushing back. A public who feels “gaslit” is a public who does not trust that this is being done for their benefit or trust the administration who would approve it. The city should push back against these tactics, to keep us, the residents safe. And an applicant who uses these tactics does not appear to have trust in their own project. The public deserves to know how they came to that 90% number:

- What independent survey was conducted?
- What was the sample size, methodology, margin of error, geographic distribution of respondents?
- Who paid for the survey?"

Vespar has treated the public with contempt, refusing to answer questions and then complaining to city officials that the public decided to find their own answers, and publish their findings on social media. Even KSL and Deseret News point out the problem of Vespar refusing to answer questions. It should be no surprise that the people here are not willing to go along with a mammoth project like this and settle for their questions to be answered later.

The Osmonds also state that this is a project which is meant to bring families together. Again, this is a psychological attempt at swaying the public by using language that matters the most to the majority of Provo residents. We care the most about our families. Today, families can enjoy Provo Canyon for free. Vespar will come with ticket prices, which, if comparable with other entertainment venues, will likely be out of the range of many families who are struggling economically. How much will the hotel rooms cost and will economically challenged families be able to stay there? Will they be able to afford the items in the proposed shops or the food in the restaurants? Exactly how will this bring

families together? If there are free areas for families to walk around in, what is the likelihood that families will want to compete with 10,000 other cars to get there, and where will these families park?

Questions Regarding Water

This is probably the #1 concern which should raise a huge red flag with the planning commission and city council. Utah is in a “mega-drought” which some experts speculate could last until 2050. We are restricted in how much we can water our lawns. So you may understand how there is a feeling that Vespar is greedy and insensitive in that they believe they are entitled to thousands of gallons of the Provo residents’ water every day while we have to limit our showers and live with dried out lawns. This demonstrates a sense of entitlement (another huge psychological concern) and will lead to great feelings of resentment on the part of the residents. We the residents feel we deserve TRUTHFUL answers to the following questions:

1. What is the honest projected water demand for:
 - Use of water amphitheater events?
 - Water use and waste plans for 20,000 people using restroom facilities?
 - Water usage for the hotel – typical answers are 200-400 gallons per day, per room
 - Water usage for Restaurants?
 - Water usage for the retail businesses?
 - Water usage for the landscaping and irrigation?
2. What water rights have been secured?
3. What source will provide the water?
4. What drought contingency plans exist?
5. Has an independent water-supply analysis been completed?
6. Will the analysis be released to the public before rezoning?
7. How could this possibly not effect the residents’ rights to water? There is only so much water available in our state and if you are going to approve the thousands and thousands of gallons they will use every day, someone else’s water rights will be restricted. Is that in the best interest of the public?

Questions Regarding Wastewater

8. How much wastewater will be generated during a sold-out event?
9. What treatment facilities will process that much wastewater?
10. Does existing infrastructure have adequate capacity?
11. What upgrades will be required?
12. Who will pay for those upgrades?

Questions Regarding Traffic

13. How many vehicle trips are expected during a sold-out event?
14. How many parking spaces are planned?
15. Where is overflow parking located?
16. What is the estimated queue length before and after events?
17. What is the estimated travel delay for canyon users?
18. What happens when accidents occur on Highway 189?
19. What happens when weather or construction restricts traffic flow?
20. Has UDOT approved a traffic management strategy?
21. Will the public be allowed to review all traffic analyses before rezoning?
22. How much is the traffic impacts to people who are not attending a function at the venue being considered?

In just doing some basic math and research, the mouth of Provo Canyon is where Orem's 800 North and Provo's University Avenue meet and become US-189; UDOT describes that junction as the mouth of the canyon. A simple queue estimate:

- $10,000 \text{ cars} \times \text{about } 25 \text{ feet per car with spacing} = 250,000 \text{ feet}$
- $250,000 \text{ feet} \div 5,280 = \text{about } 47 \text{ miles of cars in one lane}$
- Even if split across 2 lanes, that is still about 23 miles of backed up traffic
- Split across 4 lanes, still about 12 miles

So, if 10,000 vehicles arrive for a sold-out event, that represents roughly 47 lane-miles of vehicles before accounting for traffic signals, turning movements, parking checks,

pedestrians, shuttle operations, crashes, weather, or ordinary canyon traffic. Even if those cars are divided across multiple approach lanes, the queue could easily extend for miles along University Avenue, 800 North, and potentially toward I-15 unless the applicant can provide a professional traffic study proving otherwise.

UDOT Federal Highway Administration guidance also notes that intersection capacity depends on lanes, signal timing, pedestrians/bicycles, upstream/downstream lanes, and safety constraints—not just optimistic claims about “rapid parking” which we have received from the applicant.

23. What proof does Vespar have that their supposed “rapid loading parking system” will work and prevent traffic back-ups?

Questions Regarding Emergency Access

24. How long would it take to evacuate 20,000-25,000 people?
25. How would emergency vehicles reach the venue during peak congestion?
26. Has a wildfire evacuation study been completed?
27. Has a mass-casualty response plan been developed?
28. Which agencies have agreed to provide emergency services?
29. Who pays those costs?

Questions Regarding Environmental Impacts

30. What wildlife studies have been completed?
31. What sound studies have been completed?
32. What lighting studies have been completed?
33. What stormwater studies have been completed?
34. What floodplain studies have been completed?
35. What impacts on the Provo River corridor have been identified?
36. What mitigation measures are proposed?

Questions Regarding Public Costs

37. Who will pay for roads?
38. Who will pay for water infrastructure?

39. Who will pay for sewer infrastructure?
40. Who will pay for sewer, water, road, power, stormwater, emergency access, and other infrastructure upgrades?
41. Who pays for traffic-control improvements?
42. Who pays for police and fire services and what is the projected burden on Provo police, fire and EMS?
43. Who pays for emergency management costs?
44. Will taxpayers subsidize any portion of this project?
45. If public funds will be used, what is the total estimated public cost?
46. Will taxpayers receive guarantees that our tax money will not be used on this project?
47. Will any public funds, land trades, tax incentives, road improvements, utility extensions, policing, or emergency services subsidize this private commercial development?

The canyons belong to all Utahns. The profits from this project will belong to a relatively small number of private parties, not the public. The people who will make the money are the same people who should be paying for all costs to build. The public is pretty united on that point, Before converting public recreational character into private commercial opportunity, the burden should be on the applicant to demonstrate overwhelming public benefit and minimal to no public cost, unless they want to divide their profits with the public, which of course will not happen.

Questions Regarding Ownership and Transparency

48. Who for sure owns the property rights today?
49. Who will own the amphitheater?
50. Who will own the hotel?
51. Who will own the retail development?
52. Who stands to profit from the requested zoning change?
53. What investors, lenders, partners, and affiliated entities are involved?
54. Will those relationships be fully disclosed before rezoning?

55. What ownership interest, if any, does Steve Turley currently have in the gravel pit property, associated entities, development companies, financing arrangements, mineral rights, or related land transactions?
56. What role, if any, does Steve Turley have in negotiating, managing, financing, advising, or benefiting from this project?
57. Will the applicant provide a complete list of all owners, investors, beneficiaries, lenders, consultants, and affiliated entities involved in the project?
58. Will the City require disclosure to the public of all parties who may financially benefit from the results of the requested zoning change?
59. Given the history of public controversy surrounding certain individuals associated with canyon development proposals, what additional transparency measures will be implemented before any rezoning decision is made?
60. Why do public statements describe a 20,000-seat venue while planning documents reportedly contemplate up to 25,000 seats?

There are posts in the Provo Forward Facebook Group, where various people claim to have had recent discussions with Steve Turley, the owner of the gravel pit, in which he claims to have the power to cancel his contract with Vespar if he gets too much “grief” from the city. He apparently claims that the city has been ghosting him for two years, despite his attempts to negotiate. People have also claimed that he plans to build 2 homes on his property south of Slate Canyon just to get a reaction from the city. I do not know Mr. Turley personally nor have I ever spoken to him, but he does not sound like a person that the city should be involved with and it concerns me that he would be part of the negotiations.

Questions Regarding Conflicts of Interest

61. Have any project participants previously been the subject of ethics investigations related to land-use decisions?
62. Have all potential conflicts of interest involving project participants been disclosed to the City?
63. What independent safeguards are in place to ensure that public officials evaluating the rezoning and potential future approval of the Vespar project will have no financial or personal benefits or conflicts?

Questions Regarding Land Transactions

64. How was the gravel pit property acquired? Again, Turley says it has not been.

65. Have there been any recent transfers, options, purchase agreements, partnership agreements, or contingent contracts that depend upon rezoning approval?

66. Who stands to gain financially if the zoning is changed from its current designation to commercial use?

Questions Regarding Future Development

67. If the project changes ownership, what restrictions remain?

68. If the amphitheater is never built, does the zoning automatically revert?

69. What commercial uses become legally possible under the proposed zoning?

70. What prevents future owners from pursuing more intensive commercial development than what is currently being advertised?

71. Are all promised limitations legally enforceable today?

72. If not, why should rezoning occur before those protections exist?

73. Is the developer's long game the building of a ski resort as referred to multiple times in multiple places on the internet?

Questions Regarding Site Selection

One of the most significant unanswered questions is why this project must be located at the mouth of Provo Canyon. To my knowledge, the applicant has not demonstrated why this particular location is superior to alternative locations with fewer impacts, except for the beauty of the location and the acoustics. Not as important as the public's right to usage.

The applicant has repeatedly described the amphitheater as a regional destination. If that is true, then the public deserves to understand why alternative locations were rejected.

74. What alternative sites were evaluated before selecting Provo Canyon?

75. What objective criteria were used to compare potential sites?

76. Were locations considered that already have access to:

- Major transportation corridors
- Existing utility infrastructure
- Existing commercial zoning
- Large parking areas

- Existing event facilities

77. What analysis demonstrates that Provo Canyon is the best location from a traffic standpoint?

78. What analysis demonstrates that Provo Canyon is the best location from a public safety standpoint?

79. What analysis demonstrates that Provo Canyon is the best location from a water and infrastructure standpoint?

80. What analysis demonstrates that Provo Canyon is the best location from an environmental standpoint?

81. If the same amphitheater, hotel, retail development, parking demand, and traffic impacts were proposed on a flat parcel near existing transportation infrastructure, would the project still be financially viable?

82. If yes, why not build there?

83. If no, "Why should the city accept greater environmental, infrastructure, and public safety burdens to make the project financially feasible?"

84. What independent sound study shows that amplified concerts will not harm residents, wildlife, recreation users, or neighboring jurisdictions?

85. What enforceable decibel limits, curfews, monitoring systems, and penalties will apply?

86. How will wildlife be protected from inhaling the exhaust fumes from 10,000+ cars, buses and other vehicles?

87. What dark-sky lighting study has been completed, and what enforceable lighting restrictions will apply?

88. What wildlife, watershed, aquifer, groundwater, river corridor, floodplain, and stormwater studies have been completed?

89. What alternatives were considered within Utah Valley that would avoid concentrating tens of thousands of visitors at the entrance to a canyon? I'm sure you are aware that many people have suggested the failing Provo Mall location. Just because Vespar states that their desired location is the only possible location, does not make it true.

90. Was an independent alternatives analysis ever completed?

91. If so, will that analysis be released to the public?
92. If alternative sites exist with fewer impacts and lower public costs, such as the Provo Towne Center, why should Provo Canyon be selected instead?
93. Would the monies that the city hopes to, and should receive from aspects of this project, be lost if the location is changed?
94. What is the actual plan to evacuate 20,000 to 25,000 people in a tiny canyon during wildfire, flash flood, avalanche mitigation closure, traffic accident, law enforcement emergency, or medical mass-casualty event?
95. Why should the Commission recommend rezoning before the public has reviewed the studies necessary to determine whether this project is safe, feasible, affordable, and compatible with Provo Canyon? The public's feelings matter. The canyon matters to us.

Most of us that object to the Provo Canyon location for this venue feel that the applicant has not demonstrated why this particular location is superior to alternative locations with fewer impacts. Many of the project's perceived benefits appear to derive from the scenery and dramatic setting of Provo Canyon. However, the Planning Commission's responsibility is not to determine which location creates the most impressive promotional materials for Vespar. Its responsibility is to determine whether the location can safely support the proposed use and if the needs and desires of the public are prioritized.

The "We Need Rezoning First" Argument

Some city representatives have suggested that certain studies occur later in the process. That may be true. However, that does not answer the central question: how can the Planning Commission determine that commercial zoning is appropriate when the information necessary to evaluate the consequences of that zoning is not yet available?

We don't owe them a rezoning or anything else so that they have time to figure out to dazzle the decision makers or soften the potential blow of them paying for all the aforementioned studies that need to happen. Vespar have not been forthcoming to anyone who has emailed them or phoned them.

Rezoning is not a procedural formality. Rezoning is a policy decision.

If the studies do not yet exist, then the applicant has not yet demonstrated that the site can safely support the proposed use, or that the public's desire to use the canyon for their own personal entertainment is priority.

The prudent response is not approval. The prudent response is to wait until the information

exists.

Concerns Regarding Public Messaging

The public has repeatedly been shown beautiful conceptual renderings. Supporters are making their decisions about this being a good plan from looking at those renderings, which seems to be an intentional misdirection to accomplish just that. Applicants who are not being completely transparent should not be rewarded with the zoning changes they are requesting.

What the rendering emphasizes

- The amphitheater is brightly illuminated and visually attractive.
- Traffic appears minimal.
- Parking appears uncongested.
- The surrounding development appears compact and orderly.
- The canyon appears largely unaffected.
- There are no visible traffic queues, emergency vehicles, buses, ride-share areas, or overflow parking lots.
- There are no visual indications of 20,000–25,000 people arriving or leaving.

Those renderings do not appear to show:

- 20,000-25,000 attendees
- Ten thousand vehicles
- Traffic queues
- Emergency response operations
- Service vehicles
- Service roads
- Buses and shuttles
- Ride-share drop-off zones
- Employee parking areas
- Performer parking areas which often are numerous large busses

- Vendor and truck staging areas
- Waste management operations
- Utility infrastructure
- Garbage collection and processing areas
- Stormwater facilities
- Hotel parking facilities
- Retail customer parking facilities
- Traffic backups that will naturally occur before and after events

You are considering putting an event center which will be the size of the Delta Center in a place that offers none of the benefits of the Delta Center, such as intact infrastructure, multiple ways to exit the location and multiple roads as options for driving away from the venue. There is already significant light pollution in downtown Salt Lake City, so the additional light pollution from the Delta Center is irrelevant. It is NOT irrelevant to make Provo Canyon a place where the public cannot see the stars and the night sky.

Reasonable questions before any kind of zoning change is considered are:

96. Can the applicant provide a realistic operational rendering showing a sold-out event?
97. Will they do so, including all vehicles, parking demand, shuttle operations, emergency access routes, service vehicles, employee parking, parking for performers' busses, hotel occupancy, retail traffic, and expected traffic queues on adjacent roadways?
98. Where is the delineation between what is actual gravel pit land and what is the other 75% of the land that they expect to obtain from the city?
99. Is the rendering intended as a marketing illustration or as an accurate representation of expected operating conditions during a sold-out event?
100. If it is marketing material, it should not be relied upon for land-use decisions and the question regarding their intentions, which seem misleading, should be answered.
101. If it is intended to be realistic, then the applicant should identify where the thousands of vehicles, service facilities, and operational impacts are depicted.

Responses to Common Arguments

The supporters of Vesper keep bringing up the same comments/arguments. These are actual comments written on posts about Vesper. Supporters are not thinking about how complicated it would be to put the “Delta Center” into our tiny little canyon and, despite Vesper’s claims, they are NOT 95% of the residents of Provo.

"People have to travel far to attend concerts."

Whether Utah Valley would benefit from more concerts is a different question from whether this specific location can safely support this specific project while respecting all the Utahans right to use this canyon for their own recreation.

"A homeowner can build in the canyon, so why can't Vesper build an amphitheater?"

A private residence and a 20,000-25,000-seat entertainment district are fundamentally different land uses. The question is not whether development should occur. The question is whether this scale of commercial development is appropriate and whether this site is appropriate for such a humongous undertaking.

"Donny Osmond has done so much for the community."

The Planning Commission's responsibility is to evaluate the project, not the popularity, reputation, or accomplishments of any individual associated with it. Land-use decisions should be based on evidence, studies, infrastructure capacity, environmental impacts, and public safety.

“It’s better than a gravel pit.”

True, leaving the gravel pit intact is not anyone’s idea of beauty. But people continue to quote this phrase to say that a Delta Center size venue is the only option to the gravel pit. Instead, someone could build a beautiful nature site diverting river water and let it really be a place families can gather together. Even wildlife could enjoy such a place and we could still have a large concert venue in another location.

“Everyone who complains about traffic and development should be required to turn in their car and never be allowed to contribute to traffic. Also, they should be required to demolish their house and restore it to what it looked like before that parcel was developed - at their expense.”

I think that the ridiculousness of this comment speaks for itself.

“BYU football games bring just as many attendees and cars.”

BYU football games are six times per year. Attendees park in various locations across the

city, some walking more than a mile to the stadium. That would not be the case with the concerts in the canyon.

“The buyers are the ones who will figure it all out. We don’t need to worry about that.”

If you spend time reading comments from the comparatively few supporters of this project, they often ridicule people who are asking questions – which is what intelligent people do – and tell us that we should trust the buyers/developers. The plethora of questions explored here in this document is more than enough reason why we should not trust the developers. Trust is earned, not demanded and not because you put a local celebrity as the face of the project.

Conclusion

I am not asking the Planning Commission to reject the project out right. Many of us would love a world-class amphitheater in Provo or Utah County. But if you listen to the people, they are saying over and over again “good idea, terrible location.” Put it somewhere else. Not in the canyon that has been entrusted to all Utahans from our ancestors. Isn’t it always more environmentally sound to build on an already prepared site, than to tear up a beloved local landmark.

I am asking the Planning Commission not to approve a zoning change, especially not for the reason of making the needed studies more palatable to pay for, in hopes that they will prevail. The public’s clear and definite answers to the questions I have collected from the people in this document, and many other questions deserve concrete answers. The majority of Provo residents (based on the responses in comments in almost every public post regarding Vesper) are asking the city to listen to us and not take the side of big fame and big money.

Before changing the zoning of more than 100 acres of canyon land, the public deserves evidence, not assumptions.

Sincerely,

Dr. Annie Bryner, PhD, LCSW, CST

Jake Packer | June 23, 2026

Vesper Theater

Hey, just writing in support of the concept of an amphitheater in the canyon. Do you diligence, especially with traffic, but i would LOVE to go to world class shows with the background of TIMP. this would be like red rocks or tuachan. A special place for the arts.

Jake Packer

Orem.....but South orem. so it counts maybe.

Sharla Kwarm | June 23, 2026

Provo Canyon Vesper Project

Dear Provo City Council and Planning Commission,

Please don't approve the Vesper Amphitheater project in our Provo Canyon. Please don't approve it.

Not everything we enjoy freely needs to be turned into something for profit.

Not everything needs to be about development. Not everything is about money.

I am really troubled by the idea that we would drastically change our provo canyon, not just by adding more traffic and noise and congestion, but adding a for-profit, commercial business in those beautiful, public lands. We do not need an amphitheater. We do not need hotels in that canyon space. We do not want this.

Please don't allow this to go forward. Please stop this, and protect our wilderness areas. Not everything is about profit and development and making wealthy people wealthier.

Sincerely,

Sharla Kwarm
Resident of Provo

John Kwarm | June 23, 2026

Proposed Provo Canyon Vesper Amphitheater Project, concerns and question

Dear Provo City Planning Commission and City Council,

I am a resident of Provo living in the northeast area of Provo. I am very concerned that our canyon will, essentially, be given over to the Vesper developers. I understand that the Vesper developers are not requesting the whole of the Canyon, but their development at the mouth of the Canyon will radically change the nature of Provo Canyon. There is no doubt about this and there is no way for Vesper or Provo City leadership to guarantee that residents will be able to continue to enjoy the family friendly, wholesome, and natural wonder that Provo Canyon is after it is given over to a large scale commercial project.

Residents do not want Provo Canyon's fundamental nature changed. Note that it was not the City or the residents who sought out this project. The project is not for our benefit. Our Canyon does not need the developers, but it is very clear that the Vesper developers need our Canyon. It feels like our concerns are an afterthought—a hurdle for the Vesper developers to get around. They have made it clear that they will be moving forward with their project.

The solution might be for the Vesper developers to consider another venue.

What other locations have the Vesper developers considered?

John Kwarm

Resident of Provo City

Vanessa Stanfill | June 23, 2026

Proposed Vesper project

Hello, my name is Vanessa Stanfill. I live in Orem near the mouth of Provo canyon. I realized that since the proposed development is on Provo land, I cannot have a direct constituent's influence over your decision. But please, as a good neighbor, consider the potential impact that your project will have on our quiet Orem neighborhoods. The sound, the traffic, the widening of our quiet roads, will all be devastating to us, not to mention the impact on our traditional activities walking/biking/cycling/hiking in the canyon. It is our neighborhoods that will bear the brunt of the downsides of this project. Please do not write us off, but continue to be the wonderful friendly neighbors that we have always valued on the Provo/Orem border. Please consider and protect our way of life here.

Thank you,

Vanessa Stanfill

Suetwan White | June 23, 2026

Vesper

Dear councilors,

It is a concern to me that a large scale a project as the vesper at at the mouth of the canyon, I can imagine how 10-20 thousand vehicles will impact the traffic when a show is on. Even now the traffic bus horrible when it's a holiday weekend or an accident happens.

Provo canyon is like a sanctuary for us residents living near by, please let's not destroy the

peace for money. Not everything is about money.

Hope you all will vote against it.

Thank you.

Suetwan White

Jeff Jensen | June 23, 2026

Vesper

Dear Provo City Planning Commission and Council,

Have you ever experienced the traffic at a Marriott Center event, even if you weren't attending the event? Imagine taking a similar number of cars and participants and putting them at the mouth of Provo Canyon for an event. That will be Vesper.

Have you ever been driving up or down Provo Canyon on a summer weekend or a fall evening and been stuck in the traffic bottleneck at the mouth of Provo Canyon, or been stuck in traffic on Orem 800 North eastbound? Now, take that Marriott Center magnitude event, and superimpose it on the traffic situation. This will also be Vesper.

The proposed size of the Vesper project, roughly 8 times the size of Tuacahn in St. George and with potentially more attendees than the Marriott Center, represents an existential threat to Provo Canyon, due to its likely impact not only on traffic but also noise and light pollution, water, and wildlife. This impact will extend to affect users throughout the canyon. In talking to other about this project, I have found very few citizens aware of the sheer scale of this planned development.

As someone who loves Provo Canyon and visits at least weekly on average year-round, I respectfully request that the Commission and Council exercise caution in their stewardship of the canyon. If this project continues to be considered, I urge that any proposal be evaluated only after relevant impact studies are completed and disclosed to the public. These studies should include but not be limited to: analysis of the traffic capacity of US-189, University Avenue in Provo and 800 North in Orem, evacuation and emergency response capacity, realistic parking capacity including safety and stability of any proposed structures, water impact review including Provo River and its watershed, wildlife habitat impact, noise/soundscape impact, light pollution impact, and the effects of any development on access to and enjoyment of the rest of the canyon. I also urge care

regarding commitment of taxpayer money to this private development, and public disclosure of the same.

Thank you for your consideration,
Jeff Jensen

Greg & Jo Rita Nielson | June 23, 2026

Proposed Vesper Amphitheater in Provo Canyon - Letter in Opposition

Please see the attached letter to the Provo City Planning Commission and the Provo City Council in opposition to the proposed Vesper Amphitheater.

Thanks

Greg and Jo Rita Nielsen
Provo, Utah 84604

To the Provo City Council and the Provo City Planning Commission

Re: Proposed Vesper Amphitheater Development in Provo Canyon

My name is Greg Nielsen and my wife, Jo Rita Nielsen, live close to the mouth of Provo Canyon.

First, we want to thank you for your service to the citizens of Provo City. We are writing to express our strong opposition to the proposed Vesper Amphitheater development near the mouth of Provo Canyon.

Provo Canyon is a unique and incredibly beautiful amenity for the City, with Mt Timpanogas and its towering cliffs, Provo River, waterfalls, trails, and serenity. The Vesper project would threaten and seriously degrade this priceless gem.

We have the following serious concerns, among others:

1. Traffic associated with a 20,000-person amphitheater. Highway 189 through the Canyon is already a very busy section of highway. Given the constraints of Provo River on one side and canyon cliffs on the other, expansion of the road to handle increased amphitheater traffic is highly problematic. Increased traffic associated with events would create impossible congestion in the Canyon, raising serious safety concerns, not to mention increased pollution and traffic noise.

2. Noise pollution from events that would disturb the Canyon communities as well as nearby City residents.
3. Light pollution that would seriously degrade the beauty of the night sky and stars in the area of the amphitheater.
4. Negative impact on wildlife that already inhabit the area of the proposed amphitheater.
5. The project site is now a sand and gravel pit, for the simple reason that it is rich with sand and gravel. Building a large structure—a house if you will —on that site is akin to building a house on a sandy foundation and we all know how that turned out! A much better choice would be to insist that the current owners be required to restore the area to its natural state.

We strongly urge the City Council to vote against this ill-conceived project and preserve the unique beauties and amenities that nature has provided in Provo Canyon!

Thank you for your consideration

Greg and Jo Rita Nielsen

Jennifer, Kerry, Sienna Smith & Arrow Sparhawk | June 23, 2026

Vesper ampetheater

To whom it may concern,

Myself and my family members are categorically opposed to this project. We are frequent hikers and bikers and appreciators of provo canyons natural spaces.

We do not want the noise, trash, and extra traffic in an already often clogged canyon.

Please do not do this to us! We are tired of big money destroying nature and our access to a clean and natural environment. Music can be lovely but this isn't the place for this kind of venue. Also it is a thinly veiled capitalistic venture and not something actually meant to enhance or "elevate" our valley.

Thank you for taking my comment. Please do the right thing and pass on this.

Sincerely,

Jennifer Smith

Kerry Smith

Sienna Smith

Arrow Sparhawk

Chelsea Stewart | June 23, 2026

Say NO to Vesper!

To Whom It May Concern:

I am writing as a born-and-bred Utahn who has lived in Utah County all my life, and as one who regularly escapes to our mountains to reset, refresh, and unwind.

We do NOT need to hear music blasting in the canyon, we do NOT have the road and infrastructure capacity to support thousands of concerts goers, and Provo Canyon should stay protected as the crown jewel it already is...say NO TO VESPER!

As the famous John Muir said:

"Thousands of tired, nerve-shaken, over-civilized people are beginning to find out that going to the mountains is going home; that wildness is a necessity..."

Vesper needs to be built in the city, with the correct transportation outlets.

Please do not bring the city into the mountains. I will be watching this issue closely.

Thank you for your time,

Chelsea Stewart

P.S. I am attaching a short video clip of traffic on a REGULAR day in Provo Canyon. These cars were leaving the canyon.

[The video shows congested traffic going the opposite direction of the car recording the video through Provo Canyon. No date or time for the recording was given]

John Moss | June 23, 2026

10 Key Issues With Vesper

Good afternoon,

I am attaching 10 short/ 2-minute read documents that highlight key issues tied to Vesper - aside from forever altering Provo Canyon and the experience and way of life for so many, these are crucial issues that need to be weighed heavily when considering this project.

Provo City leaders and others of the past have had the foresight and courage to protect our

open spaces (including recently with Bridal Veil Falls). I urge you to follow their lead and say 'no' to Vesper. There is nowhere in the world like Provo Canyon - it deserves to be free from development and commercialization.

Documents Key Points below.

- The Backwards Approval Process - Vote Now - Studies Later
 - Feasibility and Impact studies (including Traffic and Infrastructure, wildfire and wildlife urban interface, geological impact, air noise and light pollution, utility and sewer, etc.)
 - After the Vesper meeting on 17 June, David Osmond told ABC News “**We don’t know a lot of things until we get those studies done. We can’t accomplish those studies until rezoning happens. So it’s kind of a cart before the horse to answer some of those things**” – well that’s reassuring!
 - **How can Provo City officials truly make an informed and educated decision when no studies have been completed?** A project of this size and scale should not be voted on before studies are completed - slow down and stop 'fast tracking' this through. There are huge ramifications for us and future generations
- Cost to Taxpayers - Public Funding for Private Profit
 - We have been assured by Vesper and others that this project will be privately funded. Even the Planning Commission Hearing Staff Report’ - ‘Staff Analysis’ (section d) states “While there are insufficient services to this property, the development agreement under review commits the developer to provide, at their cost, the required infrastructure for the proposed development”
 - The above statement would appear to be contradicted by the Development Agreement, section 9 'City Obligations' - it puts public financing on the table and leaves the taxpayer completely exposed - “**The City will consider and, where appropriate, support and administer public financing mechanisms to assist in financing the infrastructure and improvements required for the Project...**” - including PIDs (Public Infrastructure Districts) and a variety of other mechanisms.
 - In the June 1st ‘North Timpview Neighborhood Meeting’, Bryan Bayles of Vesper stated "The funding plan depends on what the due diligence shows - again, where is the due diligence? It will happen after the vote on zoning and

city council approval - that is backwards - studies should be done before and taxpayers should not be on the hook

- Vesting - Approve Now - Change Later
 - According to Vesper's Final Application - Under 'Submittal Objective' - "This package is intended to give the City a clear and reviewable entitlement framework while avoiding overcommitment to design details that are still being informed by due diligence, engineering, and agency coordination" – Yet – NO studies have been completed
 - According to Vesper's Development Agreement – Section 3 'Governing Standards' - "***Non-material variations to the Concept Plan may be approved by the City's Development Services Director without City Council or Planning Commission approval - "non-material" variations include*** alterations to building footprint locations and pedestrian walkways, adjustments to accommodate engineering specifications, locations of open space and parking, updated architectural designs and features of similar quality, and other such modifications so long as such variations do not materially change the permitted uses or the overall design and development standards of the Project.
 - So - buy off on the 'envelope' project plan, then changes can be made later however Vesper sees fit - this leaves it wide open for Vesper - including open space
 - Approval for any changes would be granted by 1 person only?? Not even city council or planning commission approval? No public input?
- Provo Residents Don't Want Development in Provo Canyon - 'Provo Hillside and Canyons Plan' survey results make that clear
 - "According to a survey of residents, Provo Canyon is the city's most visited and iconic natural feature. ***Overall, residents would like to see the hillsides and canyons preserved as they are, with minimal additional development*** beyond improvements to basic amenities" (Pg 9 'Plan') - this is not 'minimal' by any stretch of the imagination
 - Ironically, Vesper cherry picks 1 line from a 72 pg. document - "Consider the creation of a task force to address gravel pit reclamation. This could include ecological restoration, the creation of an outdoor concert venue, or other recreation amenities" - when the majority of the document outlines

challenges with development in that area

- This type of massive venue (SC3 zoned commercial shopping complex complete with 20 k seating amphitheater, 8 k parking stalls, hotels, shops, restaurants) would have never been considered or envisioned by those putting this Hillside and Canyons Plan' together
- Setting a Precedent - The Domino Effect
 - When Provo Canyon was under threat from development, City leaders stood up and said no. The protection of Bridal Veils Falls recently is a great example of this, with the final resolution stating - **“Provo City owns property and maintains trails and other amenities leading into Provo Canyon and is committed to the preservation of open space in and around Provo Canyon”**. This type of foresight, courage and precedent should be honored
 - Approval of **Vesper will set a different kind of precedent and open the Provo Canyon corridor for further development**. It would create a ‘domino effect’. Privately owned land in Provo Canyon could be sold to the highest bidding developer. If approval is denied, the seller could simply point to the Vesper project, the precedent it set and even try to take legal action against the city or county.
- Traffic - A Nightmare for Canyon Goers and Residents
 - Vesper's Final Application (section 2.6) states - “The proposed site is located about a half mile into Provo Canyon, across from Canyon View and Mount Timpanogos Parks. Primary connecting roadways are **University Ave and 800 North, which support high-volume traffic from densely populated areas”**
 - Vesper's recent Facebook post addressing Traffic states - **“Any queuing (backup) would take place on the project site itself”**
 - When taking into account the fact that no traffic impact studies have been done, Provo Canyon, 800 N and University avenue are already terribly congested during peak hours and Vesper envisions 8,000 cars for venues, the **above statements are absurd**
 - Red Rocks as an example – booked solid from May to October. Guests are encouraged to arrive 2 hours early. Traffic would be a nightmare between 5-7 PM, four to six days per week.
 - Average stopping distance at 55 mph is 225 ft for a car and 335 ft for a semi.

Since the amphitheater would be directly South of a large blind curve, and many drivers drive faster than 55 mph in the canyon, it would increase danger for drivers significantly ('Trucksmart.udot.utah.gov')

- The construction phase alone (which according to the Development Agreement could take up to 7 years) would be a nightmare
- The Gravel Pit Narrative - Spin from Vesper and Others
 - Spin - 1- It's simply a Gravel Pit vs. an Amphitheater, 2- The Gravel Pit is an 'eyesore' 3- The Gravel Pit could expand onto Federal Land - need to act urgently
 - Reality for # 1 - a) Gravel Pit is roughly 25 acres. Provo City owns the remaining 75 acres for the proposed 100-acre site. It is NOT simply a private transaction between two parties and b) Not simply a 20 K seating amphitheater – full SC3 zoned commercial center, including hotels, shops and restaurants
 - Reality for # 2 - When showing the gravel pit, Vesper puts up a flyover view - which nobody ever sees. From the road, it is barely visible, due to dirt embankments. You drive by in a matter of seconds. Prior to the Vesper announcement, few knew or cared that it was there
 - Reality for # 3 - This is simply meant to drive urgency and push it through. While, theoretically possible over time, ***what would cause more alteration and damage to Provo Canyon? An expanded gravel pit with occasional dump trucks, would pale in comparison to the alteration and damage caused by a massive commercial district, complete with 20 k seating amphitheater, 8 k parking stalls, hotels, shops, restaurants and bridge?***
- Natural Disasters - Wildfires and Potential Earthquake
 - According to studies done for the 'Provo Hillside and Canyons Plan', which was adopted by Provo City in December, 2023, the proposed Vesper development site would be situated in an ***area of Provo Canyon that is considered an "extremely high-risk area" for Wildfires***. The plan also highlights a faultline and surface fault rupture running directly through the area.
 - In a recent letter from Provo Fire Marshall Battalion Chief, Koby Hubbs to Mark Allen, he stated "The fire marshal confirms, we have no official documents associated with the Vesper amphitheater project. We did advise

them verbally that ***the project (if approved) would be in a high-risk WUI (wildland urban interface) zone***

- In case of natural disaster, how long would it take to evacuate thousands of people? What would emergency medical response time be – getting to and treating so many? Who pays for natural disaster response?
- With the recent Eureka fire, we have seen how quickly it can spread and how difficult it can be to get under control
- Environmental Impact - Land, Water, Air, Noise and Light
 - Studies done for the ‘Provo Hillside and Canyons Plan’ (adopted by Provo City in 2023) analyzed areas of ‘ecological constraint’ – it noted “Environmental constraints indicate areas with environmental considerations, high ecological value, and hazards for development”. The studies found that the area of the proposed Vesper development site has a ***“high level of ecological constraint”***.
 - Our land, air and water are precious commodities and should be impacted as minimally as possible. Provo Canyon is a sanctuary and sacred place for residents
 - Noise - Vesper has stated they will be 'Dark Sky Compliant' - “Noise, lighting, and operations will need to be governed by clear standards outlined through a development agreement. That includes sound studies, event hours, speaker orientation, monitoring, Dark Sky-conscious lighting and restrained signage” (Vesper web site FAQs) - Yet the Development Agreement (section 8 b) states “Project lighting must be designed to be Dark Sky compliant ***to the extent reasonably possible***. Signage and wayfinding must be limited in scale and character and must be designed as a coordinated, canyon-sensitive system generally consistent with the Project and its natural setting. Such signage and wayfinding may include ***reasonable*** project identification, directional, parking, pedestrian, trail, safety, and event-operation signage customarily ***needed to support the approved Project***, provided that the final signage program remains visually compatible with the canyon environment and ***does not materially detract*** from the surrounding natural setting” and “Developer must use ***commercially reasonable efforts*** to incorporate current and evolving sound-attenuation and noise-mitigation technologies into the design and operation of the Project in order to reduce off-site sound and noise impacts ***to the extent reasonably practicable***”

- In other words – “We’ll do the best we can - as long as it’s ‘reasonable’ we’re good” - doesn't instill much confidence
- Wildlife - Those That Don't Have a Voice
 - Provo Canyon is home to a wide variety of species – including elk, mule deer, mountain lion, black bear, moose, rocky mountain big horn sheep, raptors, grouse, migratory birds and small mammal species. Wildlife currently utilizes Provo Canyon as their natural habitat, seasonal migration route, genetic connectivity zone, thermal refuge and riparian transition habitat
 - A survey tied to the 'Provo Hillside and Canyons Plan' found that **64% of residents viewed 'preserving the area of wildlife habitats' as a priority for Provo Canyon**. This shows that people value our wildlife and do not want then to be disturbed
 - Wildlife often avoids illuminated corridors entirely, so even “open space” near venues becomes biologically unusable. If the Vesper development complex were to be built, it would be a massive disruption to the wildlife in Provo Canyon - and a massive impact on people that enjoy viewing and hearing wildlife

Thank you for your consideration! Please have the foresight and courage to Protect and Preserve Provo Canyon. Keep it free from Development and Commercialization - for us and for future generations.

John Moss

Cost to Taxpayers – Public Funding for Private Profit

One of the primary concerns of residents is whether or not some of the Vesper development project would be funded with taxpayer money – public funding for private profit. Vesper and others have tried to reassure us that this is a private enterprise and would be funded with private capital.

In the ‘Planning Commission Hearing Staff Report’ - ‘Staff Analysis’ (section d) it states

“While there are insufficient services to this property, the development agreement under review commits the developer to provide, at their cost, the required infrastructure for the proposed development”

However, this statement by Staff appears to be contradicted in the Vesper Development

Agreement. Under Section 9 – ‘City Obligations’, it states

“The City will consider and, where appropriate, support and administer public financing mechanisms to assist in financing the infrastructure and improvements required for the Project, including, without limitation, the following”

- community reinvestment areas, **tax increment financing**, and other project area revenues
- **public infrastructure districts (PID)** and similar district-based financing mechanisms;
- infrastructure financing districts, dedicated infrastructure districts assessment areas, assessment bonds, and similar district or assessment-based financing structures;
- reimbursement agreements, reimbursement districts, cost-sharing arrangements, and other lawful repayment or recapture **mechanisms for Project-serving improvements**;
- public-private partnership structures, lease-revenue structures, revenue bonds, or other public financing tools; and county tourism funds

This wide-open language in the agreement leaves the taxpayer completely exposed.

