



PROVO MUNICIPAL COUNCIL

Redevelopment Agency Governing Board

Regular Meeting Agenda

5:30 PM, Tuesday, July 14, 2026
Council Chambers (Room 100)
445 W. Center Street, Provo, UT 84601 or
<https://www.youtube.com/provocitycouncil>

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

TO MAKE A VIRTUAL PUBLIC COMMENT:

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

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

July 14 Council Meeting: Dial 346 248 7799. Enter Meeting ID **858 4616 3295** and press **#**. When asked for a participant ID, press **#**. To join via computer, visit zoom.us and enter the meeting ID and passcode: **185104**.

Decorum

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

Opening Ceremony

Roll Call

Prayer

Pledge of Allegiance

Presentations, Proclamations, and Awards

- 1 A ceremony for the badge pinning of 6 new firefighters (26-007)

Public Comment

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

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

Please limit your comments to two minutes.

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

Action Agenda

- 2 An ordinance vacating a section of 1600 West to deed back to the adjoining property owners (PLSV20250636)
- 3 A resolution attesting to the review of the Municipal Wastewater Planning Program (MWPP) survey for calendar year 2025 in accordance with the Utah Pollutant Discharge Elimination System permit. (26-051)
- 4 A resolution approving Level II fire restrictions within the Provo City watershed (26-048)
- 5 ***CONTINUED*** Tuscanel Townhomes LLC requests a Zone Map Amendment from the RC (Residential Conservation) Zone to the HDR (High Density Residential) Zone in order to develop a 12-unit townhome project
- 6 ***CONTINUED*** Margaret Jensen requests a Zone Map Amendment from the R1.6 (One Family Residential) Zone to the LDR (Low Density Residential) Zone in order to change the use of property to a legal two-family dwelling
- 7 ***CONTINUED*** Bryan Bayles requests a General Plan Map Amendment for approximately 100.7 acres of land to move from the Agricultural (A) and (PR&OS) designations to a Commercial (C) designation, located at 6622 N Hwy 189. PLGPA20260220
- 8 ***CONTINUED*** Bryan Bayles requests a Zone Map Amendment from the A1.5, PF, and OSPR Zones to the SC3 Zone for approximately 100.7 acres of land, located at 6622 N Hwy 189. North Timpview Neighborhood. PLRZ20260221
- 9 ***CONTINUED*** Zone Map Amendment from the R1.20 (One-Family Residential) Zone to the SDP4 (Specific Development Plan - Lakeview Fields) Zone in order to create a 33-35 lot single-family subdivision, located at 1804 N Geneva Road
- 10 ***CONTINUED*** Resolution authorizing Provo City to enter into an interlocal agreement with the Redevelopment Agency

Redevelopment Agency of Provo

- 11 ***CONTINUED*** Resolution Authorizing the RDA to enter into an interlocal agreement with Provo City

Adjournment

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

Materials and Agenda: agendas.provo.org

Council meetings are broadcast live and available later on demand at youtube.com/ProvoCityCouncil.

The next Council Meeting will be held on Tuesday, August 11, 2026. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

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

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

Notice of Telephonic Communications

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

Notice of Compliance with Public Noticing Regulations

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

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: CHILL
Presenter: Fire Chief Jeremy Headman
Department: Fire
Meeting Date: 7/14/2026
Requested Duration (Minutes): 20 minutes
CityView or Issue File Number: 26-007

SUBJECT: 1 A ceremony for the badge pinning of 6 new firefighters (26-007)

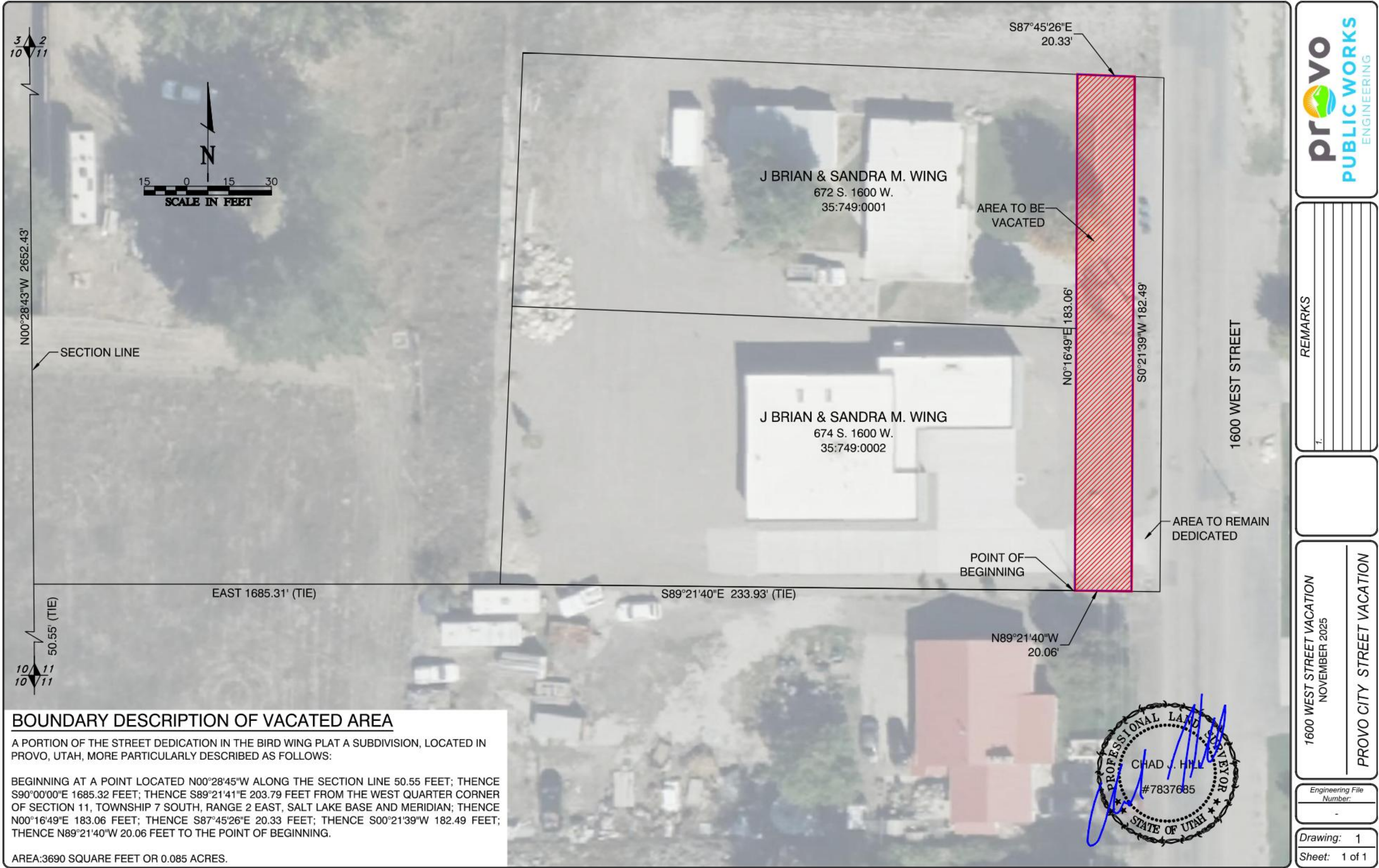
ADMINISTRATIVE RECOMMENDATION: N/A

ADMINISTRATIVE MEMO: badge pinning of 6 new Firefighters