In the June 1st ‘North Timpview Neighborhood Meeting’, Bryan Bayles of Vesper stated

- “The funding plan depends on what the due diligence shows”

This is one of the primary reasons due diligence studies on Traffic, Parking, Infrastructure, Utility and Funding Sources should be done prior to a vote on rezoning – not after.

The bottom line - Public funding should not be used for Private profit.

Vesting Now – Changes Later

Vesper is seeking to ‘vest’ their development project proposal in an ‘envelope’ approach. In other words, outline the basic framework and concept for approval (withouth any feasibility or impact studies done mind you) – and then in the later stages (meaning after zoning approval has been granted and the city council has approved the project), changes can be made. This would leave the door wide open for Vesper to have a free for all in their development process.

According to Vesper’s Final Application

- Under ‘Submittal Objective’ - “This package is intended to give the City a clear and

reviewable entitlement framework while avoiding overcommitment to design details that are still being informed by due diligence, engineering, and agency coordination”
– Yet – NO studies have been completed

- And under ‘Requested Vested Framework’ - Vesper wants their proposal vested so they can “preserve the flexibility to make refinements to building placement, parking configuration, open space layout, access geometry, and related site details during later stages of review”

According to Vesper’s Development Agreement – Section 3 ‘Governing Standards’

- **“Non-material variations to the Concept Plan may be approved by the City’s Development Services Director without City Council or Planning Commission approval** - “non-material” variations include alterations to building footprint locations and pedestrian walkways, adjustments to accommodate engineering specifications, locations of open space and parking, updated architectural designs and features of similar quality, and other such modifications so long as such variations do not materially change the permitted uses or the overall design and development standards of the Project.

** In other words – buy off on the overall concept plan, then Vesper can make changes as they see fit

** Any changes to the original concept plan would simply need to be approved by 1 person – no protections for public input, City Council or Planning Commission engagement

Summation

This type of ‘wide open’ language should never be allowed in this development agreement.

Environmental Impact – Land, Water, Air, Noise and Light

Overview

The massive Vesper development complex, complete with a 20,000 seating amphitheater, hotels, shops, restaurants, bridge, up to 8,000 parking stalls and highway expansion would be a significant change to the canyon and would have a huge negative impact on the environment.

Studies done for the ‘Provo Hillside and Canyons Plan’ (adopted by Provo City in 2023) analyzed areas of ‘ecological constraint’ – it noted “Environmental constraints indicate areas with environmental considerations, high ecological value, and hazards for development”. The studies found that the area of the proposed Vesper development site has a *“high level of ecological constraint”*.

It is very troubling that full impact studies have not been done on any of these key areas – leaving the environment completely vulnerable.

Specific areas of concern

- Land – digging into the area outside the gravel pit will disrupt the current ecosystem and could result in long term slope creep
- Water – could result in sediment runoff affecting Provo River, aquifer and spring contamination, and alluvial deposits – particularly with a massive underground parking structure
- Air – up to 8,000 cars during venues will dramatically increase air pollution in the canyon
- Noise – concert noise, crowd noise, traffic noise, will all be amplified through the canyon. This will be a huge disruption to local residents' way of life, those utilizing the canyon and to wildlife
- Light – a huge disruption for those using the canyon, to nocturnal wildlife who live in the area and those that use it as a migration zone. Dark sky conditions will be hard if not impossible to implement

Summation

Our land, air and water are precious commodities and we do not want to see these impacted any further. The dark skies and the quietness of the canyon are special and should be preserved. We urge Provo City officials to take into account the 2023 studies that were done identifying this potential development area as a 'high level of ecological constraint' and say 'no' to the Vesper development project.

The Precedent Vesper Would Set

The issue before Provo City officials is not simply whether or not Provo Canyon would be a good fit for the Vesper development project – though that is a crucial question – and the answer is a resounding 'NO'. The broader issue is what precedent the approval of this project would set for additional development throughout the Provo Canyon corridor.

When Provo Canyon has been under threat from developers and commercialization in years past, City, County and State leaders have had the courage and foresight to say 'no' and to ensure Provo Canyon remains protected and free from development.

The protection of Bridal Veils Falls recently is a great example of this, with the final resolution stating - "Provo City owns property and maintains trails and other amenities

leading into Provo Canyon and is committed to the preservation of open space in and around Provo Canyon”

The public has also been very engaged in fighting to ensure Provo Canyon remains free from development. Why?

Well, to quote from page 9 of ‘Provo Hillside and Canyons Plan’ adopted by Provo City in December 2023 (less than 3 years ago)

- “According to a survey of residents, Provo Canyon is the city’s most visited and iconic natural feature. **Overall, residents would like to see the hillsides and canyons preserved as they are, with minimal additional development** beyond improvements to basic amenities” (Pg 9 ‘Plan’)

A massive amphitheater, hotels, shops, restaurants, and parking stalls for up to 8,000 cars is anything but ‘minimal’.

If Vesper is granted approval for this project, it will create a ‘domino effect’. Privately owned land in Provo Canyon could be sold to the highest bidding developer. If approval is denied, the seller could simply point to the Vesper project, the precedent it set and even try to take legal action against the city or county.

We urge Provo City officials to say ‘no’ to Vesper. By doing so, you will not only be protecting the gateway to Provo Canyon but setting a precedent that the entire Provo Canyon corridor itself is not for sale.

Increased Traffic – Congestion/ Danger

Overview

Provo Canyon is a high-speed travel corridor for commuters and those visiting the canyon for recreation. During peak hours, with only a single canyon exit, there is a significant amount of traffic, which is bottlenecked at the mouth of the canyon. Vesper anticipates venues approaching 25,000 additional people, though most events may be closer to 5,000-8,000. Even these ‘smaller’ size events will significantly increase traffic congestion and danger to those utilizing Provo Canyon.

Studies from UDOT or Provo City have not been completed.

Key Information

Congestion

- Taking Red Rocks Amphitheater, in Colorado, as an example, it has a seating capacity of around 9,000. From May to November, almost every single night is

booked for an event. Like other venues of this size, Red Rocks encourages visitors to arrive 2 hours before the event.

- If Vesper operates similarly, they would open their parking lot about 5:00 pm or earlier - leading to major congestion in Provo Canyon Monday – Friday (and perhaps Saturday) from 5:00 - 7:00 pm, then again 9:00 - 11:00 pm as patrons exit. It would also cause significant gridlock on exit roads, such as University Avenue in Provo and 800 North and Center Street in Orem

Danger to Drivers

- According to ‘Trucksmart.udot.utah.gov’, the average stopping distance at 55 mph is 225 ft for a car and 335 ft for a semi. Since the amphitheater would be directly South of a large blind curve, and many drivers drive faster than 55 mph in the canyon, it would increase danger for drivers significantly
- Emergency responses to accidents would also be delayed

Infrastructure

- A venue of this size would likely require significant infrastructure expansion – including major UDOT reconstruction, stop lights, new acceleration/ deceleration lanes, highway widening and retaining walls

Summation

Provo Canyon already has significant traffic congestion during peak hours. A venue of the size Vesper is proposing will lead to a significant increase in traffic congestion, danger to drivers and needed infrastructure changes. We urge Provo City Officials to keep the canyon as safe as possible and say ‘no’ to Vesper.

The Gravel Pit Narrative

Overview

Two main narratives about the gravel pit have been continually put out by Vesper. These false narratives and misinformation have caused confusion among many.

- 1- It is a gravel pit vs. an amphitheater
 - a. The reality
 - i. Vesper’s total footprint would be 100.7 acres. The gravel pit is only 24 acres. The remaining 75 acres is Provo City land/ Public land.
Regardless of the condition of any portions of the city land, it is still

city land. It is not simply a private transaction between two parties.

- ii. It would not simply be an amphitheater – it would be an SC3 zoned commercial shopping center, complete with up to 8,000 parking stalls, hotels, restaurants and shops

2- The gravel pit is an ‘eyesore’ – Vesper consistently shows a birds eye/ flyover view of the pit which view nobody ever sees

a. The reality

- i. You see very little of the pit at all from the road, due to the dirt embankments that have been thrown up. When you drive up the canyon, you pass the pit in a matter of seconds.

The third narrative about the gravel pit has come from the Mayor’s office and some others

3- The concern is that under different ownership, the gravel pit could expand onto Federal Land to the south and south east

a. The reality - though this ‘what if’ scenario could theoretically happen, it may be unlikely. Even if it did at some point, ask yourself the question

- i. What would bring more alteration and damage to Provo Canyon – a gravel pit operation that may expand a bit over time, where canyon goers would have to deal with occasional dump trucks – or - a massive development complex / shopping center right in the canyon that would bring in thousands of additional people and cars/ traffic
- ii. This narrative is simply designed to promote fear, drive urgency and try to get city officials on board, so the project can be pushed through

Summation

We urge Provo City officials not to buy into these narratives. Look at this decision with long term vision – what do you want Provo Canyon to look like in 10/ 25/ 50 years? Please protect this canyon from this mass scale development and vote ‘no’.

Natural Disasters – Wildfires and Earthquakes

According to studies done for the ‘Provo Hillside and Canyons Plan’, which was adopted by Provo City in December, 2023, the proposed Vesper development site would be situated in an area of Provo Canyon that is considered an “extremely high-risk area” for Wildfires. The plan also highlights a faultline and surface fault rupture running directly through the area.

According to a recent letter about the Vesper project from Provo Fire Marshall Battalion Chief, Koby Hubbs to Mark Allen, he stated “The fire marshal confirms, we have no official documents associated with the Vesper amphitheater project. We did advise them verbally that the project (if approved) would be in a high-risk WUI (wildland urban interface) zone”

With the Vesper amphitheater forecasted to hold as many as 20,000 people, along with hotels, restaurants and shops, these studies and statement should give Provo City officials pause.

In case of natural disaster, how long would it take to evacuate thousands of people? What would emergency medical response time be – getting to and treating so many? Who pays for natural disaster response?

Further studies should be done to determine the feasibility of and challenges with building this massive development complex in a wildfire zone and potential earthquake zone. With the current fires in Eureka and further North in Weber County, we have seen how quickly fires can spread. In Provo Canyon, the gravel pit actually serves as a buffer to parts of Cascade Mountain.

One possible scenario for the gravel pit land is for Provo City to purchase it and put a small lake in this area. This would provide an ideal place where residents could enjoy some peace and quiet, go fishing, and would also provide water that could be pulled to combat fires in the area.

The bottom line is that the proposed development site is simply too dangerous, given the natural disasters that may occur. We urge Provo City leaders to take into account the studies already done and statements already made that outline the dangers of this area. Provo Canyon is simply not the right place for Vesper.

Environmental Impact – Land, Water, Air, Noise and Light

Overview

The massive Vesper development complex, complete with a 20,000 seating amphitheater, hotels, shops, restaurants, bridge, up to 8,000 parking stalls and highway expansion would be a significant change to the canyon and would have a huge negative impact on the environment.

Studies done for the ‘Provo Hillside and Canyons Plan’ (adopted by Provo City in 2023) analyzed areas of ‘ecological constraint’ – it noted “Environmental constraints indicate areas with environmental considerations, high ecological value, and hazards for development”. The studies found that the area of the proposed Vesper development site has a “*high level of ecological constraint*”.

It is very troubling that full impact studies have not been done on any of these key areas – leaving the environment completely vulnerable.

Specific areas of concern

- Land – digging into the area outside the gravel pit will disrupt the current ecosystem and could result in long term slope creep
- Water – could result in sediment runoff affecting Provo River, aquifer and spring contamination, and alluvial deposits – particularly with a massive underground parking structure
- Air – up to 8,000 cars during venues will dramatically increase air pollution in the canyon
- Noise – concert noise, crowd noise, traffic noise, will all be amplified through the canyon. This will be a huge disruption to local residents' way of life, those utilizing the canyon and to wildlife
- Light – a huge disruption for those using the canyon, to nocturnal wildlife who live in the area and those that use it as a migration zone. Dark sky conditions will be hard if not impossible to implement

Summation

Our land, air and water are precious commodities and we do not want to see these impacted any further. The dark skies and the quietness of the canyon are special and should be preserved. We urge Provo City officials to take into account the 2023 studies that were done identifying this potential development area as a 'high level of ecological constraint' and say 'no' to the Vesper development project.

Wildlife – Those That Don't Have Voice

Overview

My remarks tonight will focus on those that do not have a voice, yet they are the ones that likely value Provo Canyon most – our Wildlife. Provo Canyon is home to a wide variety of species – including elk, mule deer, mountain lion, black bear, moose, rocky mountain big horn sheep, raptors, grouse, migratory birds and small mammal species. Wildlife currently utilizes Provo Canyon as their natural habitat, seasonal migration route, genetic connectivity zone, thermal refuge and riparian transition habitat. They deserve open space, free from development and encroachment onto their habitat. Wildlife also provides pleasure to people spending time in the canyon, who are able to view and listen to them as part of their canyon experience.

Data

A survey of Provo City residents conducted in 2023, tied to the 'Provo Hillside and Canyons Plan' found that 64% of residents viewed 'preserving the area of wildlife habitats' as a priority for Provo Canyon. This tells you that people value our wildlife and do not want them disturbed.

Challenges the Vesper complex would create

Wildlife often avoids illuminated corridors entirely, so even "open space" near venues becomes biologically unusable. If the Vesper development complex were to be built, it would be a massive disruption to the wildlife in Provo Canyon.

- Noise and light barriers would drive wildlife away
- With up to 8,000 cars coming in and out of Provo Canyon during venues, it would significantly increase danger to both wildlife and people
- Additionally, it would cause fence fragmentation, and chronic disturbance for wildlife

Summation

Provo Canyon should continue to be a haven for the wildlife that inhabits it and for those that utilize it as a migratory zone. Residents of Utah County value and enjoy the wildlife and want to preserve their habitat. A massive complex like Vesper would dramatically alter this canyon and the way of life for the wildlife and for the residents. We urge Provo City officials to vote 'no' to Vesper and preserve this canyon sanctuary.

Curtis Hansen | June 23, 2026

Vesper

To whom it may concern:

My name is Curtis Hansen. I am a Provo resident, having lived here since I was a child in 1974. I'm writing to express my support for the approval of the Vesper Project proposed at the mouth of Provo Canyon. Many questions surround the project; applicants must be given the proper place and opportunity to address them to flesh out the details. I urge you to thoughtfully consider the proposal and allow the applicant the opportunity to move forward with the project, addressing any concerns that you may have.

Thanks.

Curtis Hansen

Cayden Ottley | June 23, 2026

Event Center Comments.

Dear Provo City Council,

I am writing to express my opposition to the proposed event center in Provo Canyon.

Places like Provo Canyon are increasingly rare. They provide Utah residents and visitors with something that cannot easily be replaced: open space, natural beauty, quiet recreation, and a sense of connection to the landscape that makes this state special. The canyon belongs to all of us, which is inherently American, and its value comes not from what can be built there, but from what has been preserved.

Many residents like myself cherish these spaces precisely because they offer an escape from development, traffic, crowds, and noise. An event center would fundamentally change the character of the area and move us one step closer to losing what makes the canyon unique.

I also believe this decision presents an opportunity for the Council to demonstrate that public input still matters. Many people (myself included) have become cynical and assume that projects like this are already decided before the public process is complete. I am sure you know how the public feels about the recent data center approval in Box Elder County. You have the ability to prove otherwise by listening to your constituents and prioritizing the long-term interests of the community over the interests of the developer.

Progress is important, but not every open space should be developed simply because it can be.

As a citizen in Utah Valley, and someone who works at the bottom of the canyon, I respectfully ask you to vote against this proposal and help protect Provo Canyon for future generations.

Sincerely,

Cayden Ottley

Jackie Peet | June 23, 2026

Vesper

Hello,

I am writing to tell my concerns with the vesper amphitheatre project.

First of all, I am against it.

I live between BYU and Provo canyon. We already have to plan our lives around BYU sporting events because the traffic is horrendous. The amphitheatre will box us in in a negative way.

In addition to boxing us in, no matter what a developer says, the traffic and canyon roads would have to be changed a lot in order to support a large venue.

We love going up Provo canyon for quick picnics and hikes. This project would take our ability to do that away on concert days.

I worry about the noise. Construction and concerts will disrupt the peace of the canyon and surrounding areas. Haven from city life will be taken away and we will have to drive further for peace.

We already have dying retail spaces that can be used that would benefit greatly from new development.

I do not want my tax dollars going towards a project that will negatively impact my peace and the wildlife that we get to see. I think this is a wolf in sheep's clothing project.

Developers have a tendency to promise whatever to get what they want, and then abandon those promises and not care after approval. I worked in government and saw this time and time again. I've seen it in Provo too! Vesper has been making bi promises that don't even make sense if you stop and think about it for even a second.

I worry about additional fire stations and government infrastructure that would need to be utilized. Fire danger there is so real! Construction projects would exponentially increase accidental wild fire risk.

This seems like people with money get to do what they want while regular citizens foot the bill and the burden, akin to a data center in box elder. I think my voice should be as powerful as someone's with money.

I propose preserving it and making it a park! If you go up to South Fork or Bridal Veil Falls on any day and any time, it is packed! We love our public parks and mountain spaces! Instead of taking those away, please add space to reduce crowding!

I believe a concert venue could be really cool for Provo or Utah Valley. I do not believe the canyon is the place. There are other, more accessible options.

Thank you for your time,
Jackie Peet
Edgemont resident, Provo UT

Karin Briggs | June 23, 2026

June 24, 2026 Planning Commission Meeting; Agenda Items 2-4; 6622 N. Hwy 189

Please read the attached letter regarding this matter.

If you have any questions, please contact me.

Thank you!

Karin A. Schambeck, Esq.

Karin A. Schambeck, Esq.
Attorney at Law

11036 E. Tanglewood Drive
Heber, UT 84032
(562) 665-7937 Telephone

June 22, 2026

Provo City Planning Commissioners
Provo City Council Members
Via Email

Re: June 24, 2026 Planning Commission Meeting; Agenda Items 2, 3, and 4; Applicant Brian Bayles' Request for Rezoning 6622 N. Hwy 189

Dear Commissioners:

I am writing regarding the proposed Vesper Amphitheater project ("Project) and the requested amendments to the Provo City General Plan and zoning designations for the property located at the mouth of Provo Canyon.

For many years, Provo Canyon has been recognized as one of the community's most significant natural resources. Residents and visitors value the Canyon for its scenic beauty, recreational opportunities, wildlife habitat, and open-space character. These qualities contribute to Provo's identity and quality of life and cannot easily be restored once they are lost.

For context, I have practiced municipal law in Utah for more than 25 years and have represented cities throughout Southern Utah, including Springdale and LaVerkin. My practice has focused on land-use planning, zoning, annexation, open-space preservation, environmental review, and advising elected officials on General Plan amendments and development approvals.

General Plans exist to provide a stable, long-range vision for a community. While amendments are sometimes appropriate, they should be supported by clear findings demonstrating that changed circumstances or overriding public benefits justify departure from the existing vision.

Based on my experience, I believe the City should be extremely cautious about approving the requested General Plan and zoning amendments. In my professional judgment, the applicant has not demonstrated why the existing planning objectives for this area should be abandoned, nor why reclamation of a disturbed site requires the introduction of a large-scale entertainment venue.

While reasonable people may disagree on the merits of the Project, I have not seen evidence that would justify a finding that these amendments are necessary to advance the long-term public interest in preserving the character, scenic resources, and recreational values of Provo Canyon. Rather, the request appears to represent a substantial departure from the policies that have historically guided planning decisions at the mouth of the canyon. The Project is fundamentally inconsistent with the General Plan. The General Plan and current zoning of Open Space, Preservation, and Recreation was established to do exactly what its name states, to protect and preserve the open space. Open space, preservation and recreation designations are intended to limit intensive development and ensure that natural resources, scenic views, wildlife habitat, and recreational opportunities remain protected.

The Project is in fact not a continuation of these objectives. It represents a fundamental departure from them. A 20,000-seat entertainment venue, together with the traffic, lighting, noise, infrastructure, and commercial activities that accompany it, is the very type of intensive development that open space and preservation designations are intended to PREVENT.

The central question before the Planning Commission and City Council is not whether the Project may provide economic or entertainment benefits. The issue is whether a use of this scale is consistent with land designated for preservation and protection. It is in fact not. The proposal is inconsistent with and furthermore, directly contrary to the purpose and intent of the existing General Plan and zoning designations. Approving this Project would require the City to conclude that a project fundamentally different from the purpose of these zoning designations is nevertheless consistent with them, and I do not believe that conclusion can reasonably be reached.

While the Project site has previously been disturbed by mining activities, restoration of a gravel pit does NOT require the introduction of a large-scale entertainment venue. The City should carefully evaluate whether reclamation objectives can be achieved while remaining consistent with the preservation goals that have historically guided planning decisions in the canyon.

I also urge the City to fully consider the cumulative impacts associated with the proposal, including:

- Increased traffic congestion and public safety concerns on U.S. Highway 189 and surrounding roadways;
- Noise impacts on nearby neighborhoods, recreational users, and wildlife;
- Light pollution and visual impacts affecting the canyon environment;
- Wildfire risk and emergency evacuation;
- Demands on public infrastructure and emergency services; and
- The long-term effect on the character and experience of Provo Canyon.

Before recommending or approving these amendments, I respectfully ask the Planning Commission and City Council to determine whether this proposal truly advances the community's long-term goals for Provo Canyon or whether it represents a fundamental shift away from the preservation objectives that have guided planning in this area for decades. Perhaps the most troubling aspect of this proposed Project is that it asks the City to set aside the very planning principles that have guided stewardship of Provo Canyon for many years. If preservation, open space, recreation, and protection of canyon character are meaningful goals, then they must be given effect when evaluating projects of this magnitude. Otherwise, those goals become little more than words on paper rather than commitments that guide the future of the Canyon.

I am not simply commenting as an attorney or observer. I spend time in Provo Canyon every week hiking, biking, walking, floating the Provo River, and enjoying the unique natural character of the canyon and I have been recreating here since 1992, when I attended BYU. Like many residents and visitors, I have developed a deep appreciation for this landscape and the recreational opportunities it provides. Because I regularly use and enjoy the Canyon, I have a strong interest in ensuring that future decisions preserve the qualities that make this area special for current and future generations. I reside in Wasatch County and travel up and down Provo Canyon on a regular basis and can't imagine the traffic nightmare this would create in an area already unable to handle current traffic congestion.

Thank you for your service to the residents of Provo and for your careful consideration of this important decision.

Respectfully,

Karin A. Schambeck

cc: Mr. David Osmond

Christine Heath | June 22, 2026
Vesper Amphitheater Development

Hello,

I am writing to appose the development of an amphitheater that can hold 20k people at the mouth of Provo Canyon. I am a long time resident of the area and I regularly visit Canyon View Park to walk along the Provo River trail. I have the following concerns about such a large amphitheater in the area:

- 1) How will this impact my experience on the Provo River trail? Will the sound of a concert drown out the sound of the river? Will Canyon View Park still exist when the project is completed?
- 2) There is only one road to the venue. How will such a large project impact the traffic up Provo Canyon, and along I-15, and 800 North in Orem? I already avoid Provo Canyon on holidays because of the traffic. I would hate for the Canyon to become even more inaccessible due to the amphitheater.
- 3) What happened to Charlie Kirk has me concerned about outdoor security. What police resources will need to be used to secure an event? Will the Bonneville Shoreline trail (and other trails in the area) have to be closed to the public every time there is a concert for security reasons?
- 4) If there was a natural disaster during a concert, what is the plan to safely evacuate 20k people? Most concert venues have multiple exits, this proposal is outside, but there is only one road in and out.
- 5) What impact will this project have on the wildlife? Can a thorough environmental study be done before the project moves forward?

Thank you for your consideration.

Best,

Elsa Quist | June 22, 2026

Vesper

To All Concerned,

Vesper is not needed and would be detrimental not only to local residents, but to Provo Canyon as well.

A wise man often quoted the American proverb “Use it up, wear it out, make it do, or do without.”

Growing up in a family that loved music and culture, I learned at a very young age to love the performing arts. To this day I am grateful to live in Utah with its diverse natural beauty and incredibly talented citizens. I am in awe of the many amazing historical and modern venues we already have in place to take in almost every type of performing arts. Several in Utah County, including BYU, UVU, SCERA, and The Ruth and Nathan Hale Theater. Rice Eccles Stadium, Maverik Center, Delta Center, and Hale Center Theater are NOT far away at all. With few exceptions I have lived in Salt Lake, Orem, and Provo all my life. A few years ago I moved to Taylorsville to be closer to work, most of my children, and grandchildren. No matter whether I lived in Utah or Salt Lake County, I attended/attend plays, concerts, and sporting events in both counties without any thoughts of any of them being far away, or not close. Again, Vesper is not needed.

The first time my family took a picnic to the canyons after we moved to Orem when I was 10, I fell in love with Provo Canyon. From that time on I have explored, hiked, slept, recreated, and worshipped within the majestic canyon walls. I have spent more time in Provo Canyon than any of the many other beautiful canyons here in Utah. There is not room in Provo Canyon for Vesper as it is being proposed. Here are my main concerns.

1. Traffic. The canyon is already congested, and becoming more so every year. It’s a beautiful place and I love that people love to be up there, we certainly don’t need to be inviting more people. The mouth of the canyon already experiences too many bottlenecks. Vesper traffic, no matter the so called mitigation solutions being proposed, would be a dangerous, logistical nightmare.

2. Environment/habitat. Currently the public land, that means it belongs to us citizens, is zoned as it should be, for recreation, parks, and preservation. Paving over much of it for the amphitheater, restaurants, boutiques, and hotel is not preservation. The sheer size of the project, not to mention the noise, light, and water pollution this development will cause,

will irreversibly displace and disrupt the wildlife in the area and the water usage will further contribute to our drought ridden state.

3. Economy. What guarantees do we have that this isn't the proverbial nose of the camel? How will the developers be satisfied with just one "small" hotel when they want Vesper to become a "world class destination?" Will they honestly stop at "a few" boutiques and restaurants? How do we know that taxpayers won't be stuck with footing the bill for so called road improvements, the sewage, plumbing, electrical, etc. etc. infrastructure? What guarantees do we have that this isn't a bait and switch scheme?

Vesper will be detrimental not only to local citizens, but to Provo Canyon as well.

As a concerned Utah citizen who spends a lot of time in Orem and Provo, I request that the zoning in Provo Canyon NOT be changed. I request that the Provo mayor and planning commission not entertain any development that has not already paid for and submitted unbiased impact studies to address all of the above mentioned concerns and all of the concerns submitted by other citizens.

Thank you for your consideration,

Elsa Quist

Stephanie Higginbotham | June 22, 2026

Opposition to Vesper Ampitheater

Hello,

I am writing to express my concern about the proposed amphitheater in Provo Canyon. The size of this project is very concerning. We don't have the infrastructure to handle the volume of traffic. The disruption to the ecosystem is also a primary concern. The noise the concerts will create are not wanted in a wilderness area. There are so many reasons this project should be rejected! We do not want this!

Thank you for your time,

Stephanie Higginbotham

33 year Provo resident.

Kimberly Meibos | June 22, 2026

Provo Canyon Amphitheater

Hi,

I am writing to share my feedback regarding the proposed amphitheater in Provo Canyon. While I am not opposed to the concept of an amphitheater, I have two primary concerns regarding the current location under consideration.

First, I am concerned about the noise levels such a venue would generate and the resulting impact on the surrounding areas.

Second, I am worried about the increased traffic this will bring to Orem. 800 North is already a very busy corridor; additional traffic is likely to cause gridlock not only on 800 North but also on State Street and other eastbound routes as drivers attempt to navigate the congestion.

I believe it would be more effective to build the amphitheater closer to a freeway or in an open area, such as the south end of Utah Lake. This would allow for the development of necessary infrastructure and roadways without disrupting established residential and commercial areas.

Thank you for your time and for considering my input.

Best regards,

Kimberly Meibos

Matthew Clark | June 22, 2026

Comments on the Vesper development

My name is Matt Clark and I wrote earlier regarding protecting the Provo Gun Club's presence in Provo Canyon from the development of an amphitheater. As I consider the addition of an amphitheater to the canyon, I am struck by the contrast of a 20,000 seat entertainment complex with the existing gravel pit. When such a contrast is presented, almost anyone would eagerly welcome such a complex. But let's look closer.

It's not quite like watching an episode of "Green Acres" but there are some similarities. We are looking at a glamorous facility placed in a setting where life is slower, and simpler by nature and in nature. We would be providing luxury hotels and accommodations in an environment where many of the residents of the canyon are cutting wood to supplement

the heating of their homes during the winter months. We would urbanize a setting where retired grandparents have taught their grandchildren gun safety and how to shoot. We would make traffic congestion intolerable for those traveling in the canyon. I know that many consider glamorous entertainment progress and I admit that the gravel pit is an eyesore, but let's consider other options more inline with the nature of Provo Canyon and its lifestyle.

A concern I previously mentioned is the primary concern of everyone that travels the canyon – traffic! I am a resident of Springdell and there is already a steady flow of traffic morning and evening, up and down the canyon. So much so that getting out of Springdell can be risky! I am the water operator for Springdell and Vivian Park and travel between the communities often during the week. The road is full of anxious drivers trying to get to work in the mornings and getting home in the evening. Now imagine what traffic will be like on the evening of a concert. I am skeptical about what the feasibility study might show regarding how traffic can be handled on a concert night. Will these studies be made public before any construction begins?

From a business standpoint, if it requires an extended period of time (hours) just to exit the canyon, the first concert might also be the last for many people. The horrors of the traffic situation will spread quickly and it could take an embarrassingly long time to fix the mess. Please make sure the traffic issues are addressed properly before **anything** else is done.

I think it is also appropriate that the following environmental impact studies are conducted and made public:

- o the impact this development would have on water sheds and water usage (the springs and aquifers in the canyon)
- o noise and light pollution in the canyon, (And, by the way, if you think the noise from the gun club might be a distraction consider the noise from the highway.),
- o animal habitat
- o the effect of a huge area being overlaid with cement and asphalt

These are some of the most pressing issues facing the development of this property, but there may be others that are just as important. Please understand that this development is a big imposition on a significant number of people who live and travel in the canyon.

Thanks for considering my comments,

Matt Clark

Wade Williams | June 22, 2026

Public Comment for Provo City Planning Commission Meeting 24 Jun 2026

Dear Planning Commission -

I would like to submit the following comments regarding the Vesper project which is to be discussed in your meeting 6/24/26.

My comments are directed at the visual impact of the project. In summary, I encourage you to please reject applications for this project. It will be an eyesore in the canyon, and can be put elsewhere.

Arguments:

1) Provo is blessed to have close access to the beauties of the Wasatch Mountains. In many regions of the country people need to drive long distances to reach mountain scenery. Because of that it is reasonable to have lodging for them at their destination. Yellowstone is a good example. Because Provo is only 20-30 minutes from the mountains there is no reason to put lodging there. People can drive easily up and back. Lodging (and entertainment) can remain in the city, and the scenery in the mountains. Please keep the two separated, since we can feasibly do that here.

2) The builder has strongly suggested that the development will provide a visual improvement over the current gravel pit. I have traveled that canyon many times over decades, and was never even aware of the gravel pit. It has a pretty low visual profile compared to other gravel pits. I think many (probably most) travelers of the canyon have had my experience. Saying the development is better than the gravel pit is disingenuous, since most people are likely not even aware it is there.

3) Will the project be noticeable to drivers on highway 189? To my knowledge, the developer has not provided road-level views of the development. I have some background in placing imagery on maps, so I took the imagery they have provided and superimposed it on photographs of the canyon from various locations on the road (which I took). Those results are shown in the attached file. Based on that analysis, I believe the amphitheatre will be clearly visible as one approaches the development, either coming up or going down the canyon. As one is going up the canyon, directly next to the development, there is a dirt berm which may shield the view of the structures. But it will be clearly visible from other locations to all travelers going up and down the canyon.

Please do not let the developer confuse the issue. This project will be visible to all who travel the road. It will not be "better" than the existing gravel pit which I believe is invisible to most travelers -- that is simply a red herring. The only important question is whether

such a project should be put in the canyon. I believe it is better put in the valley, if we need it all.

Thank you for considering these comments.

Wade Williams

Saratoga Springs, Utah

Will the Vesper project be visible from Utah 189 as people drive past?

I took some pictures from various locations on the road.

I manually superimposed a published picture of the project on Google Earth photography.

I believe I was able to approximately identify the location of the top of the amphitheater in that photography relative to landmarks in the gravel pit area so as to project how the amphitheater would look from the various locations at which I took pictures.

From this limited analysis I conclude:

- For people coming up the canyon, much (or most?) of the project will be visible as they come around the corner toward the gravel pit (view D below).
- For people coming down the canyon, much (or most?) of the project will be visible as they come around the corner, passing the entrance to Mount Timpanogas Park (view A below).
- As cars are immediately across from the project (Canyon View Park entrance), a current berm will shield part of the amphitheater for people going up the canyon, but not those going down. If that berm were doubled in height (not unreasonable) the amphitheater may not be visible in either direction.

W. Williams, 5/26/26

Request

I do not have the information to do a better analysis. This question will be easily answered, however, if the Vesper project is able to provide street level views toward the project at the

following locations:

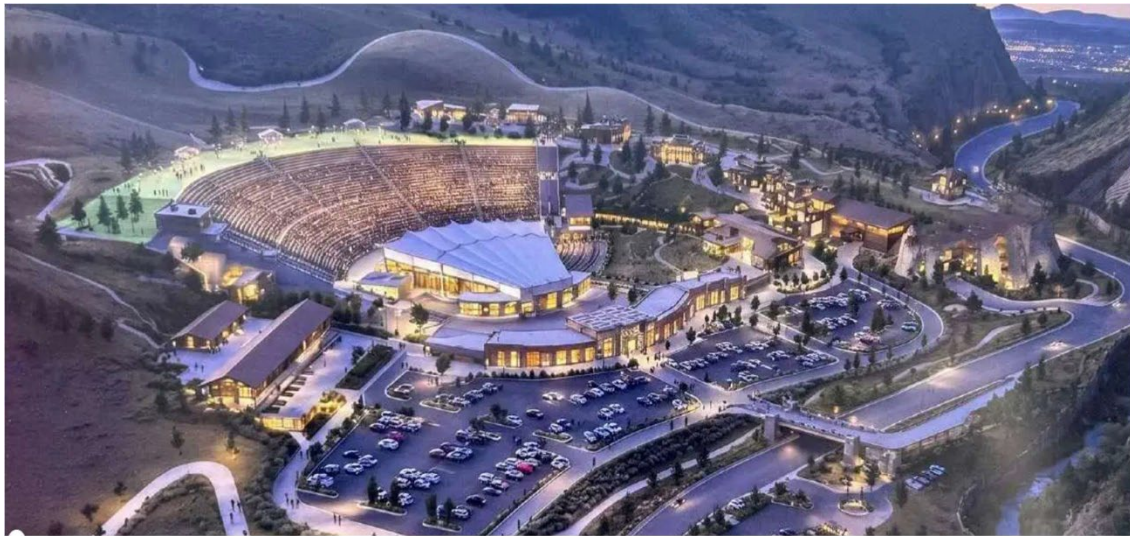
40.326222, -111.642144 (location A)

40.323394, -111.644797 (location B)

40.322992, -111.644936 (location C)

40.321919, -111.647911 (location D)

Is it possible for the project to provide these images?



Published rendering of the Vesper project.

An attempt to image the same region in Google Earth from the same viewpoint.



Manual superimposition of the project on Google Earth imagery.



Photographs from various locations on Utah 189.



View from down-canyon side of the road at
Timpanogas Park entrance (A)

I believe the top of the amphitheater will be visible from here. I don't see how any berm could prevent this because of the view angle and distance. The road here is about 15' higher than the road across from the development.



40.326222, -111.642144, 1489.91 m

View from down-canyon side of the road (B)

I believe the top of the amphitheater will be visible from here. If the berm were twice as high, it may block the view.



40.323394, -111.644797, 1484.97 m

View from up-canyon side of the road (C)

I believe the top of the amphitheater will not be visible from here, as it is blocked by the current berm.

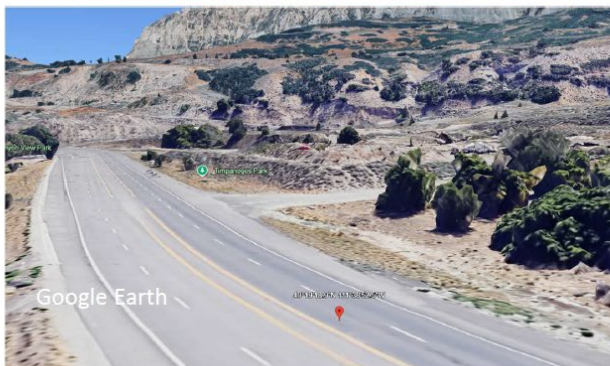


40.322992, -111.644936

View going up the canyon (D)

Approximate top of amphitheater

The amphitheater will be clearly visible from this angle (unless high walls are built).



40.321919, -111.647911, 1478.33 m

Provo Canyon amphitheater

The Provo Canyon development seems like a huge mistake without enough forethought. I dread the effect it's going to have on traffic along 800 North in Orem (personally affecting me and my family, right outside our neighborhood), where on event days it'll be a logjam for probably the whole evening. Ditto on University Avenue and the canyon road. A bridge won't fix these problems. This development would also make it much more difficult for our family to go into the canyon to do anything, potentially adding hours to our transit time. Please find another location for the project that isn't a narrow bottleneck. A canyon is an awful place for this project. Don't ruin this area. (And this development project certainly would ruin it. There is no way it won't make traffic a huge mess.)

Ben

(former Provo resident, current Orem resident)

Cynthia Stott | June 22, 2026

Re: Proposed Vespers Development in Provo Canyon

As an addendum to my earlier email I respectfully ask that any consideration of zoning changes or development approval be limited strictly to previously disturbed land, and that remaining open space parcels be maintained in their current protective designations or considered for stronger long-term conservation tools.

Thank you for your continued time and consideration.

Mark Allen | June 22, 2026

Please add this to planning commission packet as public comment and share with Mayor Judkins and City Council. Thank you.

PART 1 — JOINT SUBMISSION / INTRODUCTION TO PUBLIC RECORD

TO: Provo City Planning Commission, Mayor Marsha Judkins, and Provo City Council

RE: Canyon Gateway Land Use, Public Record Submission, and Request for Comprehensive Evaluation

Chair and members of the Planning Commission, Mayor Marsha Judkins, and members of the City Council:

For the record, I respectfully submit this statement for inclusion in the official public record concerning land use decisions at the mouth of Provo Canyon, including but not limited to

proposed private development activity commonly referred to as the “Vesper” project area.

This submission is intended to ensure that decisions affecting the canyon gateway are evaluated within the full context of adopted City policy, regional precedent, public safety considerations, and long-term preservation of irreplaceable public access to Provo Canyon.

Provo City has already established a governing policy framework for canyon protection. On December 2, 2020, the City adopted Resolution No. 2020-44 under Mayor Michelle Kaufusi, affirming the preservation of Bridal Veil Falls and reinforcing the broader principle that Provo Canyon resources warrant protection of scenic character, public access, and environmental integrity for future generations.

That resolution, together with subsequent canyon planning efforts, establishes a consistent policy direction: canyon resources and gateway areas are public trust assets requiring heightened scrutiny when evaluating land use changes.

Given that framework, I respectfully request that the City consider and enter into the record an alternative public-interest concept for the canyon gateway: acquisition and preservation of the gravel pit property as a public park, conservation area, and wildfire resiliency site.

This alternative concept is grounded in the following public purposes:

- Protection of canyon gateway scenic and environmental character
- Expansion of fee-free public recreation opportunities
- Wildfire suppression water storage and emergency resiliency capacity
- Shoreline-based fishery and passive recreation use
- Habitat restoration adjacent to the Timpanogos Wildlife Management Unit
- Trail and equestrian connectivity to adjacent public lands
- Permanent conservation easement protection of open space

At this stage, I respectfully request that the Commission and Council ensure that any proposal for intensive development at this location is evaluated only after completion and public disclosure of all relevant technical studies, including:

- Traffic and evacuation capacity analysis for US-189 canyon corridor
- Noise propagation and soundscape impact analysis
- Hydrology, stormwater, and Provo River watershed impact review

- Wildlife corridor and seasonal habitat impact assessment
- Infrastructure load and emergency response capacity review

The canyon gateway is not an isolated parcel. It is the threshold to a regional recreation system serving Provo City, Orem City, Utah County, Wasatch County, and statewide visitors accessing Forest Service and canyon-based recreation areas.

Because of this, I request that all proposals be evaluated as gateway-level decisions with permanent, irreversible impacts on public access, safety, and environmental integrity.

I further request that this submission, and the accompanying proposed resolution below, be entered into the official public record for consideration alongside any pending land use applications.

Thank you for your time and consideration.

PART 2 — PROPOSED RESOLUTION FOR CONSIDERATION

RESOLUTION NO. 2026-XX

A RESOLUTION SUPPORTING THE PRESERVATION, ACQUISITION, AND RESTORATION OF THE MOUTH OF PROVO CANYON AS A PUBLIC GATEWAY, CONSERVATION AREA, AND WILDFIRE RESILIENCY PARK

WHEREAS

WHEREAS, the Provo City Municipal Council recognizes the importance of preserving natural landscapes for public health, recreation, safety, and long-term community wellbeing; and

WHEREAS, the mouth of Provo Canyon serves as the primary gateway to Provo Canyon, the Provo River corridor, and adjacent United States Forest Service lands; and

WHEREAS, Provo Canyon is a defining natural and civic landmark and the namesake canyon of Provo City, creating a unique stewardship responsibility for its protection; and

WHEREAS, the City has previously affirmed through Resolution No. 2020-44 under Mayor Michelle Kaufusi that canyon resources warrant preservation of scenic character, public access, and environmental integrity for future generations; and

WHEREAS, the mouth of Provo Canyon functions as a critical gateway requiring heightened planning attention due to its visibility, environmental sensitivity, and role as the primary access point to regional recreation lands; and

WHEREAS, the approximately 24-acre gravel pit property represents a unique opportunity

for restoration and permanent protection as public open space; and

WHEREAS, acquisition of this property would restore disturbed land, protect scenic viewsheds, and establish a permanent conservation buffer at the canyon entrance; and

WHEREAS, the property lies directly adjacent to the Timpanogos Wildlife Management Unit, an area supporting elk, deer, and seasonal wildlife habitat including calving and winter range use; and

WHEREAS, the ecological sensitivity of the canyon corridor demonstrates the importance of maintaining low-impact land uses, habitat connectivity, and seasonal quiet conditions; and

WHEREAS, Utah County, Orem City, and surrounding jurisdictions have recognized the importance of soundscape management and compatible land use transitions near canyon environments; and

WHEREAS, the canyon corridor supports regional recreation infrastructure that is frequently at or near capacity, including Nunns Park, Vivian Park, and Canyon Glen Park; and

WHEREAS, additional fee-free public recreation opportunities at the canyon gateway would provide broad public benefit and reduce concentrated recreational pressure within the canyon; and

WHEREAS, a public park at the canyon gateway featuring a managed lake could provide wildfire resiliency, emergency water storage, fisheries enhancement, wildlife habitat restoration, and passive recreation; and

WHEREAS, the lake is intended to function as a shoreline-access fishery and passive recreation feature, not as a beach, swimming area, or paddle sports facility, and shall preserve a quiet, natural character consistent with historic mountain reservoir recreation models; and

WHEREAS, the park would support walking, nature observation, fishing, and equestrian access, and connect to adjacent foothill and Forest Service trail systems; and

WHEREAS, conservation easements and similar instruments provide permanent protection of open space, scenic viewsheds, public access, and wildfire resiliency functions; and

WHEREAS, loss of the canyon gateway through incompatible development, excessive noise impacts, reduced access, or environmental degradation would significantly diminish public welfare for present and future generations.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Council reaffirms its commitment to protect Provo Canyon as a natural, scenic, and recreational public asset.
2. That the Council recognizes the canyon gateway as a high-sensitivity planning area requiring heightened review and long-term stewardship.
3. That the Council supports acquisition and restoration of the gravel pit property as public open space consistent with Resolution 2020-44.
4. That the Council supports cooperative acquisition efforts with Utah County, state and federal agencies, and conservation partners.
5. That the Council supports development of a public park and managed lake designed for wildfire resiliency, shoreline fishing, habitat restoration, and passive recreation.
6. That the lake shall be limited to shoreline-based fishing and passive use and shall exclude swimming, beach recreation, paddle sports, and motorized water recreation.
7. That the Council supports permanent conservation easements to preserve the canyon gateway.
8. That the Council directs staff to evaluate soundscape protection measures consistent with wildlife management objectives and adjacent residential and public land uses.
9. That the Council recognizes existing lawful recreational uses, including the public shooting range, as preexisting uses not intended to be displaced.
10. That the Council finds preservation of the canyon gateway to be a regional public interest benefiting Provo, Utah County, Wasatch County, and the broader public.
11. That the Council declares intent to establish the canyon gateway as a legacy conservation and recreation asset representing the continued pioneering stewardship of Provo Canyon.

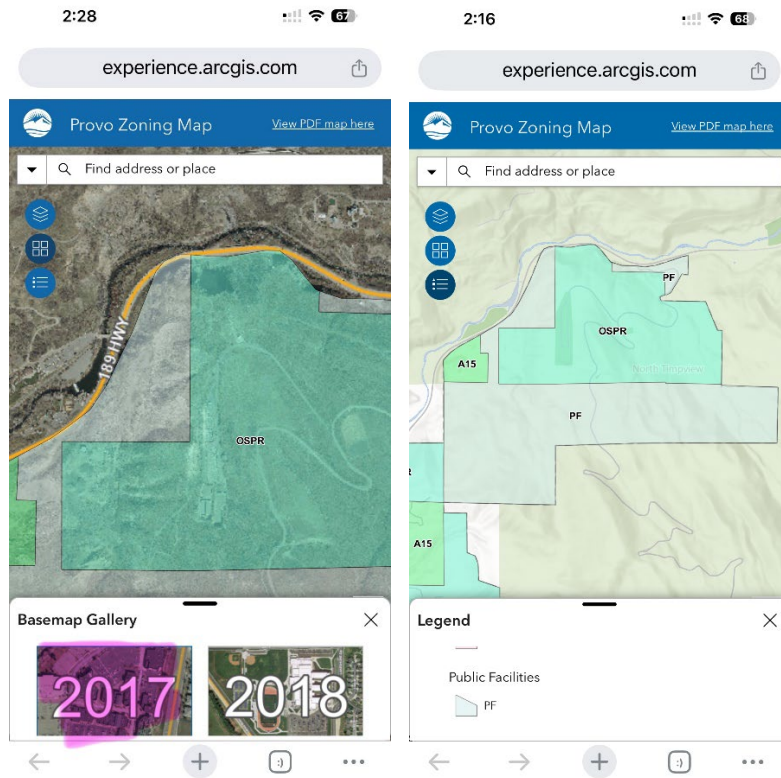
End of Draft

6/22/2026 4:51pm

Please protect the legacy of Provo Canyon

Mark Allen

Protect and Preserve American Fork Canyon



<https://www.facebook.com/share/p/1Aj81yWSRG/?mibextid=wwXlfr>



Cynthia Stott | June 22, 2026

Proposed Vespers Development in Provo Canyon

Dear Members of the Provo Planning Commission,

I am writing to provide comments on the proposed Vesper amphitheater development at the mouth of Provo Canyon.

I have professional experience conducting ecological surveys for the U.S. Fish and Wildlife Service (now retired), and I am particularly concerned about the sensitivity of canyon ecosystems in this area. Transition zones between urban development and canyon environments are ecologically complex and can be highly vulnerable to fragmentation, disturbance, and cumulative impacts.

Based on publicly available information, I have not yet seen sufficient analysis demonstrating that the project's full environmental impacts—beyond the immediate footprint—have been adequately evaluated. I respectfully encourage the Commission to ensure that review of this proposal includes clear, independently verifiable analysis of:

- Wildlife movement and habitat connectivity within the canyon corridor
- Noise impacts on wildlife and adjacent residential areas
- Light pollution and effects on nocturnal species
- Water runoff, erosion, and sediment transport from grading and infrastructure
- Traffic congestion and associated air quality impacts
- Emergency access and evacuation feasibility in a high-use canyon environment

While restoration of previously disturbed land is a stated project goal, such objectives must be supported by rigorous, independent ecological analysis and long-term monitoring commitments. It is also important to distinguish between restoration goals and actual ecological outcomes in canyon systems, where baseline conditions are not easily recoverable once altered.

Demonstrable mitigation measures—whether on-site design features or off-site compensatory approaches—are important tools for reducing harm, but they do not fully restore pre-development ecological function in canyon environments. Impacts such as terrain modification, soil compaction, altered hydrology, and fragmentation of wildlife corridors are typically long-term or permanent. In addition, even with mitigation, ongoing human activity including noise, lighting, and traffic can result in sustained behavioral and habitat-level effects on wildlife.

For these reasons, mitigation should be treated as impact reduction rather than restoration, and should not be relied upon to fully offset significant and potentially unavoidable environmental impacts in this canyon setting. Approval of a project of this scale should be contingent upon a determination that impacts have been avoided or reduced to a level that is environmentally acceptable under applicable review standards, not merely compensated for elsewhere.

I respectfully encourage the Commission to ensure that any approval is contingent on complete environmental review and enforceable mitigation measures that are demonstrably sufficient for a canyon ecosystem of this sensitivity.

Thank you for your time and consideration.

Sincerely,
Cynthia Stott
Provo Citizen

Daryl Lee | June 22, 2026

Vesper Amphitheater

To the Planning Commission,

I vehemently oppose the construction of the Vesper Amphitheater complex. It's not what Provo needs.

I recognize that the area under consideration is not untouched wilderness and that it represents one form of economic windfall for the city. But this proposal isn't the way to address either matter. What's more, it doesn't distill down to a simple binary of conservation/managed growth solution versus a degraded gravel pit. I object to the added traffic, the scale of the project, and the potential sound pollution, which stand to fundamentally change entry, exit, and the experience of the canyon and not just for those (like me) who live close by--even with adequate changes in the number of lanes and the exchange at the mouth of the canyon. Still, my biggest concern is for the symbolic and visual value of Provo Canyon. Vesper will cast an unacceptable commercial "shadow" over the entire lower canyon and dramatically change the perception and legacy of the canyon.

Let the Vesper amphitheater be built elsewhere or not at all.

Respectfully,

Daryl Lee

Ian Kahng | June 22, 2026

Please do not allow the building of the Provo amphitheater

I live right by the mouth the canyon and love spending time there and driving through. Enjoy nature, but building the amphitheater will change the lives of all the locals nearby.

Stephanie Ollerton | June 22, 2026

NO to the Vesper Amphitheater Development

Dear Provo City and Utah County leaders,

I was born, raised, and currently live in Provo. I've lived all over the world but keep coming back because I love my city. I feel so lucky to have grown up in this beautiful valley.

I do not support the Vesper Amphitheater Development, not even in the exploratory stage.

Why?

1 - This isn't a community-focused development. The Vesper Amphitheater website says that it's, "where the biggest artists of the next 50 years come to define a moment." The proposed venue is beautiful, and in a beautiful location, **but who does it benefit most?** The residents of Utah County or the developers?

The project privatizes economic benefit while spreading the costs (environmental impacts and infrastructure demands) to local citizens.

We've been through this push-and-pull for DECADES as Utah County has grown and continues to grow. **It's time for a new approach to development in Utah County. We cannot continue to give public land to private businesses.**

2 - I'm concerned that building a performance venue in Provo Canyon would necessitate further development of the Canyon, including additional and wider roads.

If the venue becomes a commercial success, what's stopping the development of nearby areas in the Canyon? It becomes a lot easier for developers to say to the city, "Wow, people love this and our restaurants are overrun. And wouldn't this area across the road be perfect for an amazing shopping mall? In fact, I'm sure people would love to live here year-round, and there's already a neighborhood up the road, let's build a few homes while we're at it. Let's re-zone so we can buy more land, and we'll build it up."

In fact, the amphitheater project is already relying on this precedent. Using the gravel mine as a starting point, the developers want to re-zone the nearby land needed for their full plan.

3 - I read that one of the developers said they wouldn't hold events at peak traffic times. That doesn't make sense. It's venues like the proposed amphitheater that *cause* traffic. And let's say an event starts at 8 pm (instead of 7 pm) on Friday or Saturday and that guests coming from Park City or Salt Lake decide that they're going to come before 8 pm for dinner

(or even a short hike or walk). They would probably leave their city by 6 pm at the latest -- peak traffic time.

4 - I believe we should be preserving all of Provo Canyon for public use. I love so much about the pioneering spirit of our culture in Utah, but the Vesper development is partially based in an erroneous belief that the way to maximize our natural resources is by putting them to use, and that the use should be making money. Non-indigenous settlers and later residents used Utah Lake in this way and we are still working on rectifying the impact of that mentality.

I would love to see a push for Provo Canyon to receive sovereign land status so that it can be protected from commercial interests (including potential future housing).

I don't want another concert venue in Provo, but could the amphitheater be built at the Provo Towne Center mall? I know the location has a very different vibe and that the mall is managed by a different owner (with different interests), but the Provo Towne Center mall needs attention. It would be wonderful as mixed-purpose (homes above, shops below) but that seems not to be happening. It's also close to a freeway entrance. Increased traffic there would actually benefit the businesses on the University Ave corridor. If the amphitheater faces east, audiences will get mountain views. At the mall location, the amphitheater could incorporate solar energy. Building at the site of the Provo Towne Center mall would also limit its sprawl (and I would greatly encourage parking garages instead of single-level, ground parking).

Speaking of sprawl, instead of spreading out, could the current proposed design of the Vesper Amphitheater be adjusted to put its shops and parking underneath and behind the seating area of the amphitheater?

5 - Can we require developers to ensure more benefits to the people who live here?

a. The Vesper Amphitheater website promises jobs, but who's to say those won't end up being lower-level jobs? For example, BYUtv prefers to hire producers, directors, writers, and actors from outside of Utah (often Los Angeles or New York City). Yes, BYUtv does create jobs for students and technicians, but the top contracts often go to out-of-state talent.

b. As Utah County cities grow, there will be increased transient/unhoused populations. We need better public transportation now and we'll certainly need it in the future. Can we require a contribution from large businesses that will help provide warming centers, improved public transportation, and other services?

From what I see, the Vesper Amphitheater project benefits the developers significantly more than it benefits people living in Provo and Orem. We residents are

the ones who will undoubtedly bear the costs and inconvenience created.

Lastly, population growth in Utah County seems inevitable. Recognizing this, **I encourage my city and county leaders to ensure that community needs, more than commercial interests, guide growth and development.**

Many thanks for your service,

Stephanie Ollerton

Provo, Utah 84601

Jenna Storrer | June 22, 2026

Public Comment: Vesper Amphitheater Rezoning

Dear Mayor Judkins, Provo City Councilmembers, and Members of the Planning Commission,

I am a current resident of Provo City and as the proposal for rezoning a gravel pit in Provo Canyon to allow the Vesper Amphitheater construction to go forward is considered, I would like to state my concerns as to the effects this project may have on the peaceful nature of the canyon, traffic conditions through the canyon, and opening a path to further development and take over of Provo Canyon.

I have lived near or in Provo my entire life, and my sister and I have made it part of our routine to regularly go up into the canyon and enjoy the scenic nature. This includes wandering through the many nature filled parks, singing music in the car as we appreciate the scenery on the alpine loop, and driving up to Heber. I love the peace that I've felt as I've gazed out at the Deer Creek Reservoir and seen the leaves change from green to gold to red and back again. This may not seem very significant, but to me these moments away from the loud and busy city are very important to my happiness and emotional well-being. My fear is that adding construction, crowds, and excessive noise to the canyon would shatter that peace for myself and many locals that search for it up Provo Canyon.

The impact the amphitheater's construction and future guests would have on the traffic through Provo Canyon would be detrimental to those that commute through it regularly. Because there is only one main road through Provo Canyon, the traffic would increase significantly when thousands of guests enter, park in giant parking lots, and then all leave at once. Traffic would bottleneck near the amphitheater as well as the roads entering and leaving Provo Canyon, creating congestion and increased commute times for everyone, not

just those that have to drive daily to and from Heber for work.

Beyond the day to day impact of increased traffic, 10-20,000 extra people would become a problem for effective and efficient emergency response and/or evacuation. Emergencies like people trapped in Provo River, and falls at Bridal Veil happen every year, and these wouldn't be able to receive the required fast emergency response because of the congestion that comes from crowds and construction. Also, in the case of a fire or avalanche near the amphitheater or road, tens of thousands of people could become trapped without a way to get down the mountain besides the traffic filled roadway.

One of my biggest worries comes with allowing Provo Canyon to start becoming commercialized and built up at all. I've seen online statements that this project would restore a gravel pit, but creating a giant, loud venue seems like it would do the opposite of restoring the peaceful nature of the canyon. There was a news article quoting Councilmember Jeff Whitlock asking, "What is our vision for that part of our city?" To me, the vision should not include Provo Canyon becoming commercialized, inaccessible, and continually built upon, destroying its natural state. I can imagine that a large concert venue with all the traffic will make it an ideal place to build hotels and restaurants to cater to the many guests, and that would further disrupt its peace. If the Vesper Amphitheater project gets approved and starts construction in Provo Canyon, where will it stop?

For me, the problem doesn't come with building a new venue in or near Provo. I enjoy concerts, and would support a venue nearby to make it easier to attend them. The concern comes from specifically having the venue built inside Provo Canyon. An amphitheater on the mountain could be possible in another place, including some of the areas around Springville and Spanish Fork that may not have such a great impact on traffic and peace in the canyon and whose construction would be more out of the way. Provo City Counsel, you have the ability to stop this project from going forward. The amphitheater project is contingent on acquiring additional public land and getting the land properly zoned and the permits required to continue. Please use your position to prevent this development from continuing and risking adversely changing Provo Canyon as we know it.

Thank you for your time and all you do for the city.

Sincerely,

Jenna Storrer
Provo, UT 84604

Mark Allen | June 22, 2026

Staff failed to include this resolution passed in 2020 to protect investments in Provo Canyon for public benefit in the packet for planning commission.

Staff failed to include this resolution passed in 2020 to protect investments in Provo Canyon for public benefit in the packet for planning commission. Please ensure the images and statements made by Mayor Kafusi are on the record. She spoke at the Utah County zoom recording. Staff should view Mayor Kafusi speech at this link and this link should be part of public record.

<https://www.youtube.com/live/UI5CvqHbNcA>

Read this. Passed by Provo City 2022.

A RESOLUTION OUTLINING SUPPORT FOR THE PRESERVATION OF BRIDAL VEIL FALLS IN ITS NATURAL STATE AS A PUBLIC AMENITY
(20-246)

WHEREAS, the Provo City Municipal Council recognizes the value of protecting and preserving elements of the natural environment for the enjoyment of residents, visitors, and future generations; and

WHEREAS, the Provo City Municipal Council recognizes the inherent value of individuals spending time outdoors to connect with nature; and

WHEREAS, Bridal Veil Falls is unparalleled in its natural beauty and accessibility to a great number of visitors; and

WHEREAS, public resources have been invested in the purchase, maintenance, and improvement of Bridal Veil Falls and the surrounding area; and

WHEREAS, Provo City owns property and maintains trails and other amenities leading into Provo Canyon and is committed to the preservation of open space in and around Provo Canyon; and

WHEREAS, Bridal Veil Falls is enjoyed year-round by the residents of Provo City, Utah County, and the State of Utah; and

WHEREAS, the Utah County Commission has taken public input regarding the preservation of Bridal Veil Falls; and

WHEREAS, the preservation of Bridal Veil Falls in its natural state, for its scenic beauty and for the enjoyment of present and future generations, is invaluable, and any loss of public access would have a detrimental effect on the quality of life enjoyed by those who use and visit the area.

NOW, THEREFORE, BE IT RESOLVED that the members of the Provo City Municipal Council express their support for the preservation of Bridal Veil Falls by encouraging the Utah County Commission to place a conservation easement across the property.

END OF RESOLUTION

This language is noteworthy because it explicitly commits Provo City to:
Preservation of Bridal Veil Falls in its natural state.

Protection of its scenic beauty.

Preservation of public access.

Commitment to open space preservation in and around Provo Canyon.

Protection of the area for future generations.

Those findings are highly relevant when evaluating whether large-scale development near the canyon gateway is consistent with the policy principles adopted by the former City Council.



Michelle Kaufusi
@michellekaufus · Follow



< Protect & Preserve American Fork Canyon's... ⋮



Hike the Wasatch

Posted by Mark Allen

Protect & Preserve American Fork Canyon · Jun

7 · 📷

What I think Provo City should do in Provo Canyon? Fire suppression lake and quiet zone. Reflection pond and memorial of our Utah heritage and stewardship to protect the wonders not commercialize the canyon. Zoning this area a quiet area is my suggestion.



👍 Like

💬 Comment

🔖 Save

👍❤️ 133

Most relevant ▾



Brittany McDavid · 3m

Absolutely!!

WHEREAS, the Provo City Municipal Council recognizes the inherent value of individuals spending time outdoors to connect with nature; and

WHEREAS, Bridal Veil Falls is unparalleled in its natural beauty and accessibility to a great number of visitors; and

WHEREAS, public resources have been invested in the purchase, maintenance, and improvement of Bridal Veil Falls and the surrounding area; and

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WHEREAS, the preservation of Bridal Veil Falls in its natural state, for its scenic beauty and for the enjoyment of present and future generations, is invaluable, and any loss of public access would have a detrimental effect on the quality of life enjoyed by those who use and visit the area.

NOW, THEREFORE, BE IT RESOLVED that the members of the Provo City Municipal Council express their support for the preservation of

Chanel Nagaishi | June 22, 2026

Protect Provo Canyon

Hello,

I am a lifelong resident of Utah and a current resident of Orem. I live off 800 N., just west of the entrance to Provo Canyon. I am writing you today to request that you please oppose the rezoning of Provo Canyon for commercialization, and specifically oppose the construction of the proposed Vesper Amphitheater.

The suggested area for this project currently houses a privately-owned 24-acre gravel pit, which already detracts from the beauty of the canyon. However, the plans for the Vesper project reflect a footprint of roughly 100.7 acres - an additional 76.7 acres beyond this privately mined area. Ironically, this project is touted as one that is rooted in "stewardship, restoration, and reuse." I question how this is possible when it will require the development and destruction of 319% more wilderness land, which unavoidably impacts the delicate ecosystem of the canyon. This destruction is manifested in myriad ways, including: increased sound, light, and automobile pollution; detrimental effects to wildlife feeding, movement, and reproduction; and increased traffic patterns beyond what is already present.

Provo Canyon's identity is one focused on wild outdoor recreation and environment preservation. I personally use the canyon for hiking, bicycling, backpacking, and birdwatching. I love residing minutes away from an area where my children and I can escape the city and enjoy the beauty of our natural world. When this land is developed, it can never be fully restored to its original state. It is our imperative that we protect Provo Canyon for ourselves, our children, and future generations. I ask that you use your power to do so.

Thank you,

Chanel Nagaishi

Laurie Lisonbee | June 20, 2026

VOTE NO TO AMPHITHEATER

Dear David Osmond, City Planning Commission, Provo City Council, Mayor, and Utah County Commissioners:

With all due respect, I urge all to vote against the Vespers Amphitheater complex in Provo Canyon. The proposed development is a bad idea that exceeds the illogic and travesty of

the much-hated proposed Box Elder AI data center.

Destruction of Natural Beauty

Provo Canyon is one of the most exquisitely beautiful areas of Utah that is enjoyed for its peaceful hikes, majestic waterfalls, and mountain views. It is incredibly nonsensical to put – of all things that could be built ANYWHERE – an amphitheater with its parking lots, food venues, and shops – right near the entrance to one of Utah’s most gorgeous canyons. A canyon is for outdoor recreation, hiking, wildlife viewing. Any more amphitheaters, with their congestion and commercialism, belong in urban areas. Provo Canyon has already become so maxed-out that the formerly peaceful walk to Bridal Veil Falls has become a stressful game of dodge-em’ with so many vehicles, wheeled and foot traffic. Put the amphitheater down in the valley, far from the falls, trails, and mountain peaks!

Traffic Congestion

The area is already jammed with excessive traffic on a dangerous road (189). The mouth of the canyon is a continual traffic logjam. Throw in a BYU football game and you can be stuck at a traffic standstill for an hour or more where 800 North and University Avenue meet Hwy 189. Why would anyone want a huge commercial venue near the traffic bottle-neck where these three congested roads meet? An amphitheater can be built anywhere in an open area where traffic can enter from multiple arteries. Provo Canyon has but ONE way in and out. Ample farmland is for sale in the flat valley of Utah County, which include stunning mountain views from the valley floor and open space to accommodate traffic entering from multiple directions as well as from I-15. I cannot imagine a more illogical and nonsensical location for the amphitheater than Provo Canyon, an area already overcome by traffic congestion.

3 Amphitheaters Already Nearby

Sundance already has an outdoor amphitheater. Its smaller scale is sensible and practical, blending beautifully with the natural environment. There is no need to place yet another amphitheater in Provo Canyon. Also nearby for performances in an outdoor mountain setting are the Amphitheatre at Canyons Village at Park City Mountain, “Concerts on the Slopes”, also the Deer Valley Snow Park Amphitheatre. Is this some kind of a developer competition to try to make Provo more awesome than Park City? BYU and UVU have world-class concert performances. There is no point to destroying the mountain to build a FOURTH outdoor mountain venue that would increase what is already a traffic nightmare at the mouth of the canyon. If the idea of Vespers is to have scenic beauty surrounding you during a concert, a location down in the flat valley affords stunning view of the mountains.

Roaring Traffic Noise at a Concert Venue

I once looked at buying a house in the tiny town of Springdell, just off Hwy 189 near the proposed Vespers site. I gave up the idea because of roaring traffic noise from 189. To have a concert venue where audio quality is paramount, built right next to the thunderous traffic of 189 – which is essentially a four-lane freeway – is ludicrous.

I Never Noticed the Gravel Pit

Developers claim it will beautify the current gravel pit area to build Vespers. I drive the canyon monthly and I have never even noticed the gravel pit! It is but a blip on the road because you are focused on the gorgeous mountain scenery which towers above you. Claiming that a massive development will improve the appearance of a small, obscure gravel pit is the lamest excuse ever for destroying Provo Canyon's natural beauty.

Utah's Reputation for Rampant Development Sacrificing Natural Beauty

I have out-of-state friends who visit who are shocked at the grotesque billboards lining I-15. They can't believe this ugly barrage of signage disrupting the backdrop of the magnificent Wasatch mountains. I am truly embarrassed at the crass, tasteless, often money-hungry mentality that pervades many Utah city councils and county commissions. Sadly, Utahns sometimes thumb their nose at their rarest natural wonders, in favor of more commercialism and development. Please, leave ugly at the billboards on I-15. Can we not make sacrosanct one area we treasure - Provo Canyon - and not destroy it with even more commercialism?

I respectfully urge the developers to move this plan to a different location that does not sacrifice the rare, stunning natural beauty of Provo Canyon. I urge all lawmakers involved to vote AGAINST the Vespers development in Provo Canyon.

Sincerely,

Laurie Lisonbee
Utah County Resident

Ginny Smith | June 20, 2026

June 24 planning commission questions & comments

Dear Planning Commissioners,

I came to the June 1st Northeast neighborhoods "emergency" meeting with 20 questions about the Vesper development proposal and confused as to why this proposal could not wait for the scheduled neighborhood meeting. A few of my questions were satisfactorily answered by city staff, but most have continued to concern me. There are too many critical

questions that should be considered before we leap into a rezone that would allow such a significant change to Provo Canyon. The speed at which the developer wishes to move their agenda forward also is concerning. If they or we—as Provo City citizens—don’t have time to do it right, we will not have time to do undo what haste creates. My questions below address the concerns that my neighbors are expressing as well.

1. **Why is this proposed development so big?** When asked in the neighborhood meeting why the development couldn’t be scaled down, the development representative said that the cost of the property itself made it economically necessary to build a 20,000 seat venue, plus the luxury housing, dining and shopping elements. The public is not privy to what the owners of the Provo Canyon Mining Company are asking for their property. But if Provo City’s property is necessary for this development to work, “we” should be offered compensation at the same rate as the gravel pit property. What has Provo City been offered and how do we get verifiable assurance that the city’s compensation would be in line with the neighboring property?

2. **Are concerts the whole story?** If this land is rezoned to the zone they are requesting and the development is approved, the use of the venue will no doubt expand. The developer’s promise of a limited number of concerts per year may be adhered to—at least to begin with—but the size of the concert building guarantees that the owners can utilize it for other events every day of the year if they choose. With removable seating, the indoor capacity and parking for 10,000 + vehicles, it is an event center masquerading as a concert venue. The traffic and environmental impact will not be occasional, but could be daily.

3. Who will benefit from the development? **Who and what would we be welcoming into our community?** There is a mismatch between the Las Vegas glamor & Park City exclusiveness of the development being proposed and the family-oriented feel of Provo City and Provo Canyon. What sacrifices will Provo City expect from its citizens (most of whom will not be able to afford to attend a performance there) if this development is approved?

4. **What about water and sewer?** The development of other properties in the North Timpview neighborhood have been stymied in the last several years because there is inadequate water pressure, sewer capacity, etc. along University Ave and Canyon Road. Neighbors and developers have been told that Provo City doesn’t plan to upgrade these systems for up to 10 years. How could this development occur in just 2 years? Whose property will be impacted to obtain the infrastructure? Will it mean blasting or drilling at the mouth of the canyon?

5. Please consider what could follow once a developer’s foot is in the door with an

approval. If Provo City installs the significant infrastructure necessary for the amphitheater into the mouth of the canyon, it will open up development of all sorts in Provo Canyon. Is this what we want? **What precedence would this development create for further development in Provo Canyon?** It will turn Provo Canyon from a “free” recreation area for Utah County residents and visitors into a pay-to-play arena.

6. **Who’s watching out for the USFS property?** One of the obvious differences between this concert venue and other successful outdoor concert venues is that this developer does not own the land surrounding it, making it possible to ensure privacy and create a buffer. The public owns it. If this amphitheater is approved, many locals will choose to enjoy the outdoor concerts by hiking into the USFS foothill land above and to the south of the venue, and experience the show sitting on the hillside. They will disturb the wildlife that lives there. Some will start campfires, leave behind garbage, trespass across private property to get there or park their vehicles bumper-to-bumper in quiet neighborhoods to access it—as they do in the foothills to watch fireworks. A few will find a way to haul in old couches or build wood benches for better seating—as they have in the foothills to the south. The public will use the public land to enjoy what they cannot afford to enjoy otherwise. This will be an unanticipated environmental impact.

7. It is clear that the canyon beauty would benefit the venue. **How does a glass and metal development with as large a footprint as this development enhance the canyon for anyone?** Unlike the Tuacahn and Sundance theaters, this development concept isn’t even trying to blend in with the environment. Apparently “world class” means flashy.

8. Consider how Provo Canyon currently serves the locals and visitors through travel, recreation, access to nature, peace, etc. **How would this development impact their use and enjoyment of the canyon?** How would this development impact its neighbors: the rifle range, archery club, the trails network, USFS land and its wildlife, Orem City’s Mount Timpanogos Park, the Foothill Orchards development, Smith family farm, Smith Ditch line & Springdell?

9. Provo City has a development process. The developer’s claims lead the public to believe that this process will be short-changed or fast-tracked in order to be accomplished on their timeline. Is this development proposal required to follow that process like all others? **Has this developer been promised a quicker process than other developers?** If so, why? What exemptions would be required for this project to be approved? What compromises is Provo City willing to make?

10. In the neighborhood meeting it was shared that geotechnical studies have not been conducted on the property included in this proposal (fault lines, soils, bedrock, geologic

hazards, slopes & groundwater conditions)? What do the Provo City's CHOZ policies say about this land? **Why would the city or the developer consider a rezone on this property when the land issues are so chancy?** Is the city willing to compromise on these issues for this project?

11. **What is the proposal to address traffic?** An overpass still puts traffic in the same narrow intersection at the mouth of the canyon and the same two roads—University Avenue and 800 North. Public transportation—which was suggested by our mayor as a remedy-- will travel in the same lanes. **How will police, fire and EMT vehicles access the canyon during venue traffic?** How will this impact Provo, Orem, Canyon and Heber Valley residents who MUST travel through the canyon? What will happen when a Sundance performance, BYU football game, marathon, usual weekend or commute traffic is complicated by venue traffic? What is the UDOT process to obtain the kind of access this development would require? How long does it take? What do they consider? Could UDOT or Provo City successfully use eminent domain to create alternate access?

12. The northeast neighborhood plan was adopted by the city council in December 2024. **Does this project comply with the neighborhood plan?** The TAC committee was given direct instruction from city staff NOT to recommend any future development of the property in Provo Canyon as part of that plan because the city wanted to keep it as open space and did not want to provide services to it. How have things changed so quickly?

13. **How can a development this large and loud NOT affect the environment of a narrow canyon?** The developer's claim that technology can mitigate the effects of the light, sound and air pollution created by this development does not ring true. It is irresponsible to make those claims without an environmental impact study.

14. **What could the Provo City property become that would be more amenable to the canyon community than a "world class" concert venue and still provide monetary benefit to Provo City?** If it was known that this parcel of city property might be put on the surplus list and made available for purchase for the right proposal, we might be surprised what innovative, entrepreneurial, canyon-loving people might come up with.

This proposal is too big and too fast-moving—like a flashy freight train with no brakes. As Provo's decision-makers please slow things down, be intentional, and consider all of the stakeholders in this situation. Please do not recommend the Vesper project for approval. Thank you for your service.

Ginny Smith

Shauna Bolick | June 20, 2026

Provo Canyon amphitheater project

To whom it may concern,

I am in Orem city resident living approximately a mile and a half to 2 miles from the proposed site of the amphitheater. I strongly oppose this action. The city of Orem will bear the brunt of most of the traffic and gridlock that occurs as a result of placing such a large facility in such a bottleneck area every time . Every time you host an event, my whole neighborhood will be plagued by gridlock traffic as we try to get home. This project also raises all sorts of safety, concerns, environmental concerns, and will destroy the serenity that people seek by going up Provo Canyon. Please relocate your project to an area that has adequate space and infrastructure to get people in and out safely and quickly. Ideally someplace that could use the front runner to help alleviate traffic should be explored.

Sincerely, Shauna Liddle, Orem resident since 2014.

Willie Holdman | June 20, 2026

Look to your neighbors.

Cary Pierce is a friend of mine. Great story about saving land to recreate in for the people. I wonder if Provo City could do the same for their constituents? Buy the 24 acre pit. Make a park with mtn bike trails and such.

Keep it a mountain canyon, not a city canyon. Say no to changing the plan and zoning.

<https://www.ksl.com/article/51514060/this-is-pretty-significant-480-acre-conservation-easement-secured-at-base-of-payson-canyon>

Jolie Brown | June 20, 2026

Amphitheater

Dear Committee,

I am writing to express my opposition to the proposed amphitheater in Provo Canyon.

As a resident of Foothill Drive, I live only ten minutes from the Canyon View parking area. My husband and I walk the bike paths and trails in that area nearly every day, and we deeply

value the canyon in its current, undeveloped state.

I believe it is vital to preserve our open lands. Utah's natural beauty should remain wild rather than being converted into high-traffic entertainment venues. Please keep Provo Canyon undeveloped and wild.

Thank you for the opportunity to express my views.

Sincerely,
Jolie Brown

Edison Thalman Christofferson | June 19
Opposed to Vesper Development in the canyon

Hello all,

I am adding my voice to those opposed to the proposed development of the gravel pit into the Vesper amphitheater. I commute from Provo to Heber and am greatly concerned about the traffic impact of the proposed plan. Getting from 1-15 to the canyon entrance is already a nightmare, please please do not make it worse on us!! The canyon is beautiful and does NOT need to be commercial!

This is a great idea in another location. Please listen to the many people who will be impacted by the increased traffic and have no other way to get home.

I believe the intent is good, but ignoring the voices of those who live and are required to travel this area will be negative in the long run.

Thank you for listening.

Edison Christofferson- Provo resident

Gloria Muhlestein | June 19, 2026
Provo canyon amphitheater

I'm writing to ask to cease building the amphitheater. We don't need more traffic on 800 North or the canyon. It's already too busy as it is now.

I live in Orem just off 800 North. I bike the trail up to Vivian Park regularly. This area is special and needs to remain so.

Thank you.

Lynn Anderson | June 19, 2026

Stop the destructive amphitheater proposed for mouth of Provo Canyon !.

To whom it concerns,

Please do not allow this amphitheater at the mouth of Provo Canyon ! It will destroy the beauty and solitude of that gorgeous canyon. It will do that forever. Future generations shouldn't be denied what we have had.

I am an enormous consumer of the arts - theater, concerts, dance, etc...but Salt Lake area has ENOUGH venues to support these needs, without destroying something infinitely more valuable !

Lynn Anderson
Bountiful, Utah

Ardyth and James Cannon | June 19, 2026

vesper development

Our main concern is traffic management. Unless something MAJOR can be done **as part** of the project to manage potential congestion, we feel the size of the project should be greatly reduced.

It seems that the development has been environmentally aware, which we appreciate. The idea of such a theatre setting seems okay, but the red flag that is huge with this is insufficient roadway access and clearance. The potential bottleneck makes it so NOT worth it.

Ardyth and James Cannon
Pleasant View/Rock Canyon

Troy Mattsson | June 18, 2026

Provo Canyon Vesper project

To whom it may concern:

On behalf myself of other Provo and Orem residents, I am writing to express concerns and our opposition to the proposed "Vesper" project for Provo canyon.

We are opposed to the project for the following reasons:

- 1, Traffic: Traffic in and around Orem and Provo is already at maximum capacity. Adding thousands of cars to attend a 20,000-seat concert event will be a dangerous traffic nightmare.
2. Water: The state is in a record drought. Adding more restaurants, hotels, and other amenities will only make the drought worse.
3. Noise and light pollution: Concerts are loud and with their accompanying light effects will destroy the peace and serenity people go to the canyon to enjoy. It will also damage the wildlife that make Provo Canyon their home.
4. Construction noise and pollution: Loud and diesel exhaust spewing trucks, excavators, etc... traveling in and out of the canyon will also disturb wildlife and surrounding residents.
5. Utah already has plenty of venues for people to enjoy concerts and other events. Utah doesn't need anymore, especially in Provo canyon.
6. This project will only financially benefit the Osmond's, their developer friends, and others financially well off enough to spend the hundreds of dollars it will cost to attend concerts, stay at the hotels, and eat at the restaurants that will be part of this project.

Please do not approve this project. It does much more harm than good. If the Osmonds care so much about the unsightly gravel pit at the mouth of the canyon, they can always donate their millions towards restore to its original condition.

Thank you,

Troy Mattsson

Brianne Stiteler | June 18, 2026

Petition against Vesper Amphitheater

To all who are involved in the decision making of this proposal,

The proposed Vesper Amphitheater development project (which would include a 20 K seating amphitheater, hotels, shops, bridge, parking lots, etc.) is a huge threat to this canyon sanctuary and to the way of life for so many of us that love and spend time in this canyon – and to our children and grandchildren.

Ironically, this project is being framed as a ‘restoration’ project, with words like ‘preserve’, ‘conservation’, ‘stewardship’ being mentioned. In reality, it is nothing more than

"exploitation" of the natural beauty of Provo Canyon for the sake of massive development and profit. It will also inevitably open the door to further development in the canyon.

This project is also being framed as a choice between a gravel pit and the amphitheater. This is a false narrative. In reality, the gravel pit is 24 acres, but the proposed footprint of the development is roughly 110 acres. The additional acreage is public land that the developer would need to acquire. Additionally, you pass the entrance to the gravel pit in a matter of seconds on the way up the canyon and it is barely visible from the road, due to the dirt embankments. The gravel pit 'eyesore' narrative is simply not reality – the 'eyesore' would be the concrete jungle Vesper wants to erect.

Vesper ownership (Spencer Shumway) and David Osmond are the same duo that tried to push Splash Summit Water Park to the base of Slate Canyon in Provo. This is simply a different venture, a different narrative and a different canyon that would be ruined if this is allowed to go through, all for the sake of profit.

Aside from dramatically altering the canyon and way of life for those using it, there are significant challenges this project would bring – Environmental impact on the land, river, air and noise pollution, Wildlife habitat encroachment and safety, HUGE traffic congestion and danger (including blind curves at the venue and downstream bottleneck at the mouth of the canyon), recreation access, cost to taxpayers, etc.

Provo Canyon is simply the wrong place for this project.

There are potential solutions to this situation. Provo City could purchase the gravel pit and either return it to its natural state or turn it into another beautiful park for people to enjoy.

We urge Provo City Planning Commission and Provo City Council to say "NO" to this project. There are many venues in Utah, but there is only one Provo Canyon. Once gone – it's gone forever. We have a moral obligation to preserve and protect this canyon sanctuary for ourselves and for future generations.

Leilani Kitz | June 17, 2026

Concerns about Vesper Ampitheater

Dear Provo city Council and Planning Commission,

I'd like to express my concerns about the Vesper Amphitheater project.

I understand the desire to bring economic value and events to Provo to benefit our community. However, building an amphitheater and parking for 20,000 people, even 8,000 to the mouth of the Provo Canyon Fire 120 events per year without the proper infrastructure

to manage the traffic is deeply concerning.

I can also see the value in wanting to develop the area they mentioned if it is a gravel-mining site. But seems it would make more sense to build a park or something that does not attract tens of thousands of vehicles to an already traffic constrained area.

I do not think the developer's plan to moderate traffic by increasing the parking fees to late comers will effectively lower the amount of traffic. It will still be gridlock when everyone leaves the event and you're trying to come home through the Canyon.

Additionally, the canyon already has inherent driver safety risks, and increasing traffic would amplify that.

Opening the door to this type of project could create bigger traffic problems that are difficult to undo, especially when the state of Utah is already struggling with traffic gridlock, in multiple areas.

Thank you for the opportunity to express my views as a concerned Provo citizen.

Leilani Kitz
Provo, UT

Sofia Savinova | June 17, 2026

Please save Provo Canyon!

Dear Provo city and planning commission,

I would like to let you know that my family is completely against the proposed Vesper Amphitheater development in Provo canyon. We moved here four years ago specifically for access to nature and we want it to stay in its original state.

We spend our weekends hiking and hanging out with our toddler in the parks of Provo canyon. I'm sure that building a massive amphitheater, hotels and shops will introduce a lot of problems with traffic, noise and light pollution. It will make the canyon unusable for regular recreation and will ruin the environment for wild life and for families who just want to have a peaceful place to go.

Please do not sacrifice Provo canyon for commercial development.

Thank you,
Sofia Savinova
Lehi UT

Adam Santiago | June 17, 2026

Vesper Amphitheater is a Disgrace to Utah

With all the open land and opportunity in the valley, what's the need to dig up the mountain? It is so selfish to say it's for the economy and for Provo. Please don't let these bullish entrepreneurs ruin our beautiful land and Utah for generations to come. Life is not all about money and it feels like Provo only cares about money and not actually about the people and their experience. Please, for the love of God don't let this go in.

Jennifer Barton | June 17, 2026

Vesper

To Whom it May Concern,

Please do not rezone to allow this development to be built. It needs to be in a different place. We need to preserve our foothills and canyons and have conservative and well thought out development or no development at all! There are so many reasons to object to vesper - noise pollution, water conservation, traffic congestion to name a few. How can our skinny canyon road entrance even support this? It is already poorly planned and inefficient. There are many places along Provo Canyon where accidents and death happen on a regular basis. Also, people regularly speed down the canyon and there is very little law enforcement presence. Utah is constantly being pressed to allow development in the name of "progress" when it is actually just going to destroy so much of what is good here. Please do not rezone and represent and listen to the people of Utah County!

Jennifer Barton

Brad Sanderson | June 17, 2026

Proposed Provo Canyon Vesper Amphitheater Project

As long as the organizers of the Provo Canyon/Vesper Amphitheater Project can address traffic lighting, landscaping, environmental and other design concerns/criteria, via zoning and Development Agreement, this will be a good repurposing of the previous gravel pit which has been a blighted eyesore for the canyon for years.

If done well, this will be an iconic venue for not only Provo City, but for the State of Utah as well,

Summer Harper | June 24, 2026

Vesper amphitheater

Hello, I am a resident of orem right by the mouth of Provo canyon. I would like to put in my two scents concerning the vesper amphitheater.

The traffic up Provo canyon and 800 north is already quite bad and it would only worsen its sometimes it takes my 5 or more minutes to turn right from 1000 east onto 800 north and with the increasing traffic I'm afraid we'd see an increase in accidents as well.

I'm also not a fan of destroying nature as we love the hiking and running trails near where the amphitheater will be.

There's also already an amphitheater up at Sundance. Anyways, those are my concerns.

Thank you for considering them

-Summer

Linda Reynolds | June 24, 2026

No to vespers development.

We don't need a Marriott Center-sized amphitheater there. It's too big—if full capacity that's, potentially 12,000 cars descending into the area. Please no. We need elevated public parks like Orem (Hillcrest Park as an example).

Linda Reynolds

Grant Skabelund | June 24, 2026

Please use wisdom

Hello friends,

I believe the negatives heavily outweigh the positives per the proposed Vesper Amphitheater. The transportation impacts, the light pollution, and the disruption to wildlife would be significant.

I would love to attend the 6:00 pm meeting, but our service at the Slate Canyon Youth Center prevents me from doing so.

Thanks much, grant

Emily Jones | June 24, 2026

Vesper Ampitheater concerns

Hi!

I just wanted to take a minute to voice my concerns about the proposed Vesper Ampitheater project in Provo Canyon. I am a regular user of the Provo Canyon trail system, both paved and unpaved. I think the project would do irreparable damage to the integrity of the canyon and the usability for recreational users. Furthermore, I think the traffic that would inevitably be imposed by the Vesper Project would have terrible repercussions for Provo and Orem.

Please don't approve the rezoning for this project!

Thanks,

Emily Jones

Ingrid Sorensen | June 24, 2026

Vesper Amphitheater

I would like to register my opinion that I am IN FAVOR of the Vesper Amphitheater being built, as long as it complies with city regulations etc.

In Favor!

Thanks.

Ingrid Sorensen
Provo Resident

Jen Jorgenson | June 24, 2026

Canyon project

To whom it may concern:

This Provo Canyon project for a 20,000 person amphitheater plus restaurants and hotels, and other retail is a terrible idea. The roads/traffic on 800 N CANNOT support this kind of traffic. I live up the street from Will's Canyon stop on 800 N and 1560 E and it is already one of the most dangerous intersections in Orem. This project will undoubtedly make it worse. It's already a nightmare trying to get out of our subdivision between 4 PM and 7 PM and I know will make it worse. The infrastructure just isn't there to support a venue of this size and magnitude.

Thanks,

Jen Jorgensen
Orem, UT 84097

Golden Harper | June 24, 2026

Red Rocks - Vesper Comparison

Hi,

I recently moved here from living less than 10 minutes from Red Rocks Amphitheater, which we loved!

Some comparisons with Vesper should be considered. Red Rocks is much less than half the capacity at 9600 people, and not near any busy roads or residential areas. It has 4 separate entrances roads of about a mile to mile and a half long that people park along in addition to the various parking lots. It still take 2 hours to clear out of there.

Parking and roads for this project are unbelievably unrealistic.

-G

Jocelyn Wikle | June 24, 2026

I oppose zoning changes for Vesper Ampitheater at this time

Dear Provo City Planning Commission,

I am a local who lives about two miles from the Canyon. I respectfully ask you to DELAY ZONING CHANGES for the Vesper Ampitheater project in Provo Canyon. No impact analyses have been done at this point, and it is premature to move forward with changes to Provo Canyon's zoning prior to understanding the full ramifications of the huge development they propose. This is not some small ordinary development. The scale of this is huge. It would be bigger than the Delta Center, bigger than any other outdoor ampitheater in the country, and require more parking than the SLC airport. Changing zoning to accommodate something of this scale without study is unwise. I ask you to pause this decision until studies have been done and there is good information about the project and its impacts.

Provo Canyon is the wrong place for this entertainment venue. Provo canyon is special. This large commercial development with entertainment, hotels, and shops does not align with Provo's own vision for the long-term preservation and limited development of Provo Canyon (see Provo City Hillsides and Canyons Plan). Zoning should not be changed to

accommodate a project so out of alignment with what citizens want and what Provo City has promised in its plan.

The site with only one point of egress onto a roadway that already backs up regularly will be a continual traffic nightmare. The current traffic impact of the gravel pit is orders of magnitude smaller compared to the proposed entertainment/hotel/shopping project. Even as the project planners suggest they are working with UDOT on traffic solutions, altering the road to accommodate the venue's patrons will further negatively impact the noise, light, and land alterations to the canyon and will likely be paid for by taxpayers. Provo doesn't need more traffic.

Family recreation at the parks near the site will be disrupted by the proposed venue. I spend a lot of time with my family in the canyon, and I am not the only one. I know how many people in our community find refuge in the canyon, exercise in the canyon, picnic in the canyon, and camp in the canyon. Provo Canyon is one of Provo's most important assets and stewardships. If a huge commercial project were build in the canyon, how would your family get to Timpanogos park or other recreation sites with all the traffic? Once you are there, how enjoyable would it be with all the sound and light altering the environment?

Please delay zoning changes.

Sincerely,

Jocelyn Wikle

Amber Andrews | June 24, 2026

Vesper amphitheater comment

As a nearby mouth of the canyon resident and avid canyon path/ mountain trail runner in Provo Canyon, this amphitheater brings up a lot of red flags. As beautiful as it would be to have a nice looking structure in the gravel pit, as well as some fun entertainment, the worries of traffic related problems so close to the already backed up mouth, the amount of extra land it would take to fit parking for a structure that big, and the problems of noise & wildlife disturbance are much bigger. The gravel pit truly does not give off an “ugly” appearance as now it’s a practically already grown over and blending right back into the backdrop of the mountainside, and the BST that runs directly above the proposed site would definitely be affected. All these are concerns to take seriously, and this seems to be much more of a land and future money grab than an actual goal to bring Utah County some simple entertainment in the canyon. Please DO NOT approve having g an amphitheater there, if not for the traffic issues it’ll cause alone. Thank you for sticking up for the residents

who actually live here and use these mountains daily.

-Amber Andrews

Ryan Taylor | June 24, 2026

Opposition to the Vesper Rezoning Request

Dear Members of the Provo City Planning Commission,

I am writing to urge you to deny the requested rezoning for the Vesper project at the mouth of Provo Canyon.

My family regularly uses Provo Canyon for hiking, biking, swimming, and simply enjoying the outdoors. One of the things that makes the canyon special is that it feels like a natural escape just minutes from the city. It is one of the defining features of our community and a place where countless families create memories year after year.

My concern is not simply about the amphitheater itself. It is about changing the character of the entrance to Provo Canyon before we fully understand the consequences. Once commercial zoning is granted, the decision cannot easily be undone. Traffic congestion, noise, lighting, and impacts on recreation and wildlife deserve thorough study before any rezoning occurs, not afterward.

I appreciate that the developers have expressed a willingness to conduct additional studies and consider environmental concerns. However, I do not believe the city should approve a major zoning change based on promises that future studies will show the project is appropriate. Those studies should be completed first, and the public should have an opportunity to review them before any irreversible land-use decisions are made.

The mouth of Provo Canyon is a unique place. It should be protected with extraordinary care. I respectfully ask the Planning Commission to preserve the existing zoning and require the necessary environmental, traffic, and geotechnical analyses before considering any proposal of this scale.

Thank you for your service and for your careful consideration of this matter.

Sincerely,

Ryan Taylor
Provo

Emily Taylor | June 24, 2026

Vesper Theatre

Dear Provo City Council members,

As a Provo citizen, living near the mouth of Provo Canyon, I am concerned about the proposal for the Vesper amphitheater.

Given the large scope of the plan, I would like to see the city take it's time rather than pushing forward with a project that could divide our community and set in motion development in the north end of Provo that is irreversible.

I respectfully request that the City Council take its time in evaluating these options just like it has with the data centers. There are deep environmental impacts with these types of development, which favor Provo residents and people from outside our city who have financial means, rather than many of our own citizens who use the Canyon for peace and recreation in large numbers without any financial burden for enjoyment and use.

I know there is pressure to bring tax revenue into the city, but we must not solely consider this immediate need for revenue when the lasting benefits of keeping the Canyon pristine and available for all residents remains uncertain and at stake.

Thank you for considering my thoughts in regards to the Vesper amphitheater.

Kind regards,

Emily Taylor

Mary Bingham Lee | June 24, 2026

Vesper

Please do not build a 20,000 seat amphitheater, a 75 room hotel, 5villas, restaurant, and shops in Provo Canyon. This will destroy the experience, well being, and integrity of the canyon and the surrounding neighborhoods.

I was exiting Provo Canyon Sunday afternoon and the traffic was terrible. I can't imagine the exit of 20k people after an event funneling out of the canyon after an event, even with some changes in the roads. The canyon has limitations. No road will ease the trama of that many people.

I can't imagine an event in the canyon and a BYU game on the same day. As a resident of Edgemont, the traffic congestion at either end of Canyon Road would trap us in our neighborhoods.

Finally, this is not a conservation project. It is development in an inadequate location. The ramifications of this project will harm the canyon even as it may improve a gravel pit. Please either reduce the size of the project or relocate the venue to a more appropriate setting. There is no reason to spoil our canyon with this endeavor.

Thank you

Mary Bingham Lee

Eric Newren | June 24, 2026

Vesper Amphitheater

Dear Provo city commissioners.

I'm writing today to voice my opposition to the proposed Vesper Amphitheater in Provo canyon. As someone who lives close and uses the canyon multiple times a week for recreation activities and driving to Heber I feel this project is too large for the area being proposed and will negatively impact the area.

My main concerns are size and traffic impact. Rezoning this area to allow for hotel and shopping makes this an area that will see increased traffic throughout the day, not just during an event. Additionally the size will require more open space that will negatively affect other users. The Provo gun club being one, hikers and cyclist using the trails and roads above are others.

Traffic impacts will negatively affect both Orem and Provo residents who use 800 N and University. The mouth of the canyon is too narrow to accommodate more lanes and once out of the canyon neither road is sufficient to move the amount of traffic that a 20,000+ amphitheater would have. Additionally any new reconstruction of roadways would fall on tax payers to cover.

Another note on traffic impacts. For a number of years I volunteered with the Utah County Sheriff's Search & Rescue team. The amount of rescue calls that happen up Provo canyon get higher and higher every year. Volunteers don't have lights and sirens, getting stuck in extra daily traffic at the mouth of the canyon will have a deprimental impact on response times and how we help critically injured people.

I know I could make more points against this project but I hope these will help you see the other side and weigh more options and call for more studies to be done on the impacts such a large project would bring to this small area of Provo canyon.

Thank you.

Eric Newren

Nicole Lefebvre | June 24, 2026

Vesper planning and zone change

We are against Vesper Amphitheater in its current presentation and location!!

We have lived at the mouth of Provo Canyon for 22 years. We are right up the road from Will's Canyon Stop and have seen a multitude of changes over the years to this area. Some amazingly done, some poorly planned, and some that are just confusing.

We've gone to many planning meetings and I feel that the community has been listened to overall and dealt with respectfully even if we have disagreed.

This new venture for Vesper Amphitheater and the way it was rolled out and aggressively pushed publicly before letting anybody know what was going on has me very confused. I understand being 50 ft away from the Provo/Orem boundary has kept us out of the loop of what is going on in Provo but it affects Orem in scope more than it does Provo proper.

Orem will take the full brunt of the traffic and will be pushed beyond capacity any time there is an event. We as a neighborhood have gone to the city and state to question the roads and lights on Highway 89 and have been told for 15 plus years that we can't do anything to stop or change the current structure even though the current setup is dangerous and many accidents have happened here. It was explained to us that lights and any other intervention were not in the budget... but seems that they're willing to make those changes not to save lives but to help out a developer at taxpayer expense or to suddenly find the money .

Even that large change is secondary to the damage that will be done to something that has stood for a million years and is one of the crown jewels of the Provo Orem area. It seems crazy to me that somebody can own a small portion of the canyon and acquire a larger portion and make decisions that affect absolutely everybody else negatively.

Concerning the Gravel Pit, the only reason it is visible was because a drone was used to take photos you otherwise can't even see it from driving up the canyon. It's turned into a false arguable point to people who are not familiar with this area and claim flippantly that anything's better than a gravel pit.

Please do not change the zoning. Please do not build this monstrosity of an Amphitheater in this location . Please do not ruin the natural and amazing beauty of Provo Canyon. Once it's done it cannot be undone and would be such a travesty on many levels.

Nicole Lefebvre
Orem UT 84097

Amber Smith-Johnson | June 24, 2026
Vesper Amphitheater

Provo Planning Commission:

I would like to voice my deep concern over the proposed Vesper Amphitheater. As someone who runs, walks, and bikes the Provo River Trail, enjoys South Fork, Timpanogos, Bridal Veil, Canyon Glen, and other parks and trails in the canyon, who is connected to the flyfishing, mountain bike, hiking, and skiing communities and cares deeply about the preservation of the canyon, I cannot support this project.

The canyon is already under burden from traffic that gets worse year over year and this project proposes to add thousands of cars to a canyon that gets busier and more unsafe each summer. I've witnessed too many crashes to name during my time in the canyon and the mouth of the canyon is a particular concern. Just this past Sunday, our car was nearly rear-ended as traffic was backed up for nearly a mile up-canyon and everyone had to stop abruptly. I don't think the canyon can support a project of this scale with the additional traffic it will bring.

This isn't even to mention the additional impacts. The noise and light pollution will be incredibly disruptive to the native fish, birds, insects, and wildlife. I feel it's ecologically irresponsible to place an amphitheater in the middle of a canyon that should be preserved and kept as wild as possible.

I agree that the gravel pit is also unsightly and a scar on our beautiful canyon--but this amphitheater project is not the answer. I wonder if the project is even sustainable from a business perspective, as there are already scores of music and theater venues within minutes of this proposed amphitheater: BYU's myriad offerings, UVU's Noorda Center, the Ruth in Pleasant Grove, and even Sundance Mountain Resort's amphitheater, which is just a few more miles up canyon from this proposed project. So, would we just end up with yet another defunct project sitting in the canyon to replace a currently-defunct gravel pit?

Please resist this development; the people of Utah County do not want it.

Amber

Amy Hackworth | June 24, 2026

Concerns about Vespers

Dear Planning Commission,

I'm concerned about the impact of the proposed Vespers venue on the usability of Provo Canyon for its many current uses, most of which are free to the public. The traffic congestion alone on Vesper's concert nights will keep so many people away from the canyon, limiting public access and enjoyment. Please consider the impact such a large development would have on our beloved canyon and how we can best preserve it for all to enjoy.

Thank you for your service to our city.

Best regards,

Amy Hackworth

Cardell Jacobson | June 24, 2026

amphitheatre in the canyon

Many of us would love a venue for more public events. And we support the arts. But we believe this is the wrong venue.

Cost of Water---100 million.

Cost of effluent sewage?

Average daily Traffic according to Google is 17,000 to 23,000 cars, with considerable variation depending on time of Day or Evening, or Night. And season!, especially fall when colors are vibrant.

Having lived in the canyon for 35 years, I have seen some weekends traffic backed up 2 ½ miles, simply because of the intersection at the mouth of the canyon.

I suspect events at the venue would not be in the heat of the day, but rather during the pleasant evening times when rush traffic is high.

Yes, UDOT can remedy some issues. But traffic has doubled and re-doubled in the canyon 35 years that I have lived in the canyon.

Vespers wants to add 20,000 more people, but they count on only 7000 parking spaces. That would include employee parking of 1600 people during large events, and would include hotel and retail shop parking. 7000 is a serious underestimate. With employees that would be about 4 persons per car for events. NOT LIKELY to happen.

Parking will likely be on the highway and across the highway in the Timpview Park with people crossing the highway.

Either way tremendous congestion. Egress from events will be a nightmare. Congestion in Orem 8th north and other city streets is already congested.

My most serious concern is fire in the canyon. How will they get all the regular 20,000 cars plus the crowd at the venue out of the canyon in the event of another wildfire such as we have had in the past!

Yes, please get rid of the un-used, so-called gravel pit, but this is not the proper Venue for an amphitheater.

Provo City should condemn the land, get a proper assessment of the value, not one done behind closed doors, and make a reasonable sized park in the venue.

Brita Harper | June 24, 2026

Vesper Amphitheatre

I am opposed to the building of this amphitheater.

I recently moved to Utah from Golden, Colorado and lived within 5 miles of Red Rocks Amphitheater so I have attended concerts there as well as other events. I endured the traffic caused and benefited from the many trails there and the amphitheater itself. I loved Red Rocks Amphitheater and was initially optimistic hearing this new amphitheater would be even closer to my new home than Red Rocks was to my home in Golden.

Then I learned the size of this new theater would be over 20,000 seats. Red Rocks holds less than 10,000. This is a very large venue and would require a lot of parking and cause a lot of traffic.

Red Rocks is located where cars can exit either north or south of the venue. Both ways easily taking them back towards Denver. So even if you were forced to exit the direction option of where you wanted to head it would only take you a few miles out of your way. Provo canyon does not have that option. The majority of people will be going all in the same direction, south/west to Orem or Provo to then go to Utah or Salt Lake Counties. The traffic at the convergence of the canyon can already be very busy and get backed up the canyon (past the point where the amphitheater would sit). The canyon would probably need to be shutdown at the end of events to allow traffic to flow out. Another option would be creating a new road directly to University Ave. This would cause more major construction and changes to the mouth of the canyon that are not being discussed with this project.

As someone who lives within 2 miles this will significantly affect traffic getting in and out of my neighborhood. I would really like to see how traffic will be mitigated.

Living this close I also want to know how parking will be addressed. People would park all around within two miles of Red Rocks and walk up to the amphitheater. This would make our neighborhood easily within the areas people would park to go to this amphitheater and with the Provo River Trail it's a very easy walk.

I don't think there is anyway to satisfy these concerns over traffic and parking. In order to have parking for 20,000 cars the low estimate I can find is 133 acres and this project is estimated to have 40 acres including the amphitheater. So even if you have only have that many spots it wouldn't be enough.

Red Rocks amphitheater has around 7,500 parking spots for 9,592 seats. For most concerts there are people parking on the streets and outside of the main venue parking. Having cars parked up and down the side of Provo canyon seems very dangerous.

This area seems much more suited to something less than 5,000 seats.

As an a trail runner and user of the canyon I also oppose this due to the effect of the current trails and canyon area. I have seen how these projects destroy the surrounding areas as trucks and equipment are brought in. Larger areas than the actual building sites have to be clear and used as staging sites. Trees and greenery are all destroyed and then are not restored or beautified.

Thank you,

Brita Harper

Orem resident at the mouth of Provo Canyon

Sharon Hiatt | June 24, 2026

Vesper

Just no.

It's commercial, brings in additional traffic into an already congested area, and opens up a can of worms inviting further development of Provo Canyon.

It doesn't look natural or part of the canyon landscape.

Don't bring Branson or Las Vegas to Provo Canyon.

Sharon J Hiatt

Colleen Walker | June 24, 2026

Proposed rezoning and Vesper development

To whom it may concern

I'm writing to you regarding the proposed Vesper Development. My name is Colleen Walker. I am an Orem resident living very close to the mouth of Provo Canyon.

I'm writing to say something I know you've heard many times. The Vesper theater is a good idea but this is absolutely the WRONG location. And you know all the reasons why:

- Utterly insufficient transportation infrastructure. The current roads cannot handle anywhere near this amount of additional traffic. You will need new roads and an interchange which i imagine you will not pay for. We the taxpayers will.
- Light and noise pollution for wildlife, canyon users AND all residents near the mouth of the canyon.
- Irreversible disruption of wildlife habitats and corridors.
- NO environmental, wildlife or traffic impact studies have been done.
- Setting a precedent by rezoning public wild lands for commercial use.

Changing the zoning for those 76 acres from Agricultural/Open Space to Commercial/Retail will radically change the nature of the canyon itself as well as the nature of its users. This, I think, is your goal. You don't want the families who recreate there now for FREE. You want the wealthy who will come from afar to pay \$\$\$ to shop, dine, stay and play...in our canyon. You will be pushing out the regular, nature loving citizens, to make room for wealthy special interest. We see you all working so hard to make sure everyone is looking at the hand holding the "Vesper Theater" sign with David and Donny and their sparkling teeth. It's so easy to get behind "theater." It sounds sophisticated, noble. You can make everyone feel good about bringing them more "culture." But that's not really the rub. You want us staring at that hand, not the hands holding the signs behind the developers backs This isn't really a "theater." It is a luxury dining, shopping, hospitality and entertainment COMPLEX.

There it is. It's easy to sell the idea of the theater...but NO ONE wants another Riverwoods or Provo Town Center in the canyon. NO ONE. And Vesper is absolutely certain this is going through. You, the Osmonds and the developers are all pushing so hard and fast to ram this through without proper consideration, study or input from residents. Vesper is currently claiming they have a 94% approval rate on this project from residents but when

confronted and asked where that number came from they can't tell you. That's because it's a lie. Social media is telling a VERY different story. Are there supporters? Yes, some. But there are thousands who oppose this development.

If you are so confident this is in fact a good thing for Provo, then I challenge you to prove it. Make Vesper pay for the necessary studies. Get the results, give them to residents and let them vote. This is far too big an issue to let slip past the citizens and residents. I wonder if Stuart Adams is regretting anything about how he handled the Data center right now?

Our wild spaces are at the very core of our identity as Utahns. People around the world don't think 'hey, we should go to Utah to see that theater!' No, they know us for Bryce Canyon, Arches, Zions, Mt. Timpanogos, Canyonlands, Antelope Island, Bonneville Salt Flats, Goblin Valley, etc. These incredible natural wonders of ours are perfect. They don't need a Cheesecake Factory, Lulu Lemon, Walgreens OR Starbucks. This isn't tearing down a Burger King to put in a credit union. This is a direct assault on our identity and the peace of our corner of the valley. Please do not betray the trust the residents put in you. Listen to them!

Sincerely,

Colleen Walker

Blaine Johnson | June 24, 2026

Vesper amphitheater: keep commercial development out of Provo Canyon

Hello,

My name is Blaine Johnson. I am a life-long resident of Utah County and I have lived in Provo for 5 years. I am writing to urge the Provo Planning Commission to not approve zoning changes to allow the Vesper Amphitheater project.

Provo Canyon is a sanctuary of public, non-commercial recreation space. Commercial development for concerts and shopping would fundamentally change the character of the canyon. There is also the risk that traffic to concerts would make visiting the public recreation spaces farther up the canyon more difficult and less appealing.

Please keep commercial development out of Provo Canyon.

Thank you,

Blaine Johnson

Jennifer Barton | June 24, 2026

A BIG NO to the Vesper development in Provo Canyon

To Whom it may concern,

I have lived in Provo my entire life and have a wide group of friends and relatives in Provo who are both Democrats and Republicans and I haven't spoken to anyone who is in favor of this project. The vast majority of people want to preserve our canyons for future generations. The proposed development is not a "restoration" project. It is a big noisy development that will make money for a few people. It will adversely affect the canyon in so many ways - noise and light pollution, traffic congestion, degradation of the landscape and animal habitats to name a few. It is simply in the wrong place. The gravel pit excuse reminds me of when a part owner of Rock Canyon wanted to mine the front of the canyon. Thankfully, Provo City solved that problem and today we have a beautiful park and conservation easement there. People want to live in a place where development is smart and our lands and open spaces are preserved. Stopping this Development will make Provo and Orem even more desirable places to live!

Jennifer Barton

Tonia and Curt Doussett | June 24, 2026

NO VESPER DEVELOPMENT

DO NOT RUIN PROVO CANYON!!! Let it stay wild as it is for generations to enjoy. Protect it from further development. If the gravel pit is such an eyesore then turn it into a public park for the

people to access and enjoy. Restore as much of the green space around it as possible.

This Vesper development is simply too big and in the wrong location. I live near the mouth of provo canyon and we DO NOT NEED MORE TRAFFIC<, CONGESTION OR CONSTRUCTION!!!!

Sincerely,

Tonia and Curt Doussett

Satchel Morgan | June 24, 2026

Vesper Amphitheater Public Comment

Hello,

My name is Satchel Morgan and I am a resident of Provo. I frequently spend time in the beautiful Provo Canyon and I always want the canyon to be open to everyone. By adding a vast concert venue near the mouth of the canyon, it will effectively close the canyon every time there is a concert. No one will be able to get in or out without sitting in hours of traffic. Those who commute to and from Heber for a living will now have to plan for an unpredictable amount of traffic, and may often be stuck on their way to or from home. There will be discussions to widen the road yet again, further destroying the beautiful environment around it.

The canyon will no longer be for Provo residents like me but those from out of town who can afford the concerts. Because I barely make any money right now, I will not be going to the concerts and the venue will provide no benefit to me. Please do not rezone this land for shopping and entertainment. Utah valley has enough shopping and entertainment as it is. No one is underserved by Utah valley's vast and long shopping and entertainment districts. I want to be able to always go up the canyon when I want, or park at the mouth of the canyon and go on a walk or bike ride, instead of the canyon turning into an inaccessible traffic nightmare that no local goes near again.

Thank you,

Satchel Morgan

Jackson Wilcox | June 24, 2026

No Amphitheatre in Provo Canyon

Provo Canyon is a beautiful canyon to drive through. Things like stoplights and traffic jams have no place there and that is exactly what a 20,000 seat amphitheater would do to it. Please make the right decision and move the plans to somewhere else.

Kim Sandoval | June 24, 2026

Zoning Changes in Provo Canyon

Dear Planning Commission,

I respectfully ask you to deny a zoning change for the proposed Vesper Amphitheater. Provo Canyon is special and unique. and the mouth of the canyon is its gateway; I strongly believe it is our duty as citizens to be stewards of this beautiful feature in our city and county and not allow developers to destroy our natural resources. I'm very concerned that this decision might be made without even studying the myriad impacts a development like this would

have.

Please consider the desires of Provoans and Oremites, and others across the state, and deny the zoning changes. Let 's keep Provo Canyon the natural wonder it is for all to enjoy.

Thank you,

Kim Sandoval
Provo Resident

Malinda Gonzalez | June 24, 2026

Vesper Amphitheater

I am writing in opposition to the Vesper Amphitheater proposal. I could imagine a smaller venue being appropriate for that area, but the proposed size of the Vesper Amphitheater is much too large. It would negatively impact the area's wildlife, and cause a lot of traffic issues for the canyon, which already has traffic issues.

Sincerely,

Malinda Gonzalez
Provo, UT

Celeste Hansen | June 24, 2026

Vesper Amphitheater

Public Hearings Team,

This presentation is a collection of thoughts from members of the community. Many who will refer to these slides during their 2 minute comment window this evening. I was hoping to present these slides in tandem, but received feedback that the public does not have the opportunity to project on the screens. Please consider these carefully thought out slides in the planning commission's important decision this evening.

Thank you so much for your time and consideration. Please let me know if you have any questions.

Sincerely a stay-at-home mom temporarily coming out of retirement, :)

Celeste Hansen



Provo Canyon - A Way of Life

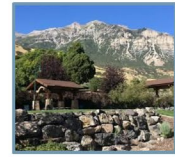
Provo City residents love Provo Canyon! They want to continue to enjoy it the way it is - free from development



48% visit daily, weekly, monthly



Visitors typically stay 1-4 hours



Over 100,000 annual visitors at Timpanogos Park

Residents Don't Want Development in Provo Canyon

"2023 Provo Hillside and Canyons Plan" (+ 1,000 survey)

91%	Visited Provo in the past year
64%	Prioritize preservation of wildlife habitat
#1	Provo's Most visited natural feature

"According to a survey... Overall, residents would like to see the hillsides and canyons preserved as they are, with minimal additional development beyond improvements to basic amenities"

(Pg 9 'Provo Hillside and Canyons Plan')

The Vesper Gravel Pit Narrative



Gravel Pit vs. Amphitheater:

- 74.5 Acre of Public Land
- 24.1 Acre of Gravel Pit
- 100.7 Acre footprint

Not just an Amphitheater:

- SC3 zoned shopping complex
 - o Hotels
 - o Shops
 - o Restaurants

Backwards Approval Process

Reversing the order is the easiest way to lock in a rezoning before the public can hold anyone to a standard that doesn't exist yet.

Requested



Current:



What Has Not Yet Been Studied?

Traffic & Safety - Up to 10,000 cars per event - Emergency Access	Water & Air - Sediment runoff into the Provo River - Water Aquifer - Air pollution	Land & Wildlife - Disrupted ecosystem, long-term slope creep	Noise - Concert & traffic noise amplified through canyon - Respect City Noise Ordinance	Light - Disrupts nocturnal wildlife & dark-sky conditions
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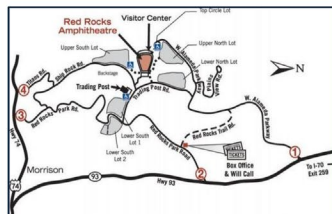
Due Diligence for the Environment:

Provo Hillside and Canyons Plan identified the area of the proposed Vesper development site as having a "high level of ecological constraint" and having "hazards for development"

Traffic Case Study: Red Rocks Amphitheater

Key Factors

- 9,525 Maximum Seating
- 4 Different Parking Lots
- 4 Main Access Points
- 2 Large Hwys
- Started in 1941
- Guests told to arrive 2 hrs early



Vesper proposes a venue that would rival or exceed the Red Rocks, however, the proposed site lacks the traffic infrastructure.

Traffic Nightmare: One Road in and Out



8,000 parking spots

Traffic will impact neighboring cities Orem and Heber

0

UDOT or Provo City traffic studies completed to date

20-25,000 people

5-8,000 people per typical event — still a major surge

225 ft / 335 ft

stopping distance at 55 mph for a car / semi, near a blind curve

Traffic Hours:

Modeled on Red Rocks Amphitheater (CO, ~9,000 capacity, booked nearly every night):

5:00 – 7:00 PM 9:00 – 11:00 PM

Gridlock on University Ave, 800 N, Center St

Natural Disasters - Wildfire and Earthquake Risk



Extremely High Wildfire Risk

Provo's 2023 Hillside and Canyons Plan designates this site an "extremely high-risk" wildland-urban interface (WUI) zone.



Active Fault Line

A faultline and surface fault rupture zone runs directly through the proposed site.



No Evacuation Plan

How do you evacuate 25,000 people from a single-exit canyon during a wildfire or quake? The questions remain unanswered.

This could affect resident home and fire insurance

"The fire marshal confirms, we have no official documents associated with the Vesper amphitheater project. We did advise them verbally that the project (if approved) would be in a high-risk WUI zone."

— Koby Hubbs, Provo Fire Marshal Battalion Chief

"The proposed Vesper development site is simply too dangerous to build on, given the natural disasters that may occur"



Defining Successful Studies

Good safeguards should be transparent, measurable and enforceable

What are the goals?

When/where/why the study began?

What resources the studies?

What data/studies completed?

What happens if study identifies major impact?

05

The Vesper Precedent - Domino Effect

This Decision Extends Beyond This One Project

Approve Vesper



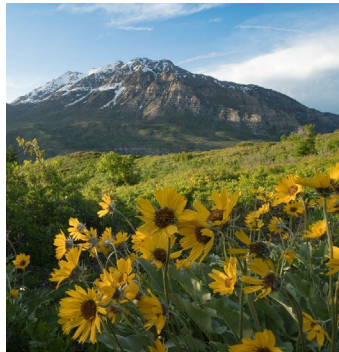
Future
Development
Applications



Pressure for Similar
Treatment

Downstream effect:

- Approval establishes expectations for future applicants.
- Future property owners may point to prior approvals as precedent.



If the data supports this project, it will still support it after the studies are done. The only reason to vote before the studies is if you don't want the public to see them

We Respectfully Request a Continuance:

- ✓ Complete traffic analysis
- ✓ Complete wildfire and evacuation studies
- ✓ Complete environmental impact studies
- ✓ Allow public review of findings

Wildlife - Those Who Have No Vote Here

Elk, mule deer, mountain lion, black bear, moose, bighorn sheep, raptors, and migratory birds all rely on this canyon as habitat and migration corridor.

64%

of Provo residents prioritize preserving wildlife habitat in the canyon

What the Vesper complex would mean for wildlife:

- Light and noise barriers drive wildlife away — even nearby "open space" becomes biologically unusable
- Up to 10,000 cars per event sharply increase danger to wildlife and drivers alike
- Fence fragmentation and chronic disturbance break migration and habitat corridors

Wildlife provides part of the canyon experience for everyone else who visits. A complex this size doesn't share the canyon with them — it replaces them.

Cost to Taxpayers - Public Funding for Private Profit

Vesper says this is privately funded. The Development Agreement says otherwise.

"The City will consider and, where appropriate, support and administer public financing mechanisms to assist in financing the infrastructure and improvements required for the Project..."

Vesper Development Agreement, Section 9, "City Obligations"

"We are not asking the public to trust us without data."

Bryan Bayles, Vesper — same meeting

Multiple public financing mechanisms (PIDs, TIF, and MIDA-like structures) together, may do the following:

- Shift financial risk to future property owners
- Reduce city fiscal exposure while increasing public exposure
- Limit Provo City's long-term control over canyon land use decisions

05

What Exactly is Being Approved?

"This package is intended to give the City a clear and reviewable entitlement framework while avoiding overcommitment to design details that are still being informed by due diligence, engineering, and agency coordination" (Vesper Final Application)

What Vesper is Requesting:

- Approval to 'vest' an overall development framework
- Infrastructure and Design details to be determined later
- Flexibility for:
 - Building placement
 - Parking configuration
 - Open space layout
 - Access geometry

Questions for Decision Makers

? How can impacts be evaluated if major design details remain flexible?

? What happens if future studies require significant changes?

? How can future changes be in the hands of 1 person only (Development Services Director)?

** Any future changes should require Provo City Council and Planning Commission approval

Barb Elder | June 24, 2026

Vesper Amphitheater

I am opposed to the proposed Vesper Amphitheater because of its potential impact on traffic, noise, wildlife, water resources, recreation, public safety, dark skies, and the future

of Provo Canyon.

I live just off 800 North near Provo Canyon, and it is one of my favorite places to enjoy nature. I walk and ride my bike there regularly, and I value the peace, beauty, and open space it provides. I am concerned that an amphitheater of this size would change the character of the area and diminish the experience that so many residents cherish.

Orem already faces significant growth, traffic congestion, and development pressures. I do not believe we need additional commercial activity, restaurants, shopping, or increased noise in this area. Many residents feel that Orem is already overcrowded, and traffic is a daily challenge.

I respectfully ask you to reconsider this proposal and carefully weigh its long-term impact on the people who live here, pay taxes here, and care deeply about preserving the natural beauty and quality of life that make Orem such a special place.

Please consider the voices and concerns of Orem residents as you make this decision. May you be guided with wisdom as you determine what is best for our community and future generations.

Thank you,

A very concerned resident of Orem, Utah,

Barb Elder

David | June 24, 2026

Please leave the canyon natural only

If a venue is wanted. Put it south like Benjamin or Eureka.

Jennifer Babcock | June 24, 2026

Vesper rezoning comments

Hi, I'm writing to share my disagreement with rezoning for the Vesper project. I am most concerned about the traffic that would result in severe bottlenecks for that narrow and dangerous road, as well as the environmental pollution, sound and light pollution in an area that is much loved for what it currently is...a quiet and beautiful gateway for residents to make their way to downtown Provo from the canyon.

I am on the Provo City Arts Council and there has been a lot of talk about a Covey Center expansion. It would be amazing if the team who wants to develop the Vesper project, would

combine their efforts with the Covey Center, to find a location in downtown Provo where something like this could be realized. We don't need conflicting venues, we need one solid venue to draw Provo together in the center of Provo.

Thank you,
Jennifer Babcock

John Bingham | June 24, 2026

Vesper Comments

To the Provo Planning Commission:

I am writing to ask that the Commission not recommend approval of the proposed Vesper Amphitheater rezoning and General Plan amendment at this time.

I recognize that the existing gravel pit is not an ideal use at the mouth of Provo Canyon, and I appreciate the stated goals of reclamation, conservation easements, and trail connections. However, the current proposal is much larger than a reclamation project. It would rezone a major canyon gateway for an entertainment and hospitality development with up to 20,000 seats, thousands of parking spaces, hotel and commercial uses, and possible convention activity.

My primary concern is traffic and public access. Provo Canyon is already a constrained regional corridor and one of the city's most important recreation assets. A full-capacity event would concentrate thousands of vehicles into the canyon during the same evening hours when residents use the canyon for walking, biking, fishing, picnicking, and river recreation. The issue is not only inconvenience for concertgoers; it is the displacement of ordinary canyon users and the potential effect on emergency response, evacuation, and regional travel.

For that reason, I believe the studies must come before the rezoning, not after. Before any land-use entitlement is granted, the public should be able to review independent analyses of traffic, evacuation, wildfire response, geotechnical stability, hydrology, environmental impact, utilities, and public infrastructure costs. The city should also clearly disclose what public land is involved, what public improvements may be required, and who will pay for them.

If the project ultimately proves feasible, that conclusion should be demonstrated through evidence before the city changes the zoning. If it does not prove feasible, the city should not have already created broad commercial development rights at the mouth of Provo Canyon.

I respectfully ask the Planning Commission to recommend denial or continuance until the necessary studies, cost estimates, and binding land-use protections are completed and made available for public review.

Respectfully,

John Bingham

Jordan Sloan | June 24, 2026

Vesper amphitheater comment

Hello, my name is Jordan Sloan and I'm a resident of Utah County. I'm speaking in support of the Vesper Amphitheater project.

I believe this project has the potential to bring meaningful cultural, economic, and community benefits to Provo. A well-designed amphitheater can create opportunities for live performances, local events, tourism, and public gathering spaces that enrich the city for residents of all ages. Projects like this can help strengthen the local arts scene while also supporting nearby businesses and contributing to the vitality of the area as a whole without having an adverse effect on the natural areas adjacent to the proposed site.

I encourage everyone involved in this discussion to rely on accurate information and to evaluate the project based on verified facts, not rumors or misleading claims backed by nothing but AI generated images designed to instill fear in the public. Public debate is important, but it should be grounded in honesty, transparency, and respect for *everyone* in the community, not just the people that regard the gravel pit as some sort of natural treasure that needs to be preserved.

For these reasons, I support moving forward with the Vesper Amphitheater and hope decision-makers will consider the long-term value it can bring to Provo.

Thank you for your time and consideration.

Mary Lynn Cutler | June 24, 2026

Against the Vesper related zoning change

Please do not make this zoning change. Find another place for this mega development. The lower canyon cannot sustain the traffic conditions and the many other planned changes. Get this right. Show you favor nature and natural resources when considering sensitive areas that are shared by all.

"They paved paradise and put up a parking lot"... You can't get it back. So wasteful and sad. So cynical and selfish. Please don't!!!!

Respectfully,

Mary Lynn Cutler

A long-time Provo resident.

Marilyn Gerrard | June 24, 2026

Vesper Amphitheater

I just want to put out there that I do NOT want this to go through for many reasons.

Some of those being:

*The traffic. The canyon is already not handling the current traffic which is growing every day with all of the home building. It is already increasingly more dangerous. Don't clog the canyon even more than it already is.

* Bringing in so many people to the area will ruin the beauty and decrease the safety of the Campgrounds, parks and the path up to Vivian. We need to keep these well planned areas usable, enjoyable and safe for our children and grandchildren. Don't make them so crowded that they are not enjoyable anymore.

* This is a college town. Let's keep it a college town feel.

* How are the already overloaded freeways going to handle the traffic when it is game day and concert day.

* Bringing this many more people in for events will push the locals out of going out in their own town.

* I question why? We are NOT in need of this and neither is Utah.

Glenn Hart | June 24, 2026

Re: Vesper Amphitheater

Dear Provo City Council,

The developers of the Vesper Amphitheater need to know That Amphitheater is right below the Provo Shooting Sports Park which includes The Provo Gun Club (shotguns), the Provo City public shooting range, and the Provo City Police Dept. shooting range.

Under Utah law -- 47-3-202 you can't move in next to an established shooting range and complain about the noise. In the summertime those ranges are generally open until dusk! The police would do training after dark from time to time.

Regards,

Glenn Hart
Provo, UT 84604

47-3-202. When nuisance action permitted.

- (1) A state agency or political subdivision shall ensure that any of its rules or ordinances that define or prohibit a public nuisance exclude from the definition or prohibition any shooting range or public shooting range that was established, constructed, or operated prior to the implementation of the rule or ordinance regarding public nuisance unless that activity or operation substantially and adversely affects public health or safety.
- (2) A person who operates or uses a shooting range or a public shooting range in this state is not subject to civil liability or criminal prosecution for noise or noise pollution resulting from the operation or use of the range if:
 - (a) the range:
 - (i) was established, constructed, or operated prior to the implementation of any noise ordinances, rules, or regulations; and
 - (ii) does not substantially and adversely affect public health or safety; or
 - (b) the range:
 - (i) is in compliance with any noise control laws, ordinances, rules, or regulations that applied to the range or public shooting range and its operation at the time of establishment, construction, or initial operation of the range; and
 - (ii) does not substantially and adversely affect public health or safety.
- (3) For purposes of this section, noise generated by a shooting range or public shooting range that is operated in accordance with nationally recognized standards and operating practices is not a public health nuisance.
- (4) For any new subdivision development located in whole or in part within 1,000 feet of the boundary of any shooting range or public shooting range that was

established, constructed, or operated prior to the development of the subdivision, the owner of the development shall provide on any plat filed with the county recorder the following notice:

"Shooting Range Area

This property is located in the vicinity of an established shooting range or public shooting range. It can be anticipated that customary uses and activities at this shooting range or public shooting range will be conducted now and in the future. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience that may result from these uses and activities."

Tyson Henrie | June 24, 2026

Vesper Ampitheater Comment (positive)

Hello,

We live on Canyon Road and would love access to a venue like Vesper. I'm born and raised in Provo and it's cool to see these opportunities arise.

However, I oppose the size and the proposed shopping malls. A smaller venue creates a more intimate space that matches its natural surroundings.

The shopping mall does not fit. Riverwoods has had its struggles, and I can't imagine this would help anything.

Also, I've been on the trails committee for Khyv Peak and would love to see the developers support those efforts as it could be a cool base for riders/hikers to gather, perhaps with food trucks, coffee, or breakfast burritos :)

Food makes everyone happy.

Tyson Henrie
Founder | Head Coach

James Hall | June 24, 2026

Vesper support

Hello planning commission.

I want to voice support for the vesper amphitheater project, under the constraint that it can be done without major negative environmental impact.

I think the venue would be a boon to Provo and surrounding communities. I do worry about environmental impact though, so please use any levers in zoning policy to protect the surroundings.

Thanks!

-James Hall

Judy Hunsaker | June 24, 2026

Vesper

There should not be a zoning change to allow a large amphitheater in this area. It should be kept bare or at most made into a park. We should be preserving the resources and quiet.

Thank you

Judy Hunsaker

Lehi, Ut

Karin Briggs | June 24, 2026

Re: June 24, 2026 Planning Commission Meeting; Agenda Items 2-4; 6622 N. Hwy 189

Thank you. Below is the statement I was planning to make at the public hearing if you could please circulate that to the commissioners. Thank you!

Good evening. My name is Karin Schambeck. I am a resident of Wasatch County.

Provo Canyon has been a meaningful part of my life since 1992, when I first came to Provo to attend BYU. I later graduated from BYU, attended law school, and have practiced municipal law in Utah and California for the past twenty-five years, advising planning commissions and city councils on land use matters, including the very issue before the Commission this evening: whether proposed development is consistent with a city's adopted General Plan and long-term planning policies.

For more than three decades, I have hiked, biked, floated the river, walked the trails, and traveled through the canyon on a regular basis. Like many others, I have a deep appreciation for the canyon and a strong interest in preserving the qualities that make it unique.

I am concerned that the proposed Vesper Amphitheater is fundamentally inconsistent with the City's adopted vision for Provo Canyon.

The Provo Hillsides and Canyons Plan exists for exactly this type of decision. It is the City's adopted vision for how development should occur within and around Provo Canyon while preserving the natural, scenic, recreational, and environmental resources that make the canyon unique. Because the Vesper proposal seeks to transform land currently designated for Open Space, Preservation and Recreation, Public Facilities, and Agricultural uses into a large-scale regional entertainment destination, the Hillsides and Canyons Plan should be one of the Commission's primary guiding documents in evaluating this application.

Importantly, this is not an outdated planning document. The City adopted the Hillsides and Canyons Plan in December 2023 after years of study, public input, and deliberation. The question before the Commission should therefore be simple: What has changed since 2023?

Has the canyon become less valuable? Has open space become less important? Have traffic congestion, public safety concerns, and wildfire risks disappeared?

If the answer is no, then the policy reasons supporting the Hillsides and Canyons Plan remain just as valid today as they were less than three years ago.

The existing zoning and General Plan designations were intentionally established to preserve and protect the canyon. A 20,000-seat amphitheater, together with associated commercial development, parking facilities, lighting, noise, and event traffic, represents a fundamental departure from those preservation objectives.

This proposal would also place additional strain on a corridor already heavily used by residents, visitors, cyclists, hikers, and commuters, while raising legitimate concerns regarding emergency access, evacuation, and wildfire safety.

I am not asking whether an amphitheater might be successful. I am asking whether this proposal is consistent with the City's adopted General Plan, the Hillsides and Canyons Plan, and the long-term vision the City established for Provo Canyon less than three years ago.

Before recommending such a dramatic departure from recently adopted City policy, I respectfully ask the Commission to identify what has changed since 2023 that justifies abandoning the preservation principles the City so recently embraced.

Thank you for your time and consideration.

Linda Hart | June 24, 2026

NO to Vesper Amphitheater in Provo Canyon!!!

I can not think of one good reason why the Vesper Amphitheater should be built in Provo Canyon except to financially benefit the developers. This is crazy and horrifying! Please do not let this development ruin our beautiful canyon.

I am a very concerned citizen who uses the canyon trails numerous times per week. The traffic is already daunting.

Linda Hart

Sarah Cox Smith | June 24, 2026

Opposition to Vesper Amphitheater plan

Dear Provo Planning Commission, Provo City Council, Vesper project organizers, and Mayor Judkins,

I'm writing in advance of tonight's City Council meeting to voice my opposition to the proposed Vesper Amphitheater. I don't have much to offer that differs from what others are saying, but as a resident of the Edgemont/Indian Hills neighborhood who visits Provo Canyon multiple times a week and deeply values the quiet and beauty of the canyon, I fear that this project will radically and permanently alter the nature of the canyon and of Provo citizens' experience there.

The mouth of Provo Canyon is definitely a beautiful place, and it would be a beautiful backdrop for concerts and events . . . but not at this scale. That is my main concern: the scale of the project. It seems designed more to enrich the developers than to enhance the experience of the people who live here every day. In fact, I fear that this project will be detrimental to the experience of Provo residents.

My hope is that this project is rejected or at least considerably reduced in size. At the very least, I urge the planning commission and city council members to take very seriously the need for environmental impact and traffic studies before moving forward and to take very seriously the opposing voices in the community.

Thank you for your careful consideration of this project.

Sincerely,

Sarah Cox Smith

Kathryn Cookson | June 24, 2026

Vesper Amphitheater project

Dear Provo Planning Commission,

Regarding the proposed Vesper Amphitheater project, I believe this development could be a valuable asset to our community, provided that the traffic concerns are effectively addressed.

I plan to access the venue via the Provo River Trail, and I strongly recommend that the project plan include direct connections to this trail to encourage bike and pedestrian access, thereby reducing traffic congestion. Thank you for your consideration.

Kathryn Cookson
OREM Utah

Jake Francis | June 24, 2026

Vesper

This county has been over developed as is, and has lost so much natural beauty because of it. We need to protect what we have left. Let's not let greed rob us of potentially restoring some of the natural beauty here in this county.

Teri Harman | June 24, 2026

Comment: Vesper

Provo Planning Commission:

After careful study, our Conserve Utah Valley team believes that while they are important issues, the primary danger is not from damage to the environment or disruption of wildlife. The footprint of the amphitheater closely matches a map of land that has already been disturbed by the gravel pit or the public works facility. Provo Canyon contains a major highway, six family parks, and a campground, and every temperate day the trail is full of people biking, running, or walking, and the river is full of people floating. If animal feeding, mating, and giving birth are not disturbed by a major highway and a gravel pit, they may be able to work around a concert venue. Sound pollution is not the greatest problem. Light pollution? Lights can be subdued and directional.

We think traffic and its impact on the use of the canyon for outdoor recreation are problems that cannot be ameliorated to our satisfaction. Because most people arrive in the hour before a concert, we estimate that traffic heading to the amphitheater for a full-capacity concert will ultimately overwhelm the corridor, causing massive backups onto the streets

of Orem and Provo and throughout the canyon. We estimate that it will take over an hour and a half to clear the venue after the concert—an inconvenience for anyone needing to drive past the venue. In the event of a wildfire, this long evacuation time could prove disastrous. The developers plan is to have employees (1,600 for a concert) park at Splash Summit and ride shuttles to the venue, construct stacking lanes where backed-up vehicles can get off the highway, and an overpass so that exiting patrons won't have to turn left. All of these will help. The developers are also working with UDOT to explore redesigning the interchange where 800 North and University Parkway feed into Highway 189. Bryan Bayles told us in our 16 June meeting that because the new system will benefit all users of the canyon, not just concert goers, the developers hope that the public will pay much of the cost of the construction of a new interchange.

How often will traffic clog the highway? The developers' project 10 times a year at first, but Mr. Bayles says that the developers hope for more big concerts in the future. In the summer, Red Rocks Amphitheater, which is similar to the Vesper project, has events almost every day in the summer. When will bad traffic happen? Between 5 and 7 p.m., when people often go up the canyon in the evening to walk or picnic, and between 10 p.m. and midnight when some are returning from trips to Strawberry, Park City, or the Uintah Mountains. While the canyon will clog during a small portion of the hours in a day, users will be impeded during the time they want to use the canyon. If conventions are held at the venue, the traffic congestion could be all day long, not just in the evening.

What it comes down to is this: a choice of who gets to enjoy the canyon in the evening. No one has to pay to enjoy the parks, the trail, and the river. Both wealthy and non-wealthy residents can use it. How many people in towns the size of Provo have such easy access to this kind of green space? Now imagine who will go to a concert. Because Live Nation controls the price of tickets across the country, it will be someone who can drop between a hundred dollars and several hundred dollars on a concert. Will they come early to lounge at the beautiful resort? Probably. So the traffic will start early and continue—right at the time people want to go to the canyon and watch the river, or fish, or just get up out of the pollution. With this amphitheater, we will trade wide demographic use for narrow demographic use.

Which kind of city does Provo want to be?

Thank you,

Teri Harman

Ideas for the Vesper Amphitheater project

Dear Provo City Leaders,

The proposed Vesper Amphitheater development is beautiful, and I can see why the developers are excited about it.

This is my second email on this subject. I do not support the development, and certainly not at the proposed scale. I recognize that my suggestions below are for a later stage of development. I'm sharing them now because I think the suggestions fundamentally alter our approach to development in Provo.

I've been thinking about how large private developments concentrate benefits among investors while distributing costs to the public, especially where additional infrastructure is needed to support the development. I hate to propose "ifs". However, *if* Provo leaders choose to support this project, I expect them to ensure that residents receive meaningful, lasting benefits in return.

TL;DR

Please ask: How can this project become a regional asset whose success directly benefits the people who live here?

Provo controls approximately 74 of the 100 acres Vesper needs to make the project viable. That gives the city extraordinary leverage, and I encourage you to use it *before* any rezoning decisions are made.

I would LOVE the Provo City Council to get the following commitments from developers before anything is re-zoned:

- 1 - investment opportunities for Provo residents
- 2 - dedicated funding for public programs
- 3 - meaningful conservation protections, greater even than those suggested by the developer
- 4 - community representation in its governance
- 5 - guaranteed public amenities

For a slightly longer version, with examples, please keep reading:

The following suggestions do not address the project's environmental impacts, which are serious and deserve independent consideration. These suggestions focus on ways the public could share in the project's benefits.

1. Investment by Residents

One Provo company has already demonstrated that residents are willing to invest in local entertainment ventures. Through Regulation A offerings, [Angel Studios raised capital](#) very quickly from “ordinary” people investing in something they believed in.

If Vesper moves forward, why not allow Provo residents to purchase small ownership stakes? Allowing investment by community members would help keep wealth local and give residents a direct stake in the project's success.

2. Community Benefits

The Upper Harbor Amphitheater in Minneapolis directs a portion of ticket revenue into community programs, workforce training, arts initiatives, and free public events.

The Vesper could similarly dedicate a portion of ticket revenue to:

- Provo Canyon conservation and restoration
- Public transportation improvements
- Local arts organizations, specifically the Covey Center for the Arts
- Scholarships for Provo students
- Trail maintenance and public recreation

A structure like this would ensure that benefits extend beyond investors and concertgoers.

3. Permanent Conservation

If the project proceeds, please require permanent conservation protections for more than the 60% of surrounding land (as proposed by developers) and creating a formal role for community representatives in project oversight.

Development decisions made today will shape Provo Canyon for generations.

Conservation easements, trusts, or other long-term protections for more of the Canyon could help ensure that the amphitheater does not become a stepping stone toward broader canyon commercialization.

4. Guaranteed Public Amenities

The Vesper Amphitheater would be more valuable as a public asset than as a solely private venue. Having said that, commitments from a private venue might include:

- Free community concerts

- Local resident discounts
- Public access days
- Educational programming
- Reduced-cost community event space

In evaluating this project, I encourage you to ask a simple question:

How do Provo residents benefit, beyond tax revenue for the city and potential job opportunities?

If the Vesper Amphitheater moves forward, I want it to include investment opportunities for Provo residents, dedicated funding for public programs, meaningful conservation protections, community representation in its governance, and guaranteed public amenities.

Respectfully,

Stephanie Ollerton
Provo, Utah 84601

Steve Turley | June 24, 2026

Planning Commission - June 24, 2026 (comment request)

Planning Commissioners and community members:

I am the current owner of the Provo Canyon gravel pit.

Due to the considerable public interest and hypothetical suggestions that Provo City should purchase the gravel pit property as an alternative to Vesper.

I offered the gravel pit to Provo City (before Vesper) and was turned down. Provo City's mayor and council members were not interested.

I also offered Provo City the 30 acres that I own at the mouth of Slate Canyon. Provo City's leadership wasn't interested in these properties either.

I trust this verified information will facilitate more productive consideration by the City and in the public forums.

Best regards,
Steve Turley

Bennett Cookson | June 24, 2026

Vesper Amphitheater project yes

If they can figure out the traffic, the Vesper Amphitheater project would be an upgrade and valuable to community.

I plan to travel there via the Provo River Bike Trail, so the connection should encourage bike and foot traffic

Bennett Cookson

Kristina Davis | June 24, 2026

Vesper Development and Provo Canyons and Hillside Plan

Dear Provo Planning Commission,

Thank you for serving on behalf of Provo residents. I appreciate your time, energy and preparation for these issues.

Yes, I hope that Provo can develop economic vitality. I admire the city staff and Mayor Judkins efforts to solve problems with creative solutions.

Yes, I was part of the team that drafted the Canyons and Hillside Master Plan for Provo City. Yes, I asked for an amphitheater to be included in the aspirational uses. We had hoped for a Slate Canyon educational space modeled after the 40-50 person educational amphitheater in Canyon Glen Park. (It had been included in the Slate Canyon Park 2016 landscape architectural plan.)

I believe with reductions in the number of occupants, this proposal might be beneficial to Utah residents and Provo City. I applaud the developers for considering how the canyon might be improved over an increasingly large gravel operation.

I appreciate that instead of one tall hotel, Vesper has 5-6 villas for accommodating overnight guests.

I appreciate the stacked parking behind the canyon wall if that is "engineeringly feasible." I am concerned about a study funded by the developer with the economic incentive to determine the site plan feasible.

I appreciate efforts to minimize light and sound pollution.

I appreciate that Mr. Bayles has met with Conserve Utah Valley representatives twice to

address concerns.

I believe that if the Utah Department of Transportation is willing to rebuild the intersection at 800 N Orem and University Ave and collaborate with Vesper for an overpass, then both parties may find a mutually beneficial plan. The public would like to know how much tax payer funds will pay for roads accessing their venue?

I think that, if parking is planned for 8,000 vehicles and there are 20,000-25,000 seats available then public transportation and shuttling must be economically incentivized.

I believe that a compromise in scale with 8,000 indoor seats and 4,000 outdoor seats for a total of 12,000 would be more reasonable for the space and traffic concerns.

I believe that if Vesper Development was to leave 25 acres in conservation and open space designation instead of rezoning all 100 acres into a commercial zone, it would demonstrate their commitment to protecting the Provo Canyon entrance and reassure residents of their good will.

Respectfully,

Kristina Davis

Melanie Jensen | June 24, 2026

No Thank You, Amphitheater

Hello,

I have lived in Provo for over a decade. I didn't grow up in the area, but in my time here I have fallen in love with the canyon.

As a local resident, I strongly urge you to reject the proposed Vesper Amphitheater project. I have traveled all over the world, and there is something special and sacred about Provo Canyon that you don't simply see everywhere. When we chip away at nature, we start to chip away at beauty and vitality that takes thousands of years to form.

This will permanently degrade the quality of life and environmental integrity of Provo Canyon for generations to come. Children who deserve to live in a world of waterfalls, rivers, craggy rocks, and adventure. Please keep our nature as wild as possible.

Thank you,

Melanie Jensen

Pam Knight and Ted Kruitmoes | June 24, 2026

Vesper Amphitheater

We're specifically concerned about increased traffic and congestion getting into and out of the canyon. We live on Canyon Road. What is the master plan for Canyon Road? Are there plans to widen it? We have an older home on the north west side of Canyon Road and we're very concerned that additional lanes would require the removal of our home. Pam Knight and Ted Kruitmoes.

Emily Patten | June 24, 2026

Vesper

Hello,

I live in northeast Provo and I have major concerns about the negative implications for canyon traffic if this moves forward. I do not want it for our community.

Emily Vaterlaus Patten

Tara Pina | June 24, 2026

Formal Public Comment: Strong Opposition to the Vesper Amphitheater Project

Dear Provo Planning Commission,

I am writing to submit my formal public comment in strong opposition to the proposed Vesper Amphitheater project. There are extensive and unresolved concerns regarding this development that must be addressed before any recommendation is made to the Provo City Council.

Provo Canyon is an irreplaceable natural resource, and introducing a massive commercial venue to this environment is entirely inappropriate. I urge the Commission to recognize the severe negative impacts this project will have on our community and local ecosystem.

My opposition is based on the following critical issues:

Traffic and Public Safety: The canyon infrastructure is already strained during peak times. Adding a large-scale event venue will result in paralyzing traffic congestion, increasing accident risks, and severely delaying emergency response vehicles.

Environmental and Wildlife Impact: The canyon serves as a vital habitat. The intense noise and light pollution generated by an amphitheater will disrupt wildlife corridors and destroy the natural dark skies. Furthermore, the construction and ongoing operations pose a significant threat to our local water resources.

Recreation and Quality of Life: Residents and visitors rely on Provo Canyon for outdoor recreation and peaceful escapes into nature. Transforming this space into a heavily commercialized zone will permanently degrade the recreational value and tranquility of the area.

Fire Hazards: Most concerning, the proposed Vesper Amphitheater presents severe risks to both the local water supply and wildfire safety in Provo Canyon. Constructing extensive concrete surfaces and parking lots will generate polluted runoff that directly threatens the water quality of the Provo River, a critical watershed for surrounding communities. Furthermore, introducing thousands of vehicles and spectators into a dry and densely vegetated canyon environment drastically elevates the probability of a catastrophic wildfire. Should a fire ignite from a vehicle or venue equipment, the immense traffic congestion on Highway 189 would create a deadly bottleneck, severely hindering emergency response times and making safe mass evacuation practically impossible. It would be devastating to see Provo Canyon look like the Eureka fire currently burning.

Protecting the future of Provo Canyon must be the priority. We cannot allow commercial interests to compromise our water, wildlife, and public safety. I strongly urge the Planning Commission to listen to the residents and issue a recommendation of denial for the currently proposed Vesper Amphitheater project.

Sincerely,

-Tara Piña
Provo Resident

Julie Wallace | June 24, 2026

Strong Opposition to the Proposed Vesper Amphitheater Rezone and General Plan Amendment

Dear Members of the Provo Planning Commission,

My name is Julie Storey, and I reside at 4530 Windsor Drive, Provo, Utah 84604.

I respectfully urge the Planning Commission to recommend denial of the proposed General Plan amendment and zoning changes necessary for the Vesper Amphitheater project at the

mouth of Provo Canyon.

This proposal is not simply a development application. It is a request to fundamentally alter the character of one of Utah County's most iconic and irreplaceable natural landscapes.

The applicant is seeking amendments to both the General Plan and zoning regulations because the proposed use is not currently consistent with existing land-use designations. The burden should be on the applicant to demonstrate why this extraordinary exception is in the public interest.

1. The Project Conflicts with the Purpose of Provo's Hillside and Canyons Preservation Efforts

Provo has spent years developing policies intended to preserve the scenic, environmental, and recreational values of its canyon areas and mountain foothills. The entrance to Provo Canyon serves as the gateway to one of the region's most treasured natural resources.

A commercial entertainment venue accommodating thousands of attendees, along with associated traffic, lighting, parking, hotels, restaurants, and future commercial expansion, is inconsistent with the long-term goal of preserving the canyon's natural character. The fact that this proposal has become a focal point in discussions regarding the city's Hillside and Canyons policies demonstrates the significant conflict between this development and canyon preservation objectives.

2. Traffic Impacts Have Not Been Adequately Addressed

The mouth of Provo Canyon already experiences significant congestion during peak recreation seasons and evening commute hours.

The project proponents have not yet completed the traffic mitigation analysis necessary to demonstrate that thousands of additional visitors can safely enter and exit the canyon corridor without creating unacceptable impacts on residents, recreation users, emergency responders, and public safety. Provo City itself has acknowledged that traffic mitigation remains an unresolved issue requiring further review before approval.

Approving a General Plan amendment before these impacts are fully understood would be premature.

3. Noise Impacts Are Incompatible With the Existing Character of Provo Canyon

People visit Provo Canyon because it offers something increasingly rare: natural quiet.

Residents walk the Provo River Trail, fish, bike, hike, float the river, and spend time in the canyon specifically to enjoy the sounds of nature rather than amplified entertainment.

Unlike venues located in urban or commercial districts, sound in a canyon environment can travel substantial distances due to topography and reflection off surrounding mountainsides. The impacts would not be confined to the project site.

The loss of tranquility would permanently alter the experience of the canyon for residents and visitors alike.

4. Wildlife, River Corridor, and Environmental Impacts Require Greater Scrutiny

The Provo River corridor functions as a significant ecological and wildlife corridor. Increased nighttime lighting, traffic, noise, construction activity, and year-round human presence have the potential to disrupt wildlife movement patterns and habitat use.

Before any General Plan amendment is approved, comprehensive environmental review should evaluate:

- Wildlife impacts
- River corridor impacts
- Water quality concerns
- Stormwater runoff
- Light pollution
- Fire risk
- Long-term cumulative development pressures

Provo City has acknowledged that environmental concerns remain part of the review process and have not yet been fully resolved.

5. This Project Creates a Dangerous Precedent for Future Commercialization of the Canyon Entrance

This proposal is being presented as a single project, but its impacts extend far beyond one amphitheater.

Approval would establish a precedent that large-scale commercial entertainment development is appropriate at the entrance to Provo Canyon.

Future applications for additional hotels, retail centers, restaurants, event facilities, and supporting commercial uses would inevitably follow.

The Commission should consider not only the immediate project but also the long-term pattern of development it will encourage.

6. Provo Canyon Is a Unique Resource That Cannot Be Replaced

I chose to live near this area because of its natural beauty, peace, wildlife, and majestic mountain setting.

The canyon is more than a backdrop for development. It is one of the defining natural landmarks of our community.

There are many places where an amphitheater can be built.

There is only one Provo Canyon.

Once the canyon entrance is transformed into a regional entertainment destination, the quiet, scenic, and natural character that generations have enjoyed cannot be restored.

The question before the Commission is not whether concerts are valuable or whether economic development has merit. The question is whether Provo Canyon is the appropriate location for a project of this scale.

I believe it is not.

For these reasons, I respectfully request that the Planning Commission recommend denial of the proposed General Plan amendment and zoning changes necessary for the Vesper Amphitheater project.

Please preserve the majestic gateway to Provo Canyon for future generations.

Sincerely,

Julie Wallace Storey
Provo, Utah 84604

Sarah Warr | June 24, 2026

Vesper Amphitheater

Dear Provo City Council Members,

I am writing to share my perspective regarding the proposed 20,000-seat Vesper Amphitheater in Provo Canyon. I want to emphasize that I am not against progress, but I am writing as a longtime resident who deeply understands the long-term impact of rapid scale and urban development.

I grew up in a small town, but I also spent several years living in Shenzhen, China—a region that exploded from a village of 30,000 to a megacity of nearly 18 million residents in just a

few decades. Having experienced both ends of the spectrum, I know firsthand what fast-paced urban creep looks like, and I know exactly what it can destroy if protective guardrails are not put in place.

What drew me to Provo was the mountains—specifically, the rare gift of escaping the hustle and bustle of the city to be in quiet, natural surroundings within minutes. For decades, I have hiked these mountains, run the trails, skied the slopes, and mountain biked here. As a local NICA coach whose daughters were competitive mountain bikers and athletes on Sundance's Arrowhead ski team, I know every inch of Provo Canyon.

While an entertainment venue of this magnitude is a wonderful concept, Provo Canyon is entirely the wrong location. My home sits in the ravine above Timpview High School. During stadium events, the school's audio is so incredibly amplified that it feels like the music and announcements are right inside my house. In a tight canyon layout, this acoustic issue will be exponentially worse. Due to acoustic reverberation, sound waves bounce off the steep, hard rock faces, creating a megaphone effect that will amplify low-frequency bass. This will permanently distress local wildlife and ruin the natural escape for residents.

We must protect Provo Canyon from turning into a commercialized tourist hub of hotels and fast food. I ask that you support this venue's creation, but push for it to be built in a different area where it will not compromise our:

Traffic and safety on restricted canyon roads.

Local wildlife and critical migration pathways.

Gold-medal fishing and natural river ecosystems.

In a world increasingly dominated by screens and devices, our community desperately needs places where we can disconnect from constant lights and noise. We must preserve true, quiet sanctuaries where the next generation can plug back into nature. Let's keep our canyon a sanctuary.

Thank you for your time, leadership, and service to our community.

Sincerely,

Sarah Warr

Tiffany Hansen | June 24, 2026

Ridiculous Vesper

This Idea to RUIN our Mountains with this ridiculous Venue center is the worst idea there

possibly was and could only come from someone from California? THIS IS NOT CALIFORNIA!? We UTAHNS like our Mountains to stay JUST as they are; Natural, NOT FAKE! Take your venue OUT of our canyons!!!!!!!!!! Concerned citizen, born and raised in Hidden Oaks right at the base of AF canyon. Tiffany Hansen

Mark Allen | June 24, 2026

Please add these Geologic studies and supporting references to the Vesper public record and for staff and city council and mayor.

Dear Provo Planning Commission,

Last evening and this morning, the State released the Geological hazards /GIS records per my GRAMA request.

I must share the identified hazards for your consideration; I believe they are substantial and equivalent in concern to the Fire hazards and **required Regional TIS traffic studies**.

Wildlife impact GRAMA records will be released next week, and I will share those findings as they become available. I believe this type of research falls under the developer's "Due Diligence requirements and prior to any General Map or Zoning decision making process.

However, absent the developers' due diligence-and as a concerned citizen, former State Delegate and current county delegate in Wasatch County—I believe any major project will substantially risk the safety of citizens in my county.

Any decision on this project funding mechanism must exclude possible MIDA funding and any development agreement and it must retain decision-making authority with the Planning Commission and City Council. If turned into a MIDA project, Provo City will have no authority to protect public safety. Think on that!

Members of my group Protect and Preserve American Fork Canyon FB page, have hit 1M views in the past few months. There are great concerns that the process is being fast-tracked for the benefit of a few instead of the protection of the many. As a gateway to Orem and Utah County, those entities must have a voice at the table, this is not a simple 24 acre privat land issue. The Provo City-owned land was preserved by the wisdom of prior leaders and departing from that investment is detrimental to the public at large and contrary to the Resolution passed by Mayor Kafusi and City Council Members in 12/2/2000. Youtube link here <https://www.youtube.com/watch?v=Z1XJEkiA4jE>

Preservation Resolution link here <https://docs.google.com/document/d/1qK32D-URlrvtbsjllLtcNJPFvU5tVu5ArswtFvJJbqs/edit?usp=sharing>

Stewardship Resolutions from multiple cities about canyons and Bridal Veil Falls and adjacent areas. <https://drive.google.com/drive/folders/1ygP8zWuwDjU9jWyLnzukMGp7zNEPruUa?usp=sharing>

The "Non-Material" definition should be totally removed from the developers' agreement. Liability must be tied to their proposed development and a performance bond, a non-performance bond, and a 10-year term to prevent divestment. Third-party responsibilities must be in addition to the developers master liability—**in other words if the developer cuts and runs- citizens should not be left potentially holding the bag.**

--

[[The Wohali](#) project is a large luxury master-planned golf and residential community west of Coalville, about 30–40 minutes north of Park City. It was envisioned as a high-end private mountain community with thousands of acres of open space, a championship golf course, luxury homes, and resort amenities.

Instead of becoming a completed luxury destination, the project entered a major financial crisis that culminated in Chapter 11 bankruptcy.]

—

My due diligence to identify safety hazards is partially complete, but I am waiting on multiple GRAMA requests of Provo City for Sewer Trunk lines and other Vesper related GRAMA material which staff has not yet produced. Given the geological hazards and the special studies conducted specifically at the canyon mouth, gravel pit area which is being considered for a zoning change.

I urge the Commission members to slow down this process so the existing studies can be obtained and studied before any general plan changes, zoning changes, the applicant is deficient and staff failed to include the Resolution passed by Provo City for protecting Bridal Veil Falls and the Mouth of Provo Canyon. TI have provided the resolutions which staff likely did not know about and so staff findings also fall short and should be revisited. Since the applicant desires a year round venue, and since the traffic corridor impacts Wasatch County, Utah County, SL County for commuters a 12 month TIS study should be at a minimum required as it will heavily impact North Orem, State Street, I-15 corridor,

Wasatch County, US 189, and University Avenue. This geological choke point is very unique and not a typical location for a bottleneck, so studies should come first. If MIDA funding becomes involved, Provo Planning loses all control over the project. Non-Material definitions should not include the ability to call a parking structure non material and specific site plans must be predetermined for public safety reasons, failure to do so may put life at peril per the GIS data below.

These areas are UGS-designated and recommended surface-fault-rupture Special Study Areas, and they are associated with mapped hazardous (Quaternary age) faults. If a fault were to rupture beneath a building, significant damage or collapse may occur, likely causing severe injuries and/or loss of life. More Information

It has taken several weeks to obtain the FOIA, and I have other GRAMA requests into the State Fire Marshal and the Division of Wildlife regarding the Timpanogos Wildlife Management Unit and its "quiet season to allow elk calving and deer to have a quiet area to raise their young. Mountain Goats are also across the way. Noise ordinance from Orem City is also attached.

Regarding our opposition to the location of Vesper these geological studies and hazards maps should be sufficient to deny any structure due to the warnings on the State GIS page. With knowledge comes liability, and having knowledge before the hearing prevents plausible deniability. I suggest sequencing the "Cart" (development pressure) be put in the appropriate sequence, the Cart should come after the horse. The horse (Due Diligence) comes first.

Since the developer Schumway got upset when I started to ask questions about hazards, emergency egress, ingress, evacuation- he would not speak with me, so I did some of my own research. If you scan the QR code it will show you all of the hazards, with the ability to toggle on and off layers. The mouth of Provo Canyon study comes with a warning about seismic collapse which you can find if you click on the information icon.

The Regional Transportation GRAMA request issue has yet to be fulfilled. A Google Meetup

was held with UDOT and the Developer but the record was not preserved. That is a concern that a project of this scale, in this location - the records were not preserved.

The developer should do studies, determine safety or lack thereof before any zoning is approved, the Horse (Due Diligence) should always come before the Cart (zoning) .

Below are all the links that I have verified as working links to the referenced websites in the below text.

<https://geology.utah.gov/hazards/info/paleoseismology>

<https://geodata.geology.utah.gov>

<https://quake.utah.edu/>

<https://www.usgs.gov/programs/earthquake-hazards>

<https://ussc.utah.gov/pages/view.php?ref=1058>

<https://doi.org/10.34191/OFR-667>

<https://doi.org/10.34191/M-277>

http://ugspub.nr.utah.gov/publications/misc_pubs/mp-16-3/mp-16-3.pdf

<https://geology.utah.gov/hazards/info/paleoseismology>

<https://geodata.geology.utah.gov>

<https://geology.utah.gov/apps/hazards>

<https://geodata.geology.utah.gov>

<https://geology.utah.gov/apps/hazards>

<https://geology.utah.gov/hazards/info/publications>

<https://ugspub.nr.utah.gov/publications/circular/c-128.pdf>

<https://dem.utah.gov>

<https://geology.utah.gov>

<https://geodata.geology.utah.gov>

<https://utahmapstore.com>

<https://geology.utah.gov/apps/hazards>

<https://geomap.geology.utah.gov>

http://ugspub.nr.utah.gov/publications/misc_pubs/mp-16-3/mp-16-3.pdf

http://ugspub.nr.utah.gov/publications/misc_pubs/mp-16-3/mp-16-3.pdf

1. Seismic Hazard Studies (General – Utah Statewide and Wasatch Front)

All reports, datasets, models, and assessments related to earthquake hazards in Utah, including:

- * Statewide seismic hazard models and ground-shaking probability studies
- * Earthquake scenario modeling (including Wasatch Front rupture scenarios)
- * Probabilistic seismic hazard analyses (PSHA) used for planning or public guidance
- * Historical earthquake catalog summaries used in hazard modeling
- * Any internal or published geologic hazard assessments prepared or maintained by UGS

All the final, published UGS paleoseismic reports are available online in

the *Paleoseismology of Utah* publications series

at <https://geology.utah.gov/hazards/info/paleoseismology> and a variety of unpublished photos, documents, and related seismic hazard materials are available online in the UGS GeoData Archive at <https://geodata.geology.utah.gov>. The UGS does not perform probabilistic seismic hazard analyses (PSHA) or earthquake scenario modeling, nor compile earthquake catalogs. PSHA modeling is typically performed for the design of large buildings and other infrastructure by specialized engineering consultants. Earthquake scenario models and earthquake catalogs are available from the University of Utah Seismograph Stations (UUSS, <https://quake.utah.edu>) and the U.S. Geological Survey (<https://www.usgs.gov/programs/earthquake-hazards>). An earthquake scenario for a Magnitude (M) 7.0 earthquake on the Salt Lake City segment of the Wasatch fault zone was prepared by the Earthquake Engineering Research Institute, Utah Chapter and available at <https://ussc.utah.gov/pages/view.php?ref=1058>. An earthquake database developed by the UUSS for time period covering 1850 to 2016, was published as UGS Open-File Report 667 (<https://doi.org/10.34191/OFR-667>), with that data part of the *Utah Earthquakes (1850–2016) and Quaternary Faults* map published as UGS Map 277 (<https://doi.org/10.34191/M-277>).

Pursuant to Utah Code § 63G-2-201(7)(a)(v), the division considers our obligation under GRAMA fulfilled regarding these materials, as the requested records are publicly

accessible online via the provided links.

2. Wasatch Fault Zone Studies

All records, studies, and supporting materials related to the Wasatch Fault Zone, including:

- * Fault segmentation models and rupture forecasting studies
- * Paleoseismic trenching reports and earthquake recurrence interval studies
- * Slip rate studies and fault displacement analysis
- * Provo segment and adjacent segment-specific fault hazard assessments
- * Any maps or GIS layers depicting fault traces, hazard zones, or rupture scenarios

Information on fault segmentation models and rupture forecasts are available in UGS Miscellaneous Publication 16-3 (http://ugspub.nr.utah.gov/publications/misc_pubs/mp-16-3/mp-16-3.pdf), all the final, published UGS paleoseismic reports are available online in the *Paleoseismology of Utah* publications series at <https://geology.utah.gov/hazards/info/paleoseismology>, a variety of unpublished photos, documents, and related seismic hazard materials are available online in the UGS GeoData Archive at <https://geodata.geology.utah.gov>, and available fault mapping and delineated fault hazard zones are available in the Utah Geologic Hazards Portal at <https://geology.utah.gov/apps/hazards>.

Pursuant to Utah Code § 63G-2-201(7)(a)(v), the division considers our obligation under GRAMA fulfilled regarding these materials, as the requested records are publicly accessible online via the provided links.

3. Area-Specific Records – Provo Canyon, Cascade Mountain, and Mount Timpanogos

All geologic hazard or seismic-related records specific to:

- * Provo Canyon and associated canyon systems
- * Cascade Mountain region and surrounding uplands
- * Mount Timpanogos and adjacent Wasatch Front mountain terrain

Including:

- * Fault mapping overlays and geologic hazard zone maps
- * Landslide susceptibility studies tied to seismic activity

- * Slope stability or rockfall hazard assessments influenced by earthquake risk
- * Any geotechnical or geologic hazard reports for canyon infrastructure corridors (roads, trails, utilities, or public access areas)

A variety of unpublished photos, documents, and related seismic hazard materials, including consultant geologic and geotechnical reports archived by the UGS, are available online in the UGS GeoData Archive at <https://geodata.geology.utah.gov>; available fault mapping, delineated fault hazard zones, and other mapped hazards are available in the Utah Geologic Hazards Portal (<https://geology.utah.gov/apps/hazards>); and UGS published geologic hazard related reports are available on the UGS Geologic Hazard Publication webpage (<https://geology.utah.gov/hazards/info/publications>).

Pursuant to Utah Code § 63G-2-201(7)(a)(v), the division considers our obligation under GRAMA fulfilled regarding these materials, as the requested records are publicly accessible online via the provided links.

4. Hazard Integration and Land Use Planning Data

All documents showing how seismic hazard information is used in:

- * Land use planning or public safety guidance
- * Infrastructure siting or engineering recommendations
- * Coordination with state or local agencies on hazard mitigation
- * Wildlife management areas or public land planning (if applicable)
- * Emergency preparedness or hazard mitigation planning

The information on incorporating seismic hazard information in the local land-use planning and management process is available in UGS Circular 128 (<https://ugspub.nr.utah.gov/publications/circular/c-128.pdf>). Emergency preparedness and hazard mitigation planning in Utah is performed by the Utah Division of Emergency Management (<https://dem.utah.gov>).

Pursuant to Utah Code § 63G-2-201(7)(a)(v), the division considers our obligation under GRAMA fulfilled regarding these materials, as the requested records are publicly accessible online via the provided links.

Please become acquainted with the hazards of the area prior to a rezone consideration. There is a great deal of material to digest before making prudent decisions. This location is more than just 24 acres. It would have long-lasting regional consequences. The developer has not provided any substantial details on how construction would avoid impacting traffic

for the three to seven-plus years it will take. East Village at Deer Valley is not on a main artery, yet it has achieved significant development. Therefore, it should not be used as an example, as the dynamics there are different.

Additionally, since Sundance is now a MIDA project, Provo City has zero influence over traffic loading that will impact US 189.

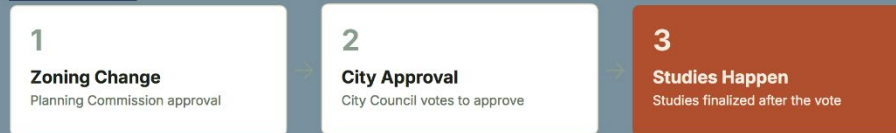
Bear Canyon submission to the Lieutenant. Governor to become a city, also needs consideration, as that project will create a major construction zone if approved, funneling more traffic into Provo Canyon and down to University Avenue. These variables must be given due analysis and modeling BEFORE the zoning is reconsidered.

Attachments.

-  Earthquake Ground Shaking.png
-  Earthquake Shaking.png
-  Flooding Hazards.png
-  GIS hazards.png
-  Hazards combined excluding fire.png
-  Hazards Vineyard.png
-  Information Missing.pdf
-  Landslide Hazards.png
-  Rezoning_and_Safety_Comparison.jpg
-  Screen Shot 2026-06-23 at 6.34.36 PM.png
-  Surface-Fault-Rupture Hazard Special-Study Zones.png

Key information is Missing Before a Major Decision

Current:



Requested



Reversing the order is the easiest way to lock in a rezoning before the public can hold anyone to a standard that doesn't exist yet.

4

My recommendation? Provo City should purchase the 24 acre gravel pit, and put in a lake, fishing only, e bike charging stations, trees, a walking path, and a horse unloading zone. The geological hazards require a less ambitious project, in my opinion. A lake there would provide fire suppression resources.



Hike the Wasatch

Posted by Mark Allen

Protect & Preserve American Fork Canyon · Jun 7 · 📷

What I think Provo City should do in Provo Canyon? Fire suppression lake and quiet zone. Reflection pond and memorial of our Utah heritage and stewardship to protect the wonders not commercialize the canyon. Zoning this area a quiet area is my suggestion.



👍 Like

💬 Comment

🔖 Save

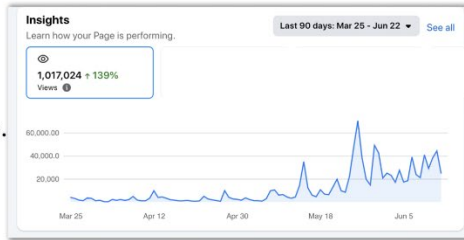
👍❤️ 133

Most relevant ▾



Brittany McDavid · 3m

Absolutely!!



Thank you for placing this into the public record; please share it with the city council members as well as the planning commission.

Mark Allen

Protect and Preserve American Fork Canyon

RESOLUTION NO. R-2016-04

RESOLUTION OF THE HIGHLAND CITY COUNCIL
CONCERNING THE ENVIRONMENTAL STEWARDSHIP
OF THE AMERICAN FORK CANYON.

WHEREAS, Highland City has environmental, economic, social and historical interests in American Fork Canyon; and

WHEREAS, Highland City desires to establish best practices and policies regarding the management and care of the Canyon; and

WHEREAS, Highland City has an obligation and a vested interest to protect the watershed, and the sources and quantities of water; and

WHEREAS, there is a potential for a negative impact on the City water system;

NOW THEREFORE BE IT RESOLVED BY THE HIGHLAND CITY COUNCIL AS FOLLOWS:

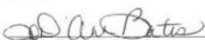
The Highland City Council, on behalf of the 17,000 residents it represents, requests the Utah County Board of Adjustment to carefully consider the potentially detrimental impact of the proposed development on area watershed and upon the water which supplies Highland residents with drinking water, and require the applicant to furnish all necessary and applicable studies and reports, including those conducted by the US Geological Survey, to address land sensitivities and determine the potential for long term negative impact, and describe what best practices will be implemented to adequately mitigate against and prevent undesirable and harmful elements from being transferred to the ground water, to ensure the continued safety of our resident's water sources from the canyon.

Passed and dated this 19th day of January, 2016.

HIGHLAND CITY, UTAH


Mark S. Thompson, Mayor

ATTEST:


JoAnn Bates, City Recorder



COUNCILMEMBER	YES	NO
Brian Braithwaite	☒	☐
Ed Dennis	☒	☐
Tim Irwin	☒	☐
Dennis LeBaron	☒	☐
Rod Man	☒	☐

RESOLUTION NO. 07-07-2015A

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, AFFIRMING THE CITY'S COMMITMENT TO EXERCISING ENVIRONMENTAL STEWARDSHIP OF AMERICAN FORK CANYON AND STATING THE CITY'S COMMITMENT TO PRESERVING THE CANYON'S PRISTINE NATURE, PROTECTING THE WATERSHED AND BALANCING RECREATIONAL INTERESTS

WHEREAS, the American Fork Canyon is a beautiful wilderness area, preserved as public land for all to use, and enjoyed by our residents and others living along the Wasatch Front; and

WHEREAS, the City of Cedar Hills has environmental, economic, social and historical interests in American Fork Canyon; and

WHEREAS, the City of Cedar Hills desires to establish best practices and policies regarding the management and use of such public property, recreational property, watershed land and other environmentally sensitive areas; and

WHEREAS, the City of Cedar Hills desires to reasonably preserve historic sites, recreational access, and public uses; and

WHEREAS, the City of Cedar Hills desires to create safe, environmentally friendly and efficient rights-of-way for recreation and travel; and

WHEREAS, there are economic forces that will attempt to utilize public lands or privatize public lands for economic gain to the detriment of the environment, watershed, and public interest; and

WHEREAS, we support Utah County Commission ordinances, statutes and staff recommendations that have protected American Fork Canyon by reasonably limiting access by commercial entities who have other access points, namely from Salt Lake County; and

WHEREAS, the splendor of the wilderness, the unfettered views, and the breathtaking landscapes must be maintained in its current state because once the natural landscape is developed and commercialized it can never be reversed; and

WHEREAS, the City of Cedar Hills wants to protect the open wilderness of American Fork Canyon for our children so that they can continue to use, enjoy, and see the wonderment of the Canyon which we are currently able to behold; and

WHEREAS, we are fighting for independence from processes in Salt Lake, Wasatch and Summit Counties that seem, at present, to potentially compromise our natural resources; and

WHEREAS, we look forward to building healthy relationships with those in Mountain Accord, but we need to stand on our own merit to protect that which is of vital importance to our economy and way of life; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Hills that it has developed and now hereby formally adopts and approves an Environmental Stewardship of American Fork Canyon Policy in the form and substance attached hereto as Exhibit A.

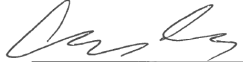
BE IT FURTHER RESOLVED that the City of Cedar Hills requests that the proposed agreement drafted by Mountain Accord, known as the "Draft Accord", and the related attachments, and any subsequent version thereof, be amended to delete all provisions dealing with land located within Utah County, and that the Draft Accord be specifically amended to delete all provisions related to the proposed change of ownership of land located in American Fork Canyon from public ownership to ownership by Snowbird Ski Resort, including any property exchanges involving land located in Utah County.

BE IT FURTHER RESOLVED that the City of Cedar Hills requests to fully participate in any and all current and future discussions and processes regarding the American Fork Canyon area, so that the City may assist with the research, planning, and goals for the American Fork Canyon area.

BE IT FURTHER RESOLVED that the City of Cedar Hills requests that all meetings regarding the American Fork Canyon Area be conducted as open and public meetings.

BE IT FINALLY RESOLVED that we ask our County Commissioners to use reasonable tools including zoning, legal actions and injunctions to protect our public lands.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH ON THIS 7TH DAY OF JULY, 2015.


Gary R. Gygi, Mayor

ATTEST:


Colleen A. Mulvey, City Recorder



EXHIBIT A

CITY OF CEDAR HILLS

ENVIRONMENTAL STEWARDSHIP OF AMERICAN FORK CANYON POLICY

The City of Cedar Hills is committed to creating policies and best practices that preserve natural resources and the watershed in American Fork Canyon while allowing public access for recreation by:

1. Establishing and utilizing best practices for watershed protections with other cities in our area.
2. Promoting and fostering environmental awareness and stewardship opportunities for citizens to help the U.S. Forest Service in maintaining and protecting resources.
3. Fostering outreach education efforts in Cedar Hills schools to encourage land preservation, environmental responsibility, and civic consciousness.
4. Fostering awareness among residents, businesses, and business partners through public education and participation as to the economic value American Fork Canyon provides.
5. Working to protect the lands bearing Cedar Hills' name that are gateways to the canyon.
6. Supporting public meetings and building relationships with Mountainland Association of Governments, the U.S. Forest Service, and other interested groups as those meetings become available and are scheduled.
7. Promoting discussion of options that may include watershed protections, procurement of water for future developments, land acquisitions for conservation easements, and fostering the public discourse regarding uses in the Utah County Critical Environment 1 and Critical Environment 2 zones and possible tax ramifications for citizens and local governments.
8. Pursuing measures, resolutions, and meetings that encourage the cooperation of civic leaders and cities including possible legal actions where necessary to secure our city and or county borders from forces that may diminish the quality of life for our citizens.
9. Ensuring that the canyon will continue to be an asset for the public and not overrun by commercial interests that would reduce access for those who enjoy this pristine and remarkable wilderness.

City of Alpine Utah

RESOLUTION NO. R2015-10

A RESOLUTION OF THE GOVERNING BODY OF ALPINE CITY CONCERNING THE ENVIRONMENTAL STEWARDSHIP OF AMERICAN FORK CANYON IN SUPPORT OF THE RESOLUTIONS OF THE CITY OF AMERICAN FORK AND UTAH COUNTY REGARDING THE SAME.

WHEREAS, Alpine City has environmental, economic, social and historical interests in American Fork Canyon; and

WHEREAS, Alpine City desires to establish best practices and policies regarding the management and care of such public property, recreational property and the environment; and

WHEREAS, Alpine City has an obligation, as environmental stewards, to create thoughtful measures that protect the watershed, and the sources and quantities of water and natural resources that support local habitat, residents and industry; and

WHEREAS, Alpine City desires to reasonably preserve historic sites, historic recreation, respites and uses; and

WHEREAS, our residents, and others living along the Wasatch Front, enjoy recreation in American Fork Canyon and the surrounding landscape; and

WHEREAS, the City desires to create safe, environmentally friendly and efficient right-of-ways for recreation and travel; and

WHEREAS, there are economic forces that will attempt to utilize public lands or privatize public lands for economic gain to the detriment of lifestyle; and

WHEREAS, we support historic Utah County Commission ordinances, statutes and staff recommendations that have protected American Fork Canyon by reasonably limiting access by commercial entities who have other access points, namely from Salt Lake County; and

WHEREAS, a group known as Mountain Accord has been making plans that seem to involve American Fork Canyon or may involve American Fork Canyon; and

WHEREAS, Alpine City and its residents have not been participating in the Mountain Accord process; and

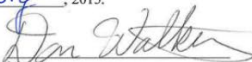
WHEREAS, the City of American Fork and Utah County has adopted a resolutions regarding the future planning and use of American Fork Canyon and Alpine City wishes to support them in their position;

NOW THEREFOR BE IT RESOLVED BY THE CITY COUNCIL OF ALPINE CITY AS FOLLOWS:

1. The City Council of Alpine City is committed to and supports Utah County in its resolution of July 7, 2015 regarding the planning for uses in American Fork Canyon and the role of the Mountain Accord in the process, and adopts those sentiments, goals and aspirations of that resolution as its own.

2. The City Council of Alpine City urges the United States Forest Service; all those with property and other interest in American Fork Canyon; and the various groups and agencies involved with planning for the uses of American Fork Canyon, to show their commitment to creating the best policies and practices that preserve natural resources and the watershed in American Fork Canyon while allowing public access for recreation, by involving Utah County, the cities of Utah County closest to the Canyon, and the residents of Utah County in this planning process.

Passed and dated this 14th day of July, 2015.


Mayor

Attest:


Recorder



**City of American Fork
Environmental Stewardship of American Fork Canyon
Resolution No. 2015-06-17R**

WHEREAS, the City of American Fork has environmental, economic, social and historical interests in American Fork Canyon; and

WHEREAS, the City of American Fork desires to establish best practices and policies regarding the management and use of such public property, recreational property and the environment; and

WHEREAS, the City of American Fork has an obligation, as environmental stewards, to create thoughtful measures that protect the watershed, and the sources and quantities of water and natural resources that support local habitat, residents and industry; and

WHEREAS, the City of American Fork desires to reasonably preserve historic sites, historic recreation, respite and uses; and

WHEREAS, our residents, and others living along the Wasatch Front, enjoy recreation in American Fork Canyon and the surrounding landscape; and

WHEREAS, the City desires to create safe, environmentally friendly and efficient right-of-ways for recreation and travel; and

WHEREAS, there are economic forces that will attempt to utilize public lands or privatize public lands for economic gain to the detriment of lifestyle, we will stand with courage and hold our County and other elected officials accountable for the discharge and protection of these resources which have value that supersedes pure economics; .

WHEREAS, we support historic Utah County Commission ordinances, statutes and staff recommendations that have protected American Fork Canyon by reasonably limiting access by commercial entities who have other access points, namely from Salt Lake County.

WHEREAS, all those who have gone before us would expect us to rise up and balanced measures to protect our borders, those who will follow will benefit from environmental protections we the citizens of American Fork demand for our namesake canyon for decades to come, for it is from whence life springs forth, from which clear waters flow for our crops and sustenance of our families, from which many early settlers gave their very lives as they toiled in the canyons to provide for their families, and this legacy must be preserved, the lands – protected with thoughtful and reasonable measures.

WHEREAS, these God given resources are dear to us and vital for our community, we therefore ask our County Commissioners to stand alongside us and to use reasonable tools including legal actions and or injunctions to protect our lands. We call upon our County Commissioners to engage with open public meetings beginning on July 1st 2015, to be held in the City of American Fork to begin critical discussions regarding our public lands. We call upon the Forest Service, Mountainland Association of Governments (MAG) and other trusted groups to join with us in the democratic process.

WHEREAS, it is vital to the protections of our canyon resources, therefore we call upon Mayor Ben McAdams of Mountain Accord to assist in the protection of our borders, to withdrawn acreage in Utah County from the Mountain Accord processes until the time that Utah County citizens and civic leaders have been fully engaged in democratic processes in our county. We ask Mayor McAdams to respond in writing or public statement by no later than July 4th 2015.

WHEREAS, We are fighting for Independence from processes in Salt Lake, Wasatch and Summit Counties that seem at present to potentially compromise our natural resources.

We look forward to continuation of healthy relationships with those in Mountain Accord, but we need to stand on our own merit to protect that which is of vital importance to our economy and way of life.

WHEREAS, it is a season to take courage, for our obligations to our Creator as environmental stewards for these lands and resources He has given us, we have an obligation and duty to do all within the scope of our abilities to take thoughtful and balanced measures protect this crown jewel, our namesake American Fork Canyon.

NOW THEREFORE: The City of American Fork has therefore developed an Environmental Stewardship of American Fork Canyon Policy.

The City of American Fork is committed to creating policies and best practices that preserve natural resources and the watershed in American Fork Canyon while allowing public access for recreation by:

1. Establishing and utilizing best practices for watershed protections with other cities in our area.
2. Promoting and fostering environmental awareness and stewardship opportunities for citizens to help the Forest Service in maintaining and protecting resources.
3. Fostering outreach education efforts in American Fork schools to encourage land preservation, environmental responsibility and civic consciousness.
4. Fostering awareness among residents, businesses and business partners through public education and participation as to the economic value that wilderness areas provide as to the economic value AF Canyon provides.
5. Working to protect the lands that are gateways to the canyon that bears the City name.
6. Supportive of public meetings and building relationships with Mountainland Association of Governments, the Forest Service, and other interested groups, with the first meeting on July 1, 2015.
7. Promoting discussion of options that may include watershed protections, procurement of water for future developments, land acquisitions for conservation easements, and fostering the public discourse regarding uses in EC-1 and EC-2 zones and possible tax ramifications for citizens and local governments.
8. Pursuing measures, resolutions, and meetings that encourage the cooperation of civic leaders and cities including possible legal actions where necessary to secure our city and or county borders from forces that may diminish the quality of life for our citizens.
9. Ensuring that the canyon will continue to be an asset for the public and not overrun by commercial interests that would reduce access for those who enjoy this pristine and remarkable place.



RESOLUTION NO. 2015-58

**A RESOLUTION ENCOURAGING REASONABLE AND PRUDENT
ENVIRONMENTAL STEWARDSHIP OF AMERICAN FORK CANYON
TO PRESERVE THE CANYON FOR PUBLIC USE.**

WHEREAS, the residents of Lehi City have environmental, economic, social and historical interests in American Fork Canyon; and

WHEREAS, the Lehi Municipal Council desires that best practices and policies be established regarding the management and use of such public property; and

WHEREAS, Lehi City has an obligation, as environmental stewards, to encourage the creation of reasonable and prudent measures that protect the watershed, the sources and quantities of water, and natural resources; and

WHEREAS, Lehi's residents enjoy recreation in American Fork Canyon and the surrounding landscape; and

WHEREAS, the City supports historic Utah County ordinances, regulations and staff recommendations that have protected American Fork Canyon by reasonably limiting access by commercial entities who have other access points, namely from Salt Lake County; and;

THEREFORE, BE IT RESOLVED by the Mayor and Municipal Council of the City of Lehi, Utah that:

Lehi City is committed to creating policies and best practices that preserve natural resources and the watershed in American Fork Canyon while allowing public access for recreation by:

1. Establishing and utilizing best practices for watershed protections with other cities in our area.
2. Promoting and fostering environmental awareness and stewardship opportunities for citizens to help the Forest Service in maintaining and protecting resources.
3. Fostering outreach education efforts in Lehi schools to encourage land preservation, environmental responsibility and civic consciousness.
4. Fostering awareness among residents, businesses and business partners through public education and participation as to the economic value that American Fork Canyon provides.
5. Supporting public meetings and building relationships with the Mountainland Association of Governments (MAG), the Forest Service, and other interested groups.
6. Promoting discussion of options that may include watershed protections, procurement of water for future developments, land acquisitions for conservation easements, and fostering the public discourse regarding uses in EC-1 and EC-2 zones and the possible tax ramifications for citizens and local governments; and
7. Pursuing measures that encourage the cooperation of civic leaders and cities, including possible legal action where necessary, to secure American Fork Canyon from development activities that may diminish the quality of life for our residents.

This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the Municipal Council of Lehi City this 28th day of July, 2015.

ATTEST:

Mayor Bert Wilson

Marilyn Banasky, City Recorder

BE IT FURTHER RESOLVED THAT THE CITY COUNCIL OF AMERICAN FORK, UTAH adopts the Environmental Stewardship of American Fork Canyon Policy stated above.

PASSED AND APPROVED by the City Council of the City of American Fork, Utah on this the June 23rd, 2015.

APPROVED:

James Hadfield
Mayor

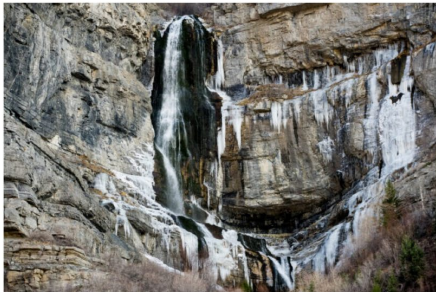
ATTEST:

Richard M. Colborn, City Recorder



Utah County blocks private development at Bridal Veil Falls

By Associated Press, December 14, 2020



Water cascades down the upper falls of Bridal Veil Falls in Provo Canyon, Utah, Tuesday, Dec. 1, 2020. On Tuesday, the Provo Municipal Council voted on a resolution seeking to keep the falls area in its natural state and maintain the falls for public recreational use. (Isaac Hole/The Daily Herald via AP)

PROVO, Utah (AP) — Utah County has unanimously approved a measure that would block private development at the Bridal Veil Falls after protests and concerns from residents.

The Utah County Commission's decision after a public hearing on Wednesday occurred a day after protesters gathered outside the Utah County Administration Building to oppose a proposed private development at the tourist attraction.

Reports had indicated last week that developer Richard Losee had requested to build a tram and drug treatment center at the waterfall attraction. The Daily Herald reported. Losee is the owner of Cirque Lodge, an addiction recovery center in Orem. The Utah County Commission had rejected a similar development proposal from Losee in 2018.

The county-approved conservation easement would limit the use of the falls in order to preserve its amenities. The measure is expected to be finalized by the Utah Open Lands Board of Directors next week.

The scenic views at the falls and its proximity to area parks and the Sundance Mountain Resort make it a popular landmark.

The Provo Municipal Council had approved a city resolution last week to help keep the falls public land.

The Utah County Commission also unanimously approved Wednesday an additional \$500,000 to refurbish the Bridal Veil Falls.

Utah County purchased the falls from a private owner for \$2.4 million in July 2015. Since then, county officials have discussed whether the area would be better operated by public officials or private owners.

LINDON CITY

RESOLUTION NO. 2016-20-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDON OUTLINING

THEIR SUPPORT FOR PROTECTING PUBLIC USES, WATER QUALITY, AND

PUBLIC ACCESS IN AMERICAN FORK CANYON, UTAH COUNTY, UTAH.

WHEREAS, the area known as American Fork Canyon provides unique recreational opportunities including, but not limited to hunting, camping, hiking, snowmobiling, four wheeling, as well as other motorized and non-motorized uses; and

WHEREAS, the citizens of Lindon City have used American Fork Canyon for these purposes for many years; and

WHEREAS, the water coming from the canyon supplements the culinary water needed by several cities in Utah County;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

LINDON, UTAH, as follows:

1. The Lindon City Council does hereby resolve to protect those historic uses for their citizens by exhorting the Utah County Commission to pass any ordinances necessary to prevent any development in American Fork Canyon that would curtail or eliminate those historic uses thereby depriving citizens of Lindon City and Utah County their established rights of way in these areas.

2. The Lindon City Council further urges the Utah County Commission to properly recognize all Utah County roads, trails and right of ways to preserve them for future generations.

3. The Lindon City Council encourages the Utah County Commission to not allow any development in American Fork Canyon that would adversely affect the water quality of any water source originating in the canyon.

Adopted and approved this 1ST day of NOVEMBER, 2016.

By LINDON CITY COUNCIL and MAYOR

32 7. Review & Action – Support for Protection of American Fork Canyon
33 (Resolution #2016-20-R). Councilmember Dustin Sweeten requests the Lindon
34 City Council's review and consideration of Resolution #2016-20-R outlining
35 support for protecting public uses, water quality, and public access in American
36 Fork Canyon.

38 Mr. Cowie began by referencing the resolution outlining support for protecting
39 public uses, water quality, and public access in American Fork Canyon. He noted the
40 City Council has recently discussed interest and support in the efforts to protect public
41 access, protect drinking water resources for neighboring communities, and limit
42 development within American Fork Canyon. He noted that Councilmember Dustin
43 Sweeten was encouraged by Mayor Arneson to draft a resolution that may be adopted by
44 the Council to express support of these issues as Councilmember Sweeten prepared the
resolution language for consideration.

Lindon City Council
November 1, 2016

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2 Councilmember Sweeten stated this resolution language is similar to what other
3 cities have done and he feels it conveys the message to the County. There was then some
4 general discussion regarding the resolution.
5 Mayor Arneson called for any further comments or discussion from the Council.
6 Hearing none he called for a motion.

8 COUNCILMEMBER SWEETEN MOVED TO APPROVE RESOLUTION
9 #2016-20-R EXPRESSING SUPPORT FOR PROTECTION OF AMERICAN FORK
10 CANYON AS WRITTEN. COUNCILMEMBER LUNDBERG SECONDED THE
11 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
12 COUNCILMEMBER BRAN AYE
13 COUNCILMEMBER LUNDBERG AYE
14 COUNCILMEMBER BRODERICK AYE
15 COUNCILMEMBER HOYT AYE
16 COUNCILMEMBER SWEETEN AYE
17 THE MOTION CARRIED UNANIMOUSLY.
18

provisions of Section 18-1-3 of the Utah Code Annotated (1953, as amended), he shall do so only in such a manner so as to not endanger any person, other animal or property. The Director of Public Safety shall have the authority to prescribe the type of weapon that may be used to kill animals pursuant to these sections, taking into account the location where the animals are to be killed and the proximity of other people and structures.

(Ord. No. 661, Revised, 04/10/90)

9-2-6. Littering.

It shall be unlawful for any person to throw or place litter in or on any street, alley, sidewalk, public buildings, or grounds or on any private property without the permission of the owner. It shall also be unlawful for any person distributing handbills to throw any handbill on any street, alley, sidewalk, public grounds, or the yard or lot of any private property. For purposes of this section "litter" shall include, but shall not be limited to any bottles, glass, crockery, cans, scrap metal, junk, paper, garbage, unused food, cigarette butts, cigar stump, quid of tobacco, rubbish, discarded building materials or similar refuse discarded as no longer being useful.

(Ord. No. 661, Revised, 04/10/90)

9-2-7. Register for lodging establishments.

It shall be unlawful for any keeper, manager, clerk or other person having permanent or temporary charge of a hotel, motel, or other boarding or lodging house to rent a room to any guest without keeping a register containing the following:

A. the name and signature of the guest.

(Ord. No. 661, Revised, 04/10/90)

B. the address of the normal residence of the guest.

(Ord. No. 661, Revised, 04/10/90)

C. the number or letter of any room assigned to the guest.

(Ord. No. 661, Revised, 04/10/90)

D. the dates of entrance and departure of the guest.

(Ord. No. 661, Revised, 04/10/90)

E. the license number and make and type of any vehicle driven by the guest.

(Ord. No. 661, Revised, 04/10/90)

9-2-8. Befouling public places.

It shall be unlawful for any person to urinate or defecate in any public place or on private property where the act is open to public view.

(Ord. No. 661, Revised, 04/10/90)

9-2-9. Disturbing the peace.

A. It shall be unlawful for any person to make, continue, or cause to be made or continued any excessive, unnecessary, or unusually loud noise or any noise which either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others within the limits of Orem City.

(Ord. No. 661, Revised, 04/10/90; Ord. No. 682, Amended, 02/26/1991; Ord. No. O-07-0053, Amended 12/11/2007; Ord. No. O-2010-0008, Amended 04/27/2010)

B. The following acts, among others, are declared to be loud, disturbing, or unnecessary noises in violation of this ordinance, but said enumeration shall not be deemed to be exclusive, namely:

1. Vehicle sound systems. The using, operating, or permitting to be played, used or operated any radio, stereo, sound system, tape player or other sound-making device or instrument from within a motor vehicle so that the sound is plainly audible at a distance of fifty (50) feet or more from the motor vehicle. "Plainly audible" means any sound that can be detected by a person using his or her unaided hearing facilities. The listener need not determine the title of a song, specific words, or the artist performing the song. The detection of the rhythmic bass component of the music is sufficient to constitute a plainly audible sound. The provisions of this sub-section shall not apply to any law enforcement motor vehicle equipped with any communication device necessary in the performance of law enforcement duties or to any emergency vehicle equipped with any communication device necessary in the performance of any emergency procedures.

2. Vehicle exhaust systems. The discharge into the open air of the exhaust of any stationary internal combustion engine, motor boat, or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

3. Construction work. The erection (including excavation), demolition, alteration or repair of any building or building lot in or within 200 feet of a residential zone shall be prohibited between the hours of 10:30 p.m. and 7:00 a.m., local prevailing time, except in case of urgent necessity in the interest of public health and safety, or with the approval of the City upon a showing of necessity and an approved noise mitigation plan.

4. Machinery, power equipment. The operation of any power mower, cultivator, or like or related device (except snow blowers or snow

9.5

plows) or power tools in an area zoned residential between the hours of 10:30 p.m. and 7:00 a.m.

5. Loud noise from a residential property.

The using, operating, or permitting to be played, used or operated in residential areas any television, radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which such machine or device is operated and who are voluntary listeners thereto. The operation of any such set, instrument, phonograph, machine or device between the hours of 10:30 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of thirty (30) feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this section.

6. Horns or other signaling devices. The sounding of any horn or signaling device on any automobile, motorcycle, or other vehicle, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for an unnecessary or unreasonable period of time.

(Ord. No. 661, Revised, 04/10/90; Ord. No. 682, Amended, 02/26/1991; Ord. No. O-07-0053, Amended 12/11/2007; Ord. No. O-2010-0008, Amended 04/27/2010)

C. Notwithstanding any other provision herein to the contrary, the operation of machinery and equipment by UDOT as part of the I-15 CORE project at any time of day or night on I-15 and cross streets shall not be a violation of this section. This provision shall only be in effect through the end of the I-15 CORE project on December 31, 2012.

(Ord. No. 661, Revised, 04/10/90; Ord. No. 682, Amended, 02/26/1991; Ord. No. O-07-0053, Amended 12/11/2007; Ord. No. O-2010-0008, Amended 04/27/2010)

D. Disturbing the peace is a class C misdemeanor if the offense continues after a request by a person to desist or occurs between the hours of 10:30 p.m. and 7:00 a.m. Otherwise, it is an infraction. Class C misdemeanors and infractions shall be punishable as set forth in Section 76-3-301, Utah Code Annotated (1953, as amended).

(Ord. No. 661, Revised, 04/10/90; Ord. No. 682, Amended, 02/26/1991; Ord. No. O-07-0053, Amended 12/11/2007; Ord. No. O-2010-0008, Renumbered 04/27/2010)

9-2-10. Public Indecency.

A. A person is guilty of public indecency if the person knowingly or intentionally, in a public place,

appears in a state of nudity or fondles the genitals of himself or another person.

(Ord. No. O-92-006, Enacted, 04/07/92)

B. For purposes of this section:

1. "Nudity" means the showing of the human male or female genitals, pubic area, or cleft of the buttocks with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple or areola, or the showing of covered male genitals in a discernibly turgid state.

2. "Public place" means any place to which the public or a substantial group of the public has access. It includes commercial establishments and any place to which admission is gained by payment or membership or admission fee, however, designated, notwithstanding its being designated a private club.

(Ord. No. O-92-006, Enacted, 04/07/92)

C. Public Indecency is a class B misdemeanor.

(Ord. No. O-92-006, Enacted, 04/07/92)

D. It is a defense to prosecution or violation under this chapter that a person appearing in a state of nudity in a public place did so in a modeling class operated:

1. By a proprietary school licensed by the State, or a college, junior college or university supported entirely or partly by taxation.

2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.

(Ord. No. O-92-006, Enacted, 04/07/92)

9-2-11. Soliciting an Unlawful Sex Act.

It shall be unlawful for any person, in a public place, to solicit another to engage in any unlawful sexual conduct. For purposes of this section "public place" has the same meaning as in Section 9-2-10. A violation of this section is a Class B Misdemeanor.

(Ord. No. O-97-0045, Enacted, 09/09/97)

9-2-12. Riding Skateboards, Roller Skates, or Roller Blades.

A. Without prior permission of the owner or other person authorized to grant permission, it shall be unlawful for anyone to ride or use a skateboard, roller skates, roller blades, or similar device on private property.

(Ord. No. O-02-0010, Enacted, 02/05/2002)

B. Violation of this section may be treated as a civil infraction and be subject to the procedures set forth in Article 19-6 of the City Code. Violation of any

9.6

PROVO CITY MUNICIPAL COUNCIL

Staff Memorandum

Michael Sanders, Policy Analyst

Noise Ordinance Update

December 12, 2024



This memo summarizes key changes in the proposed noise ordinance update. The four key changes include:

1. Refinement of noise limit determinations
2. Introduction of ambient noise-based measurement
3. Improved measurement procedures
4. Clarified additional Police response penalties

These changes streamline enforcement by reducing the complexity of noise limit tables while simultaneously clarifying the applicability of standards across zones, enhance fairness by tailoring noise limits to ambient conditions, and increase procedural flexibility by allowing officers to use broader methods for noise enforcement.

This memo also reviews the recommendations to not pursue noise camera technology or add a bass component to the proposed ordinance due to enforcement challenges, feasibility concerns, and the limited number of complaints related to vehicle noise. Additionally, it highlights a proposed exemption for official athletic competitions at stadiums while requiring permits for non-sport related events to balance the needs of nearby residents with the interests of the community and college/high school institutions.

BACKGROUND

Several months ago we received two issue requests regarding the City's noise ordinance. Councilor Whipple's request centered around our ability to enforce on loud/illegal impulse noises such as souped-up car mufflers. Councilor Bogdin's request was regarding a citizen observation that the noise ordinance is lacking a bass limit component. Additionally, there have been several complaints sent to the Council Office from the Pleasant View Neighborhood.

These requests prompted a full rewrite of the ordinance. After reviewing noise ordinance provisions for 31 cities in Utah, Council Staff worked with Legal and Police to update the current ordinance.

Noise Ordinance Update

December 12, 2024 (Issue File 24-102)

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evidence-based enforcement, allowing for broader methods like complaints and visual observation, making enforcement more adaptable and effective.

This flexibility resolves enforcement challenges under the current ordinance, where strict measurement protocols often hindered responses in scenarios like transient noise or a lack of equipment. The updated approach reduces complexity and enables officers to focus on the impact of disturbances rather than technical compliance. Additionally, the city is exploring app-based measurement tools that would standardize enforcement across officers.

By removing rigid guidelines, the proposed ordinance improves accessibility for residents and businesses, making compliance requirements clearer and less technical. These changes also enhance cost efficiency by reducing the need for specialized equipment and training, lowering administrative costs, and streamlining enforcement efforts.

Clarification of Additional Police Response Penalties

The proposed ordinance introduces several key changes to the provisions for handling public disturbances. It moves the definition of a "public disturbance," from its own subsection to the definitions subsection. Liability has been expanded to include all additional police responses beyond the first, instead of being limited to the second response as stated in the original version. The updated language eliminates the \$500 cap on costs and now encompasses a broader range of expenses, including the responding officers' time, damages to City property, injuries to personnel, and administrative and supervisory efforts such as dispatch time.

NOISE CAMERAS AND BASS

After researching various noise ordinances and discussing enforcement feasibility with the Police Department, the Council Office is not recommending the funding for noise camera technology or including a bass component in the proposed ordinance

Noise camera technology

Utah Code [41-6a-1626](#) requires that a vehicle be equipped, maintained, and operated to prevent excessive or unusual noise. International cities, such as London, England, and Taipei, Taiwan, have implemented noise camera technology to identify and cite violators. More recently, large U.S. cities like New York City and Chicago have begun using noise cameras to enforce local noise ordinances, issuing fines to violators.

While this approach has gained traction in larger metropolitan areas, its feasibility for Provo City is limited.

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SUMMARY OF KEY CHANGES

There are four key changes included in the proposed update:

Refinement of Noise Limit Determinations

The proposed ordinance streamlines enforcement by reducing the number of noise limit tables from four to one and reducing enforcement possibilities from 162 options to just 18. The new table consolidates noise limits across residential, industrial, and other areas, making the ordinance easier to understand and apply. This change eliminates the complexity of the current ordinance, where multiple tables and numerous enforcement options required officers to cross-reference different sections to determine violations and used undefined terms that did not align entirely with other parts of the code. By consolidating into a single table, the proposed ordinance resolves inefficiencies while still covering all necessary scenarios.

The condensed structure also improves usability and reduces administrative burdens. Officers can now quickly determine violations without referencing multiple tables, expediting enforcement. For residents and businesses, the simplified framework reduces disputes and misunderstandings, while also simplifying training requirements for city personnel. Fewer categories and thresholds minimize the risk of errors during enforcement.

Introduction of Ambient Noise-Based Measurement

The proposed ordinance provides more enforcement flexibility by adding ambient noise based limits in addition to fixed decibel thresholds, tailoring enforcement to the local environment. Noise violations may now be assessed relative to existing ambient levels, allowing for 5 dBA above ambient at night and 10 dBA during the day. However there are still maximum caps (e.g., 55 dBA at night in residential areas). This marks a shift from a rigid, one-size-fits-all approach to a more context-sensitive standard.

This change ensures fairness and relevance by addressing the shortcomings of fixed limits, which ignored variations in baseline noise levels. This maintains the existing protections while also providing protection for context specific situations in quiet areas where a noise that doesn't normally meet the limit would still be disturbing. By reflecting actual conditions experienced by residents, the proposed ordinance aligns with modern noise management practices. Overall, this approach balances protections across diverse environments and creates a more equitable noise control framework.

Improved Measurement Procedures

The proposed ordinance removes strict procedural requirements for sound measurements, such as specific microphone placement rules (e.g., 5 feet from a wall, 3 feet above ground) and reliance on American National Standards Institute standards for sound meters. Instead, it emphasizes

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The Police Department does not recommend increasing funding for noise cameras. There are a low number of complaints regarding vehicle-based noise violations. Implementing noise camera technology would likely require substantial investment, both for infrastructure and operational support, which currently does not align with Provo's public safety or budget priorities.

Bass component

After reviewing 31 noise ordinances from Utah cities, Staff found only one instance of a bass component from Orem Utah.

"The following acts, among others, are declared to be loud, disturbing, or unnecessary noises in violation of this ordinance, but said enumeration shall not be deemed to be exclusive, namely:

Vehicle sound systems. The using, operating, or permitting to be played, used or operated any radio, stereo, sound system, tape player or other sound-making device or instrument from within a motor vehicle so that the sound is plainly audible at a distance of fifty (50) feet or more from the motor vehicle. "Plainly audible" means any sound that can be detected by a person using his or her unaided hearing faculties. The listener need not determine the title of a song, specific words, or the artist performing the song. The detection of the rhythmic bass component of the music is sufficient to constitute a plainly audible sound."

The Orem City Attorney's Office commented that they have never seen or even attempted to prosecute someone using the bass component of their noise ordinance. If it is difficult to prove a true noise ordinance violation, suspects were charged with either disorderly conduct or disturbing the peace and rely on witness testimony or body/dash camera video.

Rather than include a bass component in the proposed ordinance, which has proven to be unenforceable, the Legal Department has recommended the Police Department cite suspects with an easier to prove citation such as disorderly conduct or disturbing the peace. Further, the rewriting of the ordinance to not require specific sound level measurements in all cases could allow prosecution in cases involving excessive bass depending on the circumstances and available evidence.

PLEASANT VIEW AND STADIUMS

One of the primary drivers for reviewing the noise ordinance has been complaints regarding the impact of events held at the Lavell Edwards, Miller, and South Field Stadiums on nearby neighborhoods over and beyond what the stadium was intended for (I.E. sporting events).

Noise Ordinance Update

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While the stadium is a hub for community engagement, non-sports-related events have generated concerns among residents of the Pleasant View Neighborhood. Starting in 2022, the Neighborhood District 1 Pleasant View representative and residents began keeping a record of incidents related to BYU stadiums.

Council Staff analyzed five years of police call data related to noise complaints. The analysis revealed that

- 75% of calls occur between the hours of 10 p.m. and 6 a.m.
- Most calls are related to loud music and parties and not activities at the BYU stadiums
 - The Pleasant View and University Neighborhoods only have a combined 46 noise complaints over the past five years
- Neighborhood District 5 has the largest amount of noise complaints (48%)
- 5 Neighborhoods account for about half of noise complaints
 - Joaquin (17%)
 - Carterville (9%)
 - Downtown (8%)
 - Franklin South (7%)
 - North Park (6%)

These findings underscore the need for an updated noise ordinance that addresses a wide range of noise disturbances, while providing clarity and enforceability.

COUNCIL FEEDBACK NEEDED REGARDING STADIUM EXEMPTIONS

The Council Office has identified three possible options, with some additional variations, regarding exemptions of athletic stadiums. We will be requesting feedback and direction during the December 17th Work Meeting

1. Exempt all activities that occur at college/high school athletic stadiums.
 - a. Variation – exempt official athletic competitions regardless of time of day, but exempt other activities only during daytime hours, non-athletic competitions taking place at night will require a permit. (recommended option)
2. Exempt all official athletic competitions at stadiums while requiring permits for non-sport related events
3. Exempt all official athletic competitions at stadiums and prohibit non-sport related events

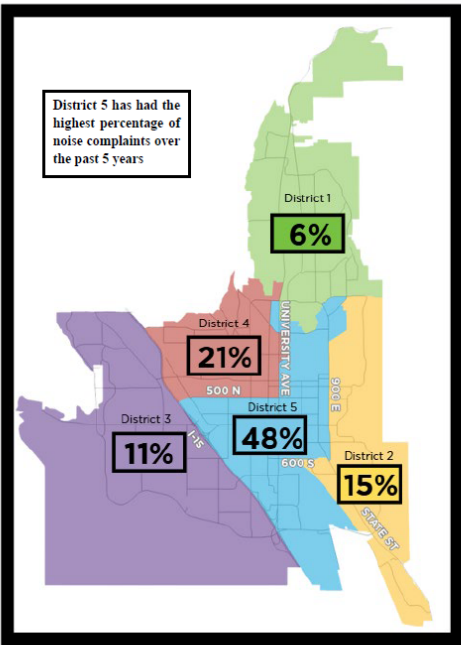
Noise Ordinance Update

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Appendix I

Noise Complaint Violations Percentages by Neighborhood District (Past 5 years)



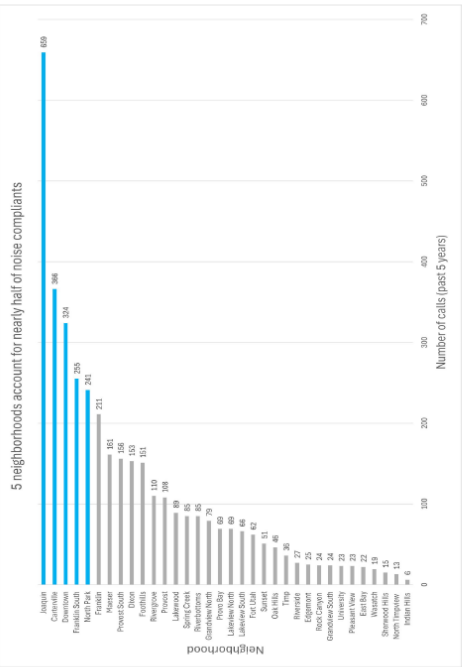
Noise Ordinance Update

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Appendix II

Noise Complaint Violations by Neighborhood (Past 5 years)



Noise Ordinance Update

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Appendix III

Stadium Incidents Reported by Pleasant View Neighbors

Date	Time	Location	Explanation(?)	Noise level
7/22/2022	10:52pm	Stadium	Movie	70db
7/30/2022	10:45pm	Stadium	"Remember the Titans" movie	72db
8/4/2022	10:46pm	Stadium	"Thor" movie	
10/14/2022	11:00pm	Miller Field onTrack	Homecoming Dance	68-90db
10/15/2022	06:45am	Miller Field onTrack		
3/11/2023	7:30am	Miller Field onTrack	??	
8/6/2023	9:00pm	Stadium	Advertising	
6/10/2023	11:00pm	Track/Miller Field	Music	
8/12/2023	47:00am	Miller Field	Sports Camp	
8/23/2023	10:51pm	Stadium	"Remember the Titans" movie	
6/28/2023	10:00pm	Stadium	Practice for "Stadium of Fire"	
6/30/2023	6:48am	Stadium	Practice for "Stadium of Fire"	
6/30/2023	11:30pm-12am	Marriott Center	??	
7/1/2023	12:00am	Marriott Center	Fireworks	
7/1/2023	12:15am	Marriott Center	Big 12 welcome	
7/2/2023	11:55pm	Miller Field onTrack	Drunk? Person singing on PA Trespasser?	
7/13/2023		Track	Rap Music from track	
7/28/2023	10:45pm	Stadium	Thank you Movie for 1995 association	75db
8/23/2023	06:30pm	Stadium	Rap Music	
8/31/2023	7:30pm	Stadium	Music	
9/11/2023	07:00am	Stadium	Sept 11 stair climb	61db
10/21/2023	10:41pm	Stadium	Homecoming Dance	66db
11/18/2023	06:10am	Stadium	Practice for BYU-OK game show	
1/16/2024		Stadium	Lights only (Wheels up?)	
3/4/2024	7:45am	Track	Music	
3/6/2024	6:38am	Track	PA	
3/6/2024	6:45am	Track	Music	
5/15/2024	08:00am	Track	Music	
5/15/2024	6:51am	Track	Music	
5/21/2024	8:30am	Track	Music	
5/24/2024	7:43am	Stadium	Music	
5/24/2024	all night	Stadium	Lights on all night (Blue Ribbon lights?)	
6/3/2024	4:00pm	Stadium	Music Sports Camp	
6/4/2024	2:00pm	Stadium	Music Sports Camp	
6/11/2024	5:00pm	Stadium	Music	
6/21/2024	11:00pm	Stadium	Flashing lights, Light testing?	
6/26/2024	after midnight	Stadium	Lights on	
7/1/2024	All Day	Stadium	Stadium of Fire practice	
7/4/2024	All Night	Stadium	Stadium lights left on all night	
7/5/2024	11:00am	Stadium	Stadium Lights	
8/1/2024	All Night	Stadium	Stadium lights left on all night	
8/2/2024		Miller Field onTrack	Music	
8/17/2024	5:00pm	Stadium	Rap music	87db
10/1/2024	10:30pm	Stadium	Music and cheering for Fox Kickoff	
10/2/2024	07:00am	Stadium	Music and PA system Fox Kickoff	
10/14/2024	8:45am	Track	Music	
10/15/2024	08:00pm	Miller Field onTrack	Music	

Noise Ordinance Update

December 12, 2024 (Issue File 24-102)

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Appendix IV

Proposed Ordinance Language

Chapter 9.06
PUBLIC DISTURBANCES

Sections:

9.06.010	Disturbing the peace.
9.06.020	Definitions.
9.06.030	Noise Measurements.
9.06.040	Noise Limits.
9.06.050	Exemptions.
9.06.060	Police Response to a Public Disturbance.
9.06.070	Penalties and Enforcement.

9.06.010 Disturbing the Peace.

It is unlawful for any person to create loud, continuous, or obnoxious noises that can be a nuisance or a danger to the general health, peace, safety, welfare and well-being of the complainant.

9.06.020 Definitions

When used in this Chapter, the terms below have the following meanings:

- (1) "Ambient" means any background sound present in an environment and can come from various sources such as traffic, machinery, and natural elements, but excludes the sound from the noise source that is the subject of a complaint under this Chapter.
- (2) "dBA" is the abbreviation for "A-weighted decibels," which is used when describing sound level recommendations for healthy listening. The dBA scale is based on intensity and on how the human ear responds.
- (3) "Industrial" in Section 9.06.040 means a property located in one of the following zones: Airport, Airport Industrial, Heavy Commercial, Automotive Center Commercial, Manufacturing Park, Light Manufacturing, Freeway Industrial, Heavy Manufacturing, or Planned Industrial Commercial.
- (4) "Noise" means any sound that is unwanted or harmful.
- (5) "Noise source" means any device, instrument, or object that produces, reproduces, or amplifies sound. This definition also encompasses multiple sound sources.
- (6) "Public Disturbance" means any instance when one or more persons engage in any non-criminal conduct that, based on the standard of a reasonable person of normal sensitivity, disturbs or unreasonably threatens to disturb the public peace, health, safety, or general welfare of persons in the vicinity of the conduct.

Noise Ordinance Update

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- (7) "Residential" in Section 9.06.040 means any property located in those zones designated as "areas zoned primarily for residential use" in Section 14.30.010.

9.06.030 Noise Measurements.

Sound level measurements, though generally preferred, are not required to demonstrate a violation of this Chapter if sufficient evidence or testimony proves the existence of a disturbance or public nuisance. City personnel taking sound level measurements for the purposes of enforcing this Chapter should use equipment and procedures that are reasonably calculated to produce reliable measurements.

9.06.040 Noise Limits.

- (1) Noise level limits in this Section are based on continuous noise for two-minute intervals or intermittent noise that exceeds the maximum level five or more times within a ten-minute period. Exceeding the following limits constitutes a violation of this Chapter:

Classification of Property Receiving the Noise	At Property Line or Beyond Between 10:00 p.m. and 7:00 a.m.	At Property Line or Beyond Between 7:00 a.m. and 10:00 p.m.
Residential	5 dBA above ambient or maximum of 55 dBA	10 dBA above ambient or maximum of 65 dBA
Industrial	5 dBA above ambient or maximum of 75 dBA	10 dBA above ambient or maximum of 75 dBA
All Other Areas	5 dBA above ambient or maximum of 65 dBA	10 dBA above ambient or maximum of 70 dBA

- (2) When a noise source is identifiable and can be measured from properties in more than one land use category, the limits of the most restrictive property classification apply.
- (3) It is unlawful to maintain a sound level in any public entertainment venue, including, but not limited to restaurants, bars, cafes, discotheques, or dance halls, that exceeds one hundred five (105) dBA. If the sound level exceeds 105 dBA, a mandatory ten (10) minute break at a level below eighty-five (85) dBA must be observed. This restriction is in addition to any other limits provided in this Chapter.

Noise Ordinance Update

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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) [RESERVED FOR SPECIFIC EXEMPTION FOR CERTAIN EVENTS RELATED TO EDUCATIONAL INSTITUTIONS, FOR EXAMPLE OFFICIAL INTER-SCHOOL ATHLETIC COMPETITIONS. COUNCIL TO DISCUSS AND GIVE FEEDBACK ON SCOPE OF EXEMPTION.]
- (c) Noise from city-sponsored events, such as celebrations, special events, and public social gatherings.
- (d) Noise from temporary activities permitted by law and for which a city license or permit has been issued.
- (e) Noise resulting from fireworks when discharged in compliance with Utah Code Title 53, Chapter 7, as amended.

9.06.060 Police Response to a Public Disturbance.

When a Public Disturbance occurs, if police personnel must respond more than one time to the site of the Public Disturbance, then any person in charge of the premises and any person responsible for the event at which the Public Disturbance occurs will be held jointly and severally liable for the cost of providing those additional police responses to the Public Disturbance. If a person described in this Subsection (1) is a minor, then the parents or guardians of that minor will be held liable for the cost. The assessed costs may include the cost of the responding officers' time as well as damages to City property, injuries to City personnel, and administrative time such as dispatch time and supervisory time related to the incident.

Noise Ordinance Update

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9.06.070 Penalties and Enforcement.

- (1) A violation of the noise provisions of this Chapter or the conditions of an exemption permit is a class B misdemeanor. Each occurrence of such a violation, whether committed or allowed to continue, is considered a separate offense and is punishable accordingly.
- (2) Violations of this Chapter are deemed and declared to be a nuisance, subject to summary abatement through a restraining order or injunction issued by a court of competent jurisdiction.

Noise Ordinance Update

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Utah County Commision

Resolution 2016- 15

RESOLUTION REAFFIRMING THE NEED TO PROTECT PROPERTY RIGHTS, THE ENVIRONMENT, THE WATERSHED, AND PUBLIC ACCESS

WHEREAS, Utah County desires to protect and preserve the environment and to provide for the health, safety, and general welfare of the residents of Utah County;

WHEREAS, Utah County has adopted a General Plan to deal with the growth which is occurring within Utah County;

WHEREAS, the Utah County General Plan (General Plan) includes the following stated goal:

It is the desire of Utah County citizens, the Utah County Legislative Body, and the Utah County Planning Commission to have a pleasant and progressive county in which people can live and work, without sacrificing the traditional rural atmosphere inherent in the unincorporated areas of the county while protecting the quality of life in the incorporated municipalities and respecting the rights of private property owners.

WHEREAS, as stated in the General Plan, Utah County recognizes the importance of private property rights for the citizens of Utah County;

WHEREAS, Utah County also recognizes that private property rights are subject to legitimate land use controls, including zoning restrictions;

WHEREAS, Utah County also recognizes that private property rights are subject to public roads and public use and access easements;

WHEREAS, Utah County recognizes that the citizens of Utah County are dependent upon the critical watershed areas of Utah County to provide culinary, industrial, and irrigation water for Utah County residents and businesses, as described in Objective 14 of the General Plan;

WHEREAS, Utah County recognizes the importance of preserving and protecting the public roads, and public use and access easements, located within Utah County, including those public roads and public access easements which provide critical public access to public lands.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Utah County, Utah, as follow:

1. That in order to provide for the health, safety, and general welfare of the residents of Utah County, the private property rights of the citizens of Utah County should be preserved, subject to legitimate land use controls, including zoning restrictions, and subject to public roads and public access easements.
2. That in order to provide for the health, safety, and general welfare of the residents of Utah County, the critical watershed areas located within Utah County should be preserved.
3. That in order to provide for the health, safety, and general welfare of the residents of Utah County, the public roads and public access easements located within Utah County should be protected and preserved, including those public roads and public access easements which provide critical public access to public lands.
4. That the Board of County Commissioners of Utah County hereby re-affirms its support for the concepts and values set forth in the adopted Utah County General Plan.

RESOLVED, APPROVED AND ADOPTED this 2 day of FEB, 2016.

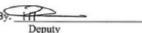
BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH


Larry A. Eldredson, Chairman


William C. Lee, Commissioner


Greg Graves, Commissioner

ATTEST:
BRYAN E. THOMPSON
Utah County Clerk/Auditor

By: 
Deputy

APPROVED AS TO FORM:
JEFFREY R. BURMAN
Utah County Attorney

By: 
Deputy

\\RESOLUTIONS\PROPERTY RIGHTS\RESOLUTION.DOC

12/5/21, 2:40 PM

Bridal Veil Falls Preservation

Provo City

RESOLUTION 2020-XX A RESOLUTION OUTLINING SUPPORT FOR THE PRESERVATION OF BRIDAL VEIL FALLS IN ITS NATURAL STATE AS A PUBLIC AMENITY. (20-246)

WHEREAS, the Provo City Municipal Council recognizes the value of protecting and preserving elements of the natural environment for the enjoyment of residents, visitors, and future generations; and

WHEREAS, the Provo City Municipal Council recognizes the inherent value of individuals spending time in the outdoors to connect with nature; and

WHEREAS, Bridal Veil Falls is unparalleled in its natural beauty and access for a great number of visitors; and

WHEREAS, public resources have been spent on the purchase, maintenance, and upgrading Bridal Veil Falls and the surrounding area; and

WHEREAS, Provo City owns property and maintains trails and other amenities leading into Provo Canyon, and is committed to the preservation of open space in and around Provo Canyon; and

WHEREAS, Bridal Veil Falls is enjoyed year-round by the residents of Provo City, Utah County, and the State of Utah; and

WHEREAS, the Utah County Commission is taking public input on the preservation of Bridal Veil Falls; and

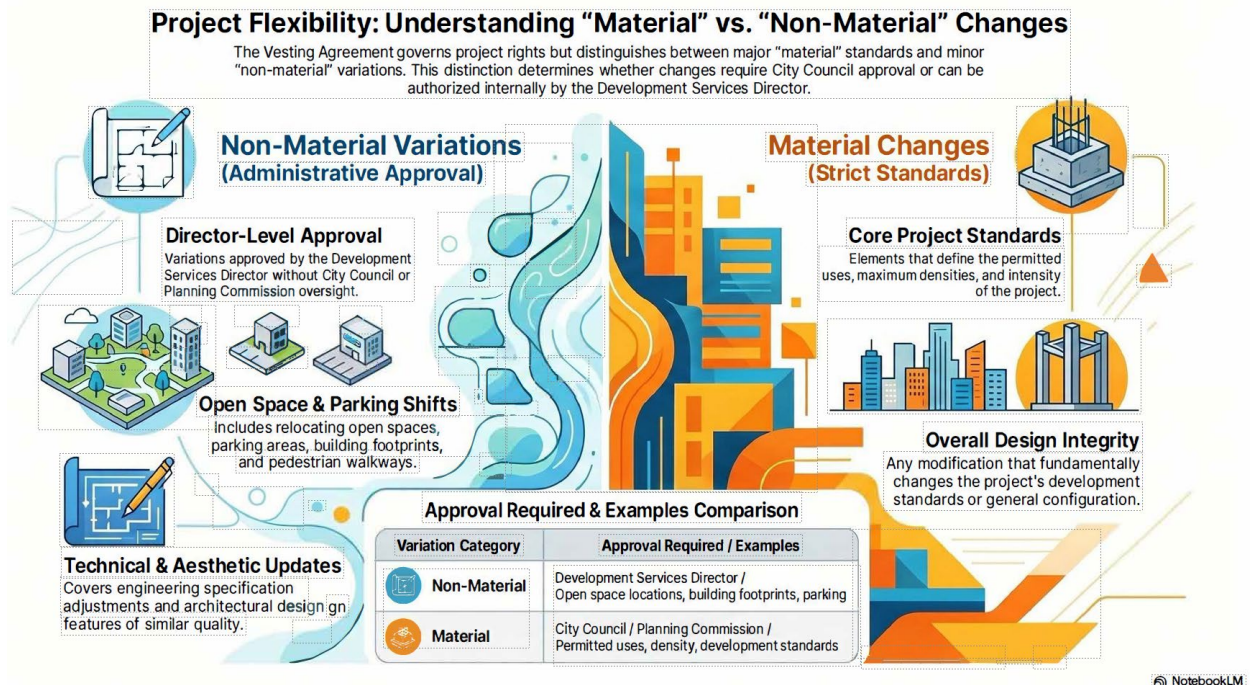
WHEREAS, the preservation of Bridal Veil Falls in its natural state for its scenic beauty for the enjoyment of this and future generations is invaluable, and any loss to access by the public will have a detrimental effect on the quality of life enjoyed by those who use and visit the area.

12/5/21, 2:40 PM

Bridal Veil Falls Preservation

NOW, THEREFORE, be it resolved that we, the members of the Provo City Municipal Council, express our support for the preservation of Bridal Veil Falls by having the Utah County Commission place a conservation easement across the property.

END OF RESOLUTION



<https://www.sltrib.com/news/politics/2020/12/09/utah-county-commission/>

<https://www.youtube.com/live/UI5CvqHbNcA>

Selby | June 24, 2026

Reject proposed Vesper Amphitheater

As a local resident, I strongly urge you to reject the proposed Vesper Amphitheater project because [concerns, such as the severe traffic impact, noise pollution, and destruction of natural habitat] will permanently degrade the quality of life and environmental integrity of Provo Canyon.

Tina Bean | June 24, 2026

Preserve Provo Canyon and Abandon the location for Vesper's Development

Dear Members of the Provo City Planning Commission,

I am writing to formally log my opposition to the proposed commercial re-zoning request at the mouth of Provo Canyon for the Vesper development. While economic growth is important for Provo, the scale of this project introduces unprecedented logistical, infrastructural, and public safety challenges that cannot be mitigated by the current proposal.

I urge the Commission to deny this re-zoning request based on the following critical concerns:

- Severe Infrastructure and Traffic Overcapacity: Introducing a venue designed for 20,000+ people will inject upwards of 10,000 additional vehicles into a known geographic bottleneck. The proposed bridge to the parking structure does not solve the root issue; it merely shifts the bottleneck. The resulting gridlock will severely impact major arterial corridors, including 800 North in Orem, as well as Center Street and University Avenue in Provo. These roads already experience heavy daily congestion, and adding stadium-level traffic multiple times a week is unsustainable for the existing grid.
- Compromised Public Safety and Emergency Access: Provo Canyon is a critical transportation corridor with limited ingress and egress. Committing such massive vehicle volume to this specific choke point poses a tangible public safety hazard. In the event of a canyon accident, wildfire, or medical emergency, response times for emergency vehicles will be severely compromised by miles of stagnant traffic.
- Precedent of Comparable Venues: The logistical fallout of this design is highly predictable. Similar canyon-adjacent venues, such as Red Rocks Amphitheatre in Colorado, frequently experience two-hour traffic standoffs that trap residents, hikers, and commuters alike. Provo Canyon lacks the expansive auxiliary infrastructure required to absorb this type of influx.
- Preservation of Zoning Integrity: The current zoning protects the mouth of the canyon from over-commercialization for a reason. Re-zoning this land to accommodate high-density commercial shopping and entertainment sets a problematic precedent, prioritizing short-term developer profit over long-term municipal planning and resident well-being.

As planning commissioners, your mandate is to ensure that development aligns with the safety, infrastructure capacity, and quality of life of Provo's citizens. Vesper can successfully pursue revenue-generating projects in alternative locations better suited for high-density traffic, sparing this critical geographical bottleneck from irreversible strain.

I respectfully ask that you represent the long-term interests of the community and vote to deny this re-zoning application.

Thank you for your time, leadership, and dedication to our city.

Tina Bean - "Hike the Wasatch" on Facebook

Bobby Pina | June 24, 2026

Vesper Amphitheatre

I am OPPOSED the vesper Amphitheatre project, and the rezoning of Provo canyon to commercial and shopping center zones.

Residents have continuously shown that open space recreation, conservation, and undeveloped foothills are desired over development. Please put residents over developers. Please put Provo first, before money.

Please oppose this project, and zoning.

Kimberlee Walters | June 24, 2026

Vesper Amphitheater - Vote NO

To Whom It May Concern:

This project will be a nightmare for water consumption in an already drought ridden environment.

The disruption to wildlife and the canyon itself are not worth any construction that isn't deliberately intended to support animals and nature.

The traffic congestion and confusion alone negates any value such a project purports to provide.

We like the canyon for the escape to nature that it provides. Leave it alone.

In short, there is nothing redeeming about this project. It destroys natural habitat and rhythms, it gorges itself on water that isn't available, it destroys the value of the canyon.

Not everything is a real estate or construction project, nor should it be. Just because a construction group or family thinks they have a good idea doesn't mean that it is a good idea, and this is a terrible idea. This project is about money, not making the world a better place.

The people who use the canyon regularly already don't want it and it will destroy the general use of the canyon.

Vote no.

Thank you

Erik Peet | June 24, 2026

Vesper Amphitheater

To whom it may concern,

I am a Provo resident and I am writing to voice my opposition to the Provo Amphitheater. The developers are lying about their development plans, especially in regards to traffic, the need of an amphitheater, lies about “environmental rehabilitation.” Most of all this is another example of the developers and wealthy profiting at the expense of the people.

Provo Canyon is beautiful canyon, that is a very popular source of recreation, and vital corridor. Due to the narrow geography of the canyon, there is no realistic way of expanding the road. I do not understand how it is possible for the canyons infrastructure to support a venue with 20,000 visitors. There s simply not enough room for that many vehicles. The plans do not have enough Parking. They are failing to account for the reality of 20,000 visitors in a narrow canyon with limited transportation. Additionally 800 north in Orem cannot support that kind of traffic, neither can the I-15 exit at 800 north.

I live 2 miles north of BYU stadium, and when there is a football game, or the stadium of fire, there are large swaths of Provo that are virtually inaccessible to me due to traffic. The Vesper stadium traffic would create the same problem north of me. I shudder to think what would happen when both venues have events the same day.

Provo does not need another concert Venue. We already have BYU stadium, UVU, the Scera Shell, and numerous small venues. There is no need for a new concert venue. We also have multiple large retail areas that are declining. The riverwoods, and Provo mall are both struggling. Most of south Provo retail is in decline. We do not need a new shopping district when we already have several that are shrinking. At best this will accelerate the decline of these businesses.

The developers claim they will be improving the local environment because they are restoring a gravel pit. This is flat out false. The gravel pit is much smaller than the proposed development. Rather than restore a small pit, they will be stripping a large stretch of land. Additionally the previous owners are already legally required to rehabilitate this land, this development is a way for them to avoid their responsibility.

More than anything this is another example of the wealthy and land developers taking from the rest of this. Provo canyon is beautiful place that makes our city great. Its many parks and recreation provide an amazing place for the families of Utah Valley. Vivian park, south fork, bridal veil falls, and others are always full regardless of the day. This development takes from the people of Provo. Our access to the canyon will decrease.

The Vesper amphitheater is detrimental to the people of Provo, Utah County, and Utah. It takes away our access to the Canyon. It will overload limited infrastructure with greatly increased traffic, it will hurt existing retail centers. We already have many concert venues. This is simply another way for the wealthy and land developers to make money at our expense.

If an amphitheater is needed, I propose South Provo, near the Provo Mall. There is easy freeway access resulting in a smaller traffic burden on the community. It would help struggling retail centers, and it would not interfere with access beautiful and popular public lands.

Thank you,

-Erik Peet
Provo Resident

Adam Santiago | June 24, 2026

Please Don't Approve Vesper

The stories are written in the Book of Mormon of the

Nephites and Lamanites. Greed constantly is ruining cities and towns. Unbelievably wealthy men with nothing but their own legacy and pride in view. How do you look at that mountain and think that's where a shopping mall goes? Our city will ruin the only thing we actually have our nature and mountains. It's disheartening that their main reason for this is the economy? Money? You want to destroy a mountain and river for money? We will never get what that canyon is an again if this goes in. Please with everything in my heart don't approve this monstrosity

Christian Spencer | June 24, 2026

Vesper project rejection

To whom It May concern, the vesper project that is being considered for Provo Canyon is a project that I and thousands of Provo in Utah county, and Utah residents highly opposed. It appears to be only a land grab to enrich wealthy developers that do not care of the permanent lasting damaging results that will occur with a project of this scale in a natural pristine location such as Provo canyon.

I'm riding for you to consider banning the project all together without any impact studies completed by various biased or unbiased agencies and experts that would demonstrate

the devastation would have in the natural ecosystem in that area. I personally have seen bald eagles, cougars, bobcats, coyotes, hawks, bighorn sheep, mountain goats, rare birds, raccoons, beavers, and caught numerous fish and seen various other wildlife in that exact location or less than a mile away from that location. If a project of this scale goes in none of those animals will ever be seen in those locations again. They're habitat will be ruined and the animals will be displaced. This is not to mention the sound light water and other types of pollution that will occur.

The traffic is another very serious issue to consider. I have traveled that Canyon for my entire life being nearly 50 years old. I have seen some of the most extreme car accidents resulting in human death in my life in the Provo Canyon area. In the exact location that this project is planned. Among the various reasons that this project is a bad idea, it will directly result in traffic deaths on an already severely overburdened roadway at a location and bend in the road that is already highly dangerous and prone to accidents. For these few reasons and hundreds of other reasons that It Go unlisted I voice my opposition to this project, when there are numerous other locations in Utah county where it can be built with far less natural and traffic and pollution consequences. Or should we be asking should a project like this be built at all if it's for the arts there are already plenty of venues available for arts and culture in Utah valley let alone in nearby cities in Utah. Are we lacking seats for artistic presentations? I don't think we are. Please consider opposing voices when this project is being considered. Government's job is to follow the will of the people not the will of the few rich and connected special interest.

Signed a concerned citizen of Utah county

Christian Spencer

Matt Peterson | June 24, 2026

Traffic & Parking for Vesper Proposal Spells Disaster

Preliminary research strongly WARNS AGAINST Vesper Plans ever working. Please include a printed copy of the the infographic that I am submitting (as an email attachment), please print it out and include it with your documents that you consider in this afternoon's meeting. Also, please, print and include the following statement (which I will also read this afternoon during the public comment section):

Traffic Congestion

- (1) Vesper plans to build an 8,000-capacity parking terrace in Provo Canyon
- (2) The main source of traffic into Provo Canyon comes along Highway-189 from Provo.

(3) Research shows that maximum sustained vehicle capacity on Highway-189 is 1700-2000 vehicles per lane per hour

- That's 4,000 per hour total (considering the two lanes)

(4) This assumes nothing stops the traffic from flowing at 30-40 mph.

(5) At this rate, 8,000 vehicles would require 2 hours to reach the amphitheater (period).

(6) However, that time estimate does not take into account "traffic shock wave" that occurs when vehicles suddenly stop

- Think "Traffic Jam on I-15"
- Under that scenario, research shows 8,000 vehicles could take up to >4 hours, likely backing up on all 8 feeder streets in Orem AND Provo.

(7) Also.....Vesper is likely to open their parking structure 2 hours before each performance.

- See Red Rock Amphitheater near Denver as an example

(8) With the "traffic shock wave" AI calculations predict, it will likely take *at least* 2 hours of bumper to bumper traffic to get all 8,000 cars parked

(This will be 5-7 pm)

(9) The situation will likely be as bad, or worse, each evening after the show

(This will be 9-11 pm)

(10) Many amphitheatres have shows 7 days a week (Red Rocks in Denver, for example)

(10) Vesper proposes to build an underground parking terrace that will be the 2nd largest in the world

(11) Research shows that Traffic Engineering Software (VISSIM) will not have the applicable "real world field data" needed to accurately model the congestion

- At least 7-8 studies support this conclusion (I can get you references later)

(12) In order to accurately predict congestion in the 8,000-vehicle parking terrace, VISSIM needs input from other similar parking terraces.

(13) We warn that no such parking terrace exists in the world:

Must have: (a) same footprint; (b) proximity to a river; and (c) only one major feeder highway

(14). Traffic gridlock like I-15 Rush Hour is CERTAIN to occur, twice daily, on Highway 189 and all 8 feeder streets if Vesper does not get the engineering right. CAN ANYONE GAURANTEE THAT THEY WILL????????

The 8,000-Space Challenge: Visualizing the Scale and Complexity of Massive Underground Parking

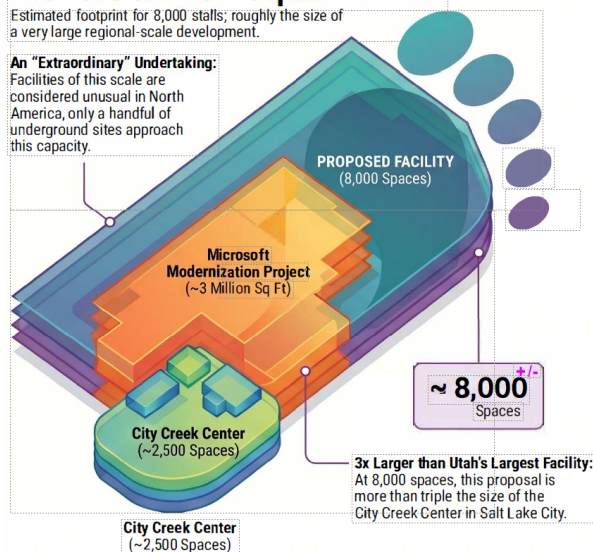
VISUALIZING THE FOOTPRINT: THE 8,000-SPACE GIANT

2.5–3.5 Million Square Feet

Estimated footprint for 8,000 stalls; roughly the size of a very large regional-scale development.

An "Extraordinary" Undertaking:

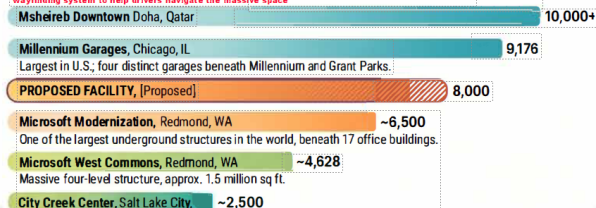
Facilities of this scale are considered unusual in North America; only a handful of underground sites approach this capacity.



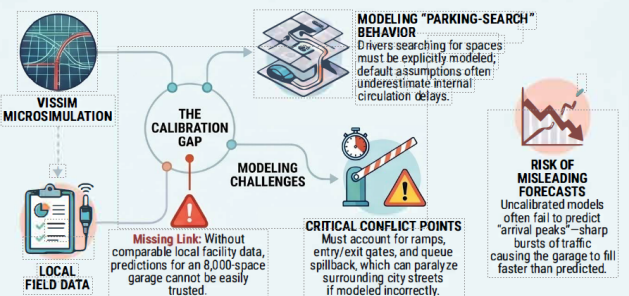
BENCHMARKING AGAINST THE "KINGS OF UNDERGROUND"

UNDERGROUND CAPACITY RANKINGS

The facility is managed by Mawqif Qatar, which utilizes an intelligent wayfinding system to help drivers navigate the massive space.



THE VISSIM MODELING & CALIBRATION CHALLENGE



NotebookLM

Willie Holdman | June 24, 2026

Vesper

In regards to the Vesper master plan and zoning change.

To: Planning commission and city council.

The narrative that vesper is proposing is one that will benefit the community. That's the real question. Is it prudent to change the master plan and zoning in this critical place to accommodate a commercial for profit entity? Does it really benefit the community, or take away?

I argue it takes away.

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

Applicant Response: "The project will provide and enhance access to public trails and open space, which is consistent with current General Plan goals. The Provo Hillside and Canyons plan, adopted December 12, 2023, recommended to" address the gravel pit

reclamation” and “the creation of an outdoor concert venue.”

From the Vesper Web Site:

“Vesper will have an adventure center full of hiking, biking, fishing, trails, photography, and more”.

I guess they mean they will provide connecting trails to the trails and fishing that already exist for their paying customers? The open space is already there! Its Forest land and Provo City land are zoned appropriately.

They even mention photography?? I’m a professional photographer and I’m trying to figure out how they will provide photography when we can already go on forest land and provo city land and take photographs of timpanogos, cascade mountain, bridal veil, and provo canyon. All these items we already have access to without there being a hotel, 150,000 square feet of shopping, and a 20,000 seat amphitheater.

Page 69 on the hillside canyons plan.

Consider the creation of a task force to address gravel pit reclamation. This could include ecological restoration, the creation of an outdoor concert venue, or other recreation amenities.

I’m also seeing the option here to do an ecological restoration. Why not do this? If not, then how about Vesper goes ahead and makes the amphitheater WITHOUT retail space, restaurants, or anything else, just an amphitheater. I don’t see anywhere on this plane that calls for a commercial shopping district with a hotel. This seems to be the cherry picking Vesper is doing in one sentence to forward their development. But it’s not just an amphitheater. Even so I’m sure that language put in there wasn’t intended for an amphitheater the size of the Marriott center!

A Destination

Nestled in the mountains, Vesper is a world-class venue that offers an unforgettable experience beyond the stage.

How so? Beyond the stage they are not offering anything that we don’t already have. We have hotels and shopping down the road.

They mention 110 acres restored on their website.? This one really confuses me. 24 acres is public land they are purchasing. The neighboring land is forest land and provo city land.

(Both Public) The gravel pit is the only land that's been disturbed. How can they restore the other 86 acres when it hasn't been disturbed?

They talk about putting 50 acres in a conservation easement. Well, I assume this would be the Provo City property they wish to acquire. If Provo City would just keep the zoning recreation parks, preservation open space I really see no need to put it in a conservation easement. Why doesn't Provo City just put it in a conservation easement instead of selling it to a private developer and trust they will?? If they are saying they will put this 50 acres in an easement why do they even want to purchase it when Provo City can do the same? Even with a conservation easement, it doesn't guarantee at all that structures and facilities can't be built there. The easement must be laid out very carefully in language that prohibits the development of said conservation easements.

78% use the canyons for walking, hiking and running. These are the people you should be asking.

This is the Vision statement:

The hillsides and canyons of Provo are a place where residents and visitors, present and future, can experience a connected network of trails and parks and gather in a way that celebrates the city's natural beauty. To continue safely experiencing these areas, conserving environmentally sensitive areas and mitigating potential hazards is important.

That's really all you need to make this decision to not allow this development in the canyon.

Willie Holdman, resident of Provo, Orem, and Heber.

Cynthia Stott | June 24, 2026

Re: Proposed Vespers Development in Provo Canyon

My concern is not with the process itself, but with what a zoning change represents in practical terms.

Even with strong development agreements and later conditions, a rezoning decision still changes what the land is legally allowed to become. Once land currently designated as open space, public land, or agricultural land is rezoned to commercial use, the range of future outcomes is fundamentally expanded.

While mitigation measures, conservation easements, and phased approvals are important tools, they do not fully restore or preserve existing ecological function or prevent long-term intensification of use within the newly allowed zoning envelope.

For that reason, I would respectfully ask that the Council consider not only whether conditions can manage impacts, but whether the initial shift in zoning is appropriate for land that is currently functioning as part of the canyon–valley transition zone.

Thank you for your time and consideration.

Rob Storey | June 24, 2026

Vesper opposition

Dear Committee,

I live at 5198 University Ave about a mile from the entrance to Provo Canyon. Everyday around 5:00 pm there is a half mile or longer traffic back up. Adding to the congestion and activity in the canyon would be unwise.

I have been enjoying the Provo River Trail for 25 years. My family and I enjoy a peaceful walk, or bike ride or river float, just listening to the sounds of the river. It's peaceful and serene. I am not opposed to an amphitheater, I have enjoyed music at Red Rocks in CO and I understand the concept. But, it's just too disruptive, large and impractical. Please consider another location.

Best,

Robert Storey

Robyn Axelgard | June 24, 2026

Please!

Please don't add anything more to

Our beautiful Provo canyon! Keep its natural beauty.

Robyn Axelgard

McKell Goodsell | June 24, 2026

Concerns And Opinions On The Vesper Amphitheater Development

Dearest Council Members,

To love Provo Canyon is to understand its history. From Etienne Provost's exploration of the region in 1824, to the pioneer companies who used the Provo River as a beacon, this

canyon has long been part of who we are. That history is worth protecting; from habitat loss, pollution, declining wildlife conservation standards, and rising wildfire risk. Approving the Vesper Amphitheater would mean turning our backs on the very nature that defines Provo Canyon, and Utah as a whole. In a state being rapidly over-developed, I'm asking you to show that there is still a right and a wrong; that some choices protect, and others exploit, and that this decision carries real weight for the present and the future.

I've read the arguments in favor of this project, and not one addresses the loss of natural land, pollution, the precedent this sets, the impact on wildlife, or wildfire risk. Why can't this same experience be found at Sundance Amphitheater, Deer Valley, the Marriott Center, or LaVell Edwards Stadium?

I was born here. I've watched nature get exploited again and again by development and by decisions made for convenience instead of conscience. Provo Canyon is one of the last places that still feels like what this valley used to be. Please consider that as you decide its future.

Kindest Regards, McKell Goodsell

Kari Rasmussen | June 24, 2026

Public Comment for Record – Vesper Amphitheater Applications PLGPA20260220, PLRZ20260221, and PLCP20260222

Dear Planning Commission, Mayor Judkins, and Members of the Council,

Please accept this email and the attached exhibit packet as my formal public comment regarding the proposed Vesper Amphitheater at 6622 N Hwy 189, including the following applications:

PLGPA20260220 — General Plan Map Amendment

PLRZ20260221 — Zone Map Amendment

PLCP20260222 — Concept Plan

Please include this email, my attached public comment, the Exhibit Packet Index, and all attached exhibits in the administrative record for every current and future City action related to this proposal, including the Planning Commission hearing, City Council consideration, any General Plan Map amendment, Zone Map amendment, concept plan, development agreement, project-plan approval, land sale, land exchange, surplus declaration, or other City action involving this project.

I am a Provo resident and homeowner. I love Provo, and one of the greatest strengths of this

city is its access to world-class outdoor recreation, open space, trails, canyon beauty, and a clean, livable community. I am not opposed to music, gathering places, or the thoughtful restoration of a gravel pit. I am opposed to premature approval of broad commercial zoning and major canyon development before the City has completed the necessary studies, made written findings, and imposed binding, enforceable protections.

The City's own public materials state that the project is not currently approved, requires General Plan Map and Zone Map amendments, and still requires information related to traffic mitigation, infrastructure needs, sound, environmental, and lighting concerns. That is exactly why approval at this stage would be premature.

I ask the City to deny or continue the requested approvals unless and until the following are completed and made available to the public:

1. A full traffic impact study, including canyon bottlenecks, University Avenue impacts, UDOT access issues, emergency evacuation, fire and EMS access, pedestrian and bicycle access, off-site parking, shuttles, and transit feasibility.
2. A binding development agreement that is public, recorded, enforceable, and complete before any zoning change becomes effective.
3. A clear prohibition on hotel, general retail, and broad commercial uses that are not necessary for a canyon-sensitive amphitheater.
4. A capacity cap of 10,000 or fewer people.
5. Enforceable noise limits, event-hour limits, event-frequency limits, lighting standards, dark-sky protections, monitoring requirements, public reporting, and penalties for violations.
6. Environmental, wildlife, geotechnical, stormwater, utility, water, sewer, and public-safety studies.
7. Full public process and written findings before any sale, exchange, surplus declaration, or transfer of City-owned canyon land.
8. Conservation protections, restored native vegetation, trails, and meaningful year-round public recreation access if any City-owned land is involved.
9. Written findings responding specifically to public concerns about traffic, public safety, noise, lighting, canyon character, open space, fiscal impact, and the appropriateness of SC3 commercial zoning in Provo Canyon.

Mayor Judkins campaigned on responsible growth, careful zoning, infrastructure-first

planning, transportation solutions, and meaningful resident input. I am asking the City to apply those standards here. Provo Canyon is not an ordinary commercial site. Once broad commercial zoning and canyon land conversion occur, the precedent cannot easily be undone.

Please confirm that this email and all attachments have been received and included in the public record.

Sincerely,

Kari Rasmussen

Provo resident and homeowner

Enclosed (willing to include any exhibits not included upon request):

Exhibit Packet Index
Proposed Vesper Amphitheater - Public Comment Record
Prepared for Kari Rasmussen | Accessed June 23, 2026

Purpose

This packet organizes source documents for public comment on the proposed Vesper Amphitheater at 6622 N Hwy 189 in Provo Canyon. It is designed to help create a clean administrative record before Planning Commission and City Council action. It is not legal advice.

Use the exhibit letters in your email or public comment, for example: "The City states that traffic, infrastructure, sound, environmental, and lighting information must be provided before approval. See Exhibit A."

How to Submit

Attach this index and the PDF exhibits you want the City to accept into the record.

In the email body, write: "Please include the attached Exhibit Packet Index and Exhibits A-S in the public record for all Vesper Amphitheater proceedings, including PLGPA20260220, PLRZ20260221, and PLCP20260222."

For oversized files, submit the index and the most important PDFs first: Exhibits A-D, G, L, M, P, and Q. Then send supplemental exhibits in a second email or provide a shared drive link if accepted by the City.

For web-only exhibits, either attach the source-note page from this index or manually print the official webpage to PDF using your browser.

Exhibit List

Ex.	Document	File / Source	Use in Record
A	Provo City Project Page: Proposed Provo Canyon Vesper Amphitheater Project	Web source note in this index; original URL: https://www.provo.gov/CivicAlerts.aspx?AID=304	City statement that the amphitheater is not a City project, is not approved, needs Zone Map and General Plan Map amendments, and still requires information on traffic, infrastructure, sound, environmental, and lighting concerns.
B	Provo City FAQ: Proposed Amphitheater Project	Web source note in this index; original URL: https://www.provo.gov/m/faq?cat=78	City explanation of the review process, development agreement, project plan approval, remaining approvals, technical studies, public meetings, proposed land exchange, and conservation easement representations.
C	Planning Commission Agenda - June 24, 2026	exhibits/ Exhibit_C_Planning_Commission_Agenda_2026-06-24.pdf	Identifies the public hearing schedule and the three Vesper-related applications: PLGPA20260220, PLRZ20260221, and PLCP20260222.
D	Planning Commission Agenda and Staff Report Packet - June 24, 2026	exhibits/ Exhibit_D_PC_June_24_2026_Staff_Report_Packet.pdf	Core record exhibit. Includes staff reports, proposed findings, development agreement language, maps, neighborhood report, and public comments submitted before publication.
E	Provo General Plan 2023	exhibits/ Exhibit_E_Provo_General_Plan_2023.pdf	Shows the adopted citywide policy framework for growth, land use, transportation, public safety, open space, recreation, and resource management.
F	Provo General Plan and Citywide Plans Webpage	Web source note in this index; original URL: https://www.provo.gov/276/General-Plan-and-Citywide-Plans	City source page for the General Plan, Hillsides and Canyons Plan, and related appendices.
G	Provo Hillsides and Canyons Plan	exhibits/ Exhibit_G_Provo_Hillsides_and_Canyons_Plan.pdf	Primary plan for canyon/hillside policy. Use this both because the applicant relies on it and because it emphasizes balancing growth, recreation, mitigation, and conservation.
H	Hillsides and Canyons Plan - Appendix A: Existing Conditions Report	exhibits/ Exhibit_H_Hillsides_Canyons_Appendix_A_Existing_Conditions.pdf	Supplemental existing conditions information for canyon and hillside planning; useful for environmental, access, hazard, and recreation context.

I	Hillsides and Canyons Plan - Appendix B: Public Survey Responses	exhibits/ Exhibit_I_Hillsides_Canyons_Appendix_B_Public_Survey_Responses.pdf	Shows statistically valid resident survey findings, including heavy Provo Canyon use and strong preference for preservation and limited development in canyons and foothills.
J	Hillsides and Canyons Plan - Appendix C: Existing Plan Review Summary	exhibits/ Exhibit_J_Hillsides_Canyons_Appendix_C_Existing_Plan_Review.pdf	Summarizes prior plans relevant to canyon/hillside areas, including parks, recreation, trails, scenic corridor, and critical hillside protections.
K	Hillsides and Canyons Plan - Appendix D: Council Resolution About South Fork Canyon	exhibits/ Exhibit_K_Hillsides_Canyons_Appendix_D_Council_Resolution_South_Fork.pdf	Useful public-policy history showing Council concern for canyon preservation and management.
L	Resident Concerns Synopsis - Vesper / North Timpview Meeting	exhibits/ Exhibit_L_Resident_Concerns_Synopsis_2026-06-01.pdf	City-prepared synopsis of resident concerns: size, traffic, parking, emergency access, noise, light, environmental impacts, public land, and process concerns.
M	North Timpview Neighborhood Meeting Minutes - June 1, 2026	exhibits/ Exhibit_M_North_Timpview_Meeting_Minutes_2026-06-01.pdf	Public meeting minutes documenting applicant presentation, resident concerns, and City/community
			discussion.
N	North District Public Hearing Notice	Web source note in this index; original URL: https://www.provo.gov/284/North-District-formerly-Neighborhood-Dis	States the requested change from A1.5, PF, and OSPR to SC3, and from Agricultural/PR&OS to Commercial, for roughly 100.7 acres to allow an entertainment and hospitality development with concert venue, hotel, and retail.
O	Provo City Code - Title 14 Zoning / SC3 and OSPR References	Official code links listed in this index; municipal code pages were not downloadable into the packet due site access restrictions.	Supports the zoning argument: the proposal seeks to move canyon/open-space/public/agricultural land into SC3 regional shopping center zoning, making development-agreement limitations critical.
P	Utah Code Title 10, Chapter 20: Municipal Land Use, Development, and Management Act	exhibits/ Exhibit_P_Utah_Code_Title_10_Chapter_20_Municipal_Land_Use.pdf	State land-use framework, including notice, general plan and zoning procedures, land-use regulation amendments, appeal timing, standards of review, and the importance of the administrative record.
Q	Utah Code Title 63G, Chapter 2: Government Records Access and Management Act	exhibits/ Exhibit_Q_Utah_Code_Title_63G_Chapter_2_GRAMA.pdf	Public-records framework for requesting missing traffic, noise, lighting, environmental, appraisal, land-exchange, infrastructure, emergency-access, and fiscal-impact records.

R	Mayor Marsha Judkins Campaign Page: Responsible Growth	Web source note in this index; original URL: https://marshajudkins.com/issues/responsible-growth/	Documents campaign commitments regarding careful zoning decisions, infrastructure-first planning, resident voice, and responsible growth.
S	Mayor Marsha Judkins Campaign Page: Infrastructure/Transportation	Web source note in this index; original URL: https://marshajudkins.com/issues/infrastructure-transportation/	Documents campaign commitments regarding data-driven transportation, sustainable solutions, congestion, and community input.

Web Source Notes

These notes summarize web pages that are important to the record but were not captured as original PDFs in this packet. For court-strength preservation, manually save each official webpage as a PDF using Print > Save as PDF and attach those files too.

Exhibit A: Provo City Project Page

URL:

<https://www.provo.gov/CivicAlerts.aspx?AID=30>

4 Accessed: June 23, 2026

Posted May 28, 2026; last updated June 22, 2026. The City states the proposed amphitheater is not a city project; it is not approved for construction; it requires Zone Map and General Plan Map amendments; and

before approval, project organizers must provide information on traffic mitigation, infrastructure, sound, environmental, and lighting concerns.

Exhibit B: Provo City FAQ

URL:

<https://www.provo.gov/m/faq?cat=7>

8 Accessed: June 23, 2026

The FAQ says a zone change does not grant full approval; the project still requires a development agreement, staff review, and project plan approval. It also states that detailed traffic, sound, light, environmental, geotechnical, soils, and environmental information may be required during project-plan review, and that the Council had not approved a development agreement as of June 11, 2026.

Exhibit F: General Plan and Citywide Plans Webpage

URL: [https://www.provo.gov/276/General-Plan-and-](https://www.provo.gov/276/General-Plan-and-Citywide-Plans)

Citywide-Plans Accessed: June 23, 2026

The City describes the General Plan as a strategic guidebook for citywide policy decisions and identifies the Hillsides and Canyons Plan as a plan intended to balance growth, enhance recreational use and mitigate impacts, and conserve environmentally sensitive areas.

Exhibit N: North District Public Hearing Notice

URL: [https://www.provo.gov/284/North-District-formerly-](https://www.provo.gov/284/North-District-formerly-Neighborhood-Dis)

Neighborhood-Dis Accessed: June 23, 2026

The notice describes the application as a proposed zone change and General Plan amendment from A1.5 Agricultural, PF Public Facilities, and OSPR Open Space, Preservation, and Recreation to SC3 Regional Shopping Center, and from Agricultural / Parks, Recreation, & Open Space to Commercial, for about 100.7 acres to allow the Vesper concert venue, hotel, and retail.

Exhibit O: Provo City Code references

URL: <https://provo.municipal.codes/Code/14> ; <https://provo.municipal.codes/Code/14.20> ; <https://provo.municipal.codes/Code/14.33>

Accessed: June 23, 2026

Use the official municipal code pages as live references for Title 14 Zoning, SC3 Regional Shopping Center, and OSPR Open Space, Preservation, and Recreation. Because these pages blocked automated PDF capture, save them manually with your browser if you want exact page snapshots.

Exhibit R: Mayor Judkins - Responsible Growth

URL:

<https://marshajudkins.com/issues/responsible-growth/> Accessed: June 23, 2026

The campaign page says zoning changes without necessary infrastructure are not prudent or forward-thinking; residents and the Council deserve a meaningful voice in how Provo grows; and every zoning decision should be handled very carefully.

Exhibit S: Mayor Judkins - Infrastructure/Transportation

URL: <https://marshajudkins.com/issues/infrastructure->

transportation/ Accessed: June 23, 2026

The campaign page says Provo must look at data and transportation patterns, pursue fiscally responsible and sustainable solutions, and align planning with transportation to reduce congestion and protect quality of life.

Key Factual Hooks for Public Comment

Not approved / more studies needed

The City states the project is not approved and still requires amendments, a development agreement, staff review, and project-plan approval. The City also identifies traffic, infrastructure, sound, environmental, and lighting concerns as issues to be addressed.

Requested zoning is broad

The staff packet identifies a request to move about 100.7 acres from Agricultural, Public Facilities, and OSPR to SC3 Regional Shopping Center for an entertainment and hospitality development.

Current proposal includes commercial/hospitality uses

The staff packet and district notice describe the proposal as an entertainment and hospitality development, including an amphitheater/concert venue, hotel, retail, restaurants/commercial uses, parking, and support facilities.

Development agreement is doing heavy lifting

The staff packet and City FAQ frame the development agreement as the tool for limiting uses and enforcing commitments. This makes the final text, enforcement provisions, and reversion clauses extremely important.

Resident concerns are already documented

The City-prepared resident concern materials identify traffic as the most repeated concern and include concerns about emergency evacuation, noise, light, wildlife, open space, public land, and process.

General Plan/Hillsides Plan cuts both ways

The applicant relies on the Hillsides and Canyons Plan language contemplating an event facility, but the same planning framework emphasizes mitigation, recreation, environmental sensitivity, and conservation. The City should not treat one phrase as a blank check.

Court record matters

Utah land-use review can turn on the administrative record. Submit evidence, ask for written

findings, and request continuance or denial if studies are absent or incomplete.

Records Not Yet Located / GRAMA Request Targets

The public packet does not appear to contain every technical study needed to fully evaluate impacts. Request these records from Provo City under GRAMA and ask the Council not to approve irreversible land-use changes until the records are available for public review.

- Traffic impact study, traffic model, trip-generation assumptions, parking circulation analysis, ingress/egress plan, UDOT correspondence, and any planned roadway improvements.
- Emergency access, evacuation, fire, EMS, police, and crowd-safety analysis for a sold-out event and for simultaneous canyon recreation or wildfire conditions.
- Noise/acoustic modeling, proposed decibel limits, monitoring methods, curfew language, enforcement provisions, and penalties for violations.
- Lighting plan, dark-sky compliance analysis, glare/spillover modeling, wildlife lighting impacts, and enforcement provisions.
- Environmental review materials, including any phase one environmental site assessment, wildlife/habitat assessment, vegetation/restoration plan, geotechnical report, soils report, groundwater/aquifer/spring/flood-risk analysis, stormwater plan, and water/sewer utility analysis.
- All versions of the development agreement, including tracked edits, attachments, maps, conservation easement terms, use restrictions, reversion clauses, and enforcement provisions.
- All documents concerning the proposed exchange, sale, transfer, lease, valuation, appraisal, or disposition of City-owned land related to the Vesper proposal.
- Fiscal-impact and taxpayer-cost analysis, including infrastructure cost estimates, public-safety cost estimates, maintenance obligations, fee/revenue assumptions, and any cost-sharing proposals.
- All communications between Provo City, the applicant, Vesper representatives, UDOT, UTA, Utah County, federal land managers, and other agencies concerning the proposal.
- Any alternatives analysis, including lower-impact reuse, public park restoration, trail/recreation options, or a smaller-capacity amphitheater option.

Included Exhibit PDFs

- Exhibit_C_Planning_Commission_Agenda_2026-06-24.pdf
- Exhibit_D_PC_June_24_2026_Staff_Report_Packet.pdf
- Exhibit_E_Provo_General_Plan_2023.pdf
- Exhibit_G_Provo_Hillsides_and_Canyons_Plan.pdf
- Exhibit_H_Hillsides_Canyons_Appendix_A_Existing_Conditions.pdf
- Exhibit_I_Hillsides_Canyons_Appendix_B_Public_Survey_Responses.pdf
- Exhibit_J_Hillsides_Canyons_Appendix_C_Existing_Plan_Review.pdf
- Exhibit_K_Hillsides_Canyons_Appendix_D_Council_Resolution_South_Fork.pdf
- Exhibit_L_Resident_Concerns_Synopsis_2026-06-01.pdf
- Exhibit_M_North_Timpview_Meeting_Minutes_2026-06-01.pdf
- Exhibit_P_Utah_Code_Title_10_Chapter_20_Municipal_Land_Use.pdf

- Exhibit_Q_Utah_Code_Title_63G_Chapter_2_GRAMA.pdf
-

Audra Packham | June 24, 2026

Vesper Amphitheatre

I am writing in support of the amphitheatre project. I think having an entertainment venue of that scale outdoors would be amazing for our community. I do have concerns about preserving wildlife, our natural spaces, and traffic concerns. How will those issues be addressed?

Love the idea and thank you for supporting our community,

Audra Packham

Michael Atkinson | June 24, 2026

Provo Canyon Venue.

Please do not approve this to be built. It's about more than traffic, it's about preserving the beauty and wildlife in the canyon. While I would support a new venue, this is not the place. Although it's just a gravel pit now, it also used to be a cemetery, a peaceful place for reflection and memory.

Thank you for your time.

Michael

Shaun Knapp | June 24, 2026

The Ski Resort That Shall Not Be Named

The Ski Resort That Shall Not Be Uttered, Mentioned, Nor Referenced

Dear planning commission members,

I have input coming your way for your big meeting transpiring tomorrow on the 24th, dealing with a developer who it appears to me, nobody is questioning, on his very huge, long term agenda and plan: a ski resort.

2.5 years ago, this developer was exposed in what meets the definition of a “conspiracy” with a legislator, to have a provision added to a bill that would have forced the sale of the State Hospital property, to him and his water park. In extreme rarity, for Utah, some actual investigative journalism took place and the plot was exposed and a legislator was left with

egg all over his face as he was made to look a fool, used and manipulated, his integrity compromised. Nonetheless, in this KSL reporting and interview, the legislator revealed the big plan and vision set forth for that property, the key item, and whole point of my emailing you, is of his mention of: a ski resort. Watch or read that report here:

<https://ksltv.com/politics-elections/utah-legislature/a-developer-has-big-plans-for-the-utah-state-hospital-property/626862/>

Yeah, 2.5 years ago it was admitted a ski resort was a component for the desired development of hotels and shops at the base of the foothills of the State hospital property. With the conspiracy unmasked and the forced sale removed from the bill, the developer was left without his goal of that property adjacent to his water park. Round one was done.

Tenaciously, then came round two. In this next iteration was the and grand proposal to buy the land south of the State Hospital property, the Slate Canyon park property. I attended that standing room only meeting to hear the proposal, and heard all public commentary, and made my own. All voices but two stood against the behemoth monstrosity of high density housing, shops, hotels, the traffic congestion that would be horrific for the area. The astute there in the meeting brought forth the big question: “what of a ski resort?”

It was evident that the directive had been given to the spokesman representing this developer that he was to play stupid—to feign ignorance of anything relating to a ski resort. When the question finally was forced, he then—laughably—began speaking of the very poor slope levels and immensely inadequate snow levels on the property of Slate Canyon park. Bahahaha. Come on dude! We’re not that stupid. Nobody is suggesting you’re going to erect lift chairs and create ski runs on the barren foothills of Provo! We all know, if we’ve been around Provo for some decades, that for 60 or nearly 80 years, a ski resort had been planned for the “Seven Peaks” east of Provo, long before a water park was built taking on that very name. When an adolescent, I heard my mom telling someone that her father had watched the first helicopter take off 33 years prior, carrying building materials to the backside of these Provo peaks where a ski lodge was to be built. (A partner embezzled money back then and the whole aspiration went into bankruptcy).

So, in the push for Slate Canyon Park, so strong was the public groundswell of opposition, the city government seemed to pledge immediately that Slate Canyon and its land designated for a park would be preserved. No council member nor the mayor championed the project after such a strong sentiment, a s vowed to keep slate canyon as is, designated as wild and natural and for a park.

Now, you, the planning commission are in what is round 3, with this developer. It's a ski resort he wants. He wants an inroad to these mountains. He won't entertain for a second any proposal of his amphitheater, hotels and shops to be located anywhere unless it give him an open access to these mountains. He won't go build near the lake or near I-15. Why? Cause he can't have a base of operations for a ski resort out there.

Third time's the charm?

From posts I've read, once a zone change is made and granted to a developer, they are with cut strings and can do much more than was first admitted to publicly.

This developer has proven to not share clarity, transparency, and has very ill informed spokesmen and or liars who interface with the public and city officials.

People seem stupid. I do not know any of you. I hope you are not naive and "trusting" of people and what they say, especially when there is a history and a pattern.

Were I on the planning commission, in the meeting, I would grill and grill and grill this developer on the plans of a ski resort. They'd deny any such long term goal or intention, but it's absolutely certain that the agenda, the big item, is a ski resort and the amphitheater is merely the cover. It's not even a question, and I'm shocked nobody is speaking to the ski resort angle. Where are the journalists up to grill and force the developer to admit the long term plan?

The public and public input be damned, once this first offering is given a green light at the mouth of Provo canyon and the requested zoning change granted, or so it would seem, legally speaking, that by then, the public will be hamstrung as will the city in having great concerns addressed regarding these sacred mountains.

Will you prove capacitated to see through the machinations and denials of this developer?

I'm not necessarily, myself, against a ski resort, east of Provo. I knew Louis Crandall, the "Walt Disney of Arizona," who was recruited to move to Provo to begin the construction of Seven Peaks, the ski resort. That was in either the 1960's or early 1970's. I also knew Gary Williamson, also on that first team (I assume it was the first he was on) out to start a ski resort. He assured some of us speaking with him 30 years ago, that there is skiing to be had east of Provo that rivals or exceeds that of Snowbird or Alta. I've gone camping in May, to the top of Slate Canyon, and to my surprise, found that helicopters drop skiers off on Provo Peak all day long. It's covered in snow long after all thoughts of snow had left my mind when being in the valley below with blossoms already gone and trees leafed out.

I like and value:

1. transparent and honesty
2. Openness
3. Interfacing with people who have not shown the propensity to hatch conspiracies, in which they would screw over taxpayers to the tune of a billion dollar hospital relocation cost.

Based on that criteria, this developer would be thrown out on his ear and rejected for what he attempted back in early 2024 in the state legislative session, with that conspiracy to force a sale of a property that he covets. I'd recommend you do the same, that you'd not be seduced to his plans which surely are not shared in their fullness, for he is not admitting to a ski resort, but that's the big plan here that is afoot, and I'm unhappy that it's being hidden and concealed, and that as far as I can tell, I'm the only voice I find online calling out the agenda of a ski resort and I marvel that so many others don't discern the obvious. A ski resort, if there is one to be had, should be headed up with those of honesty and integrity, not schemers and those who conspire, conceal, and deceive.

I hope you'll take note of the KSL news report, and that you'll recognize and appreciate the tenacity of this developer to keep coming back for his ski resort with some grand proposal for construction along the base of these mountains, now in round three at the mouth of Provo canyon.

Sincerely,

Shaun Knapp
Provo resident

Stephen Done | June 24, 2026

Re: Vesper Amphitheater -- please do not rezone or sell city land

To the Provo City Planning Commission and City Council,

I am writing to voice my concerns about the request by Bryan Bayles and David Osmond for Provo City to sell them 75 acres of city land and change its zoning from PF and OSPR to SC3.

I will say up front: You have zero responsibility or obligation to rezone the land, nor sell it to a private party.

However, you do have an obligation and responsibility to protect public lands for the enjoyment of current and future residents of the city and the larger community.

Selling public land to a private developer, which has been set aside for many years for parks, open space, and other public use, betrays the trust of the community.

The purpose of zoning is to protect the surrounding landowners so that they can plan on long-term stability in the use and character of the community. Provo city has a neighbor across the street — Orem City — who has invested millions of tax dollars and donated funds to build and maintain beautiful parks that offer respite and outdoor recreation to the entire community. They deserve to continue to enjoy the protection of the PF and OSPR designations of the land owned by Provo City across the street, as well as the A15 zoning of the privately held gravel pit.

Once the city council changes the zoning, you give up significant rights. The proposed development agreement, by contrast, appears to provide very little control of the final result. Surely there are better tools for the city than SC3 zoning. Surely there is time for the city to consider all the ramifications of the project before changing the zoning. No law forces the city to change the zoning before they consider all the long-term effects this may have on the community and our canyon.

I am a citizen of Lindon City. I volunteer for Orem Youth Cycling Association, a community organization that provides opportunities to young people to learn mountain biking skills and compete against each other. We use the foothills above Timpanogos Park as a practice area. When we are out there, it feels like we are very removed from the busyness of the city. Trying to build a space right across the street that holds 20,000 individuals, and 8-10 thousand cars, along with shopping, hotel, and restaurants would very likely dramatically change the character of that part of the canyon. It has the significant potential to reduce our ability to enjoy that area.

The development agreement includes a clause that lays the groundwork for public financing of the proposed facility. As a result the city would not only be handing over public lands, but also possibly giving up tax dollars that would be better used elsewhere.

The traffic problems are likely to be severe with a venue nearly as large as the LDS Conference Center. In the documents, a flyover bridge is proposed. Knowing the area well, I don't see how the bridge could be built without taking out a significant portion of Canyon View Park.

Please do not give away our canyon to be converted to a pay-for-play experience, where the costs are socialized but the benefits are privatized.

Thank you,

Stephen Done
Lindon, UT 84042

Susan Abbot | June 24, 2026

Vesper Project

I am a Utah citizen. I live near the entrance to Provo Canyon and am strongly against this project. Noise, traffic, disruption of nature make this an unwise move. The gravel pit is less intrusive than this would be.

Thank you for considering the voice of the people this will affect.

Sincerely,
Susan Abbott
Orem Utah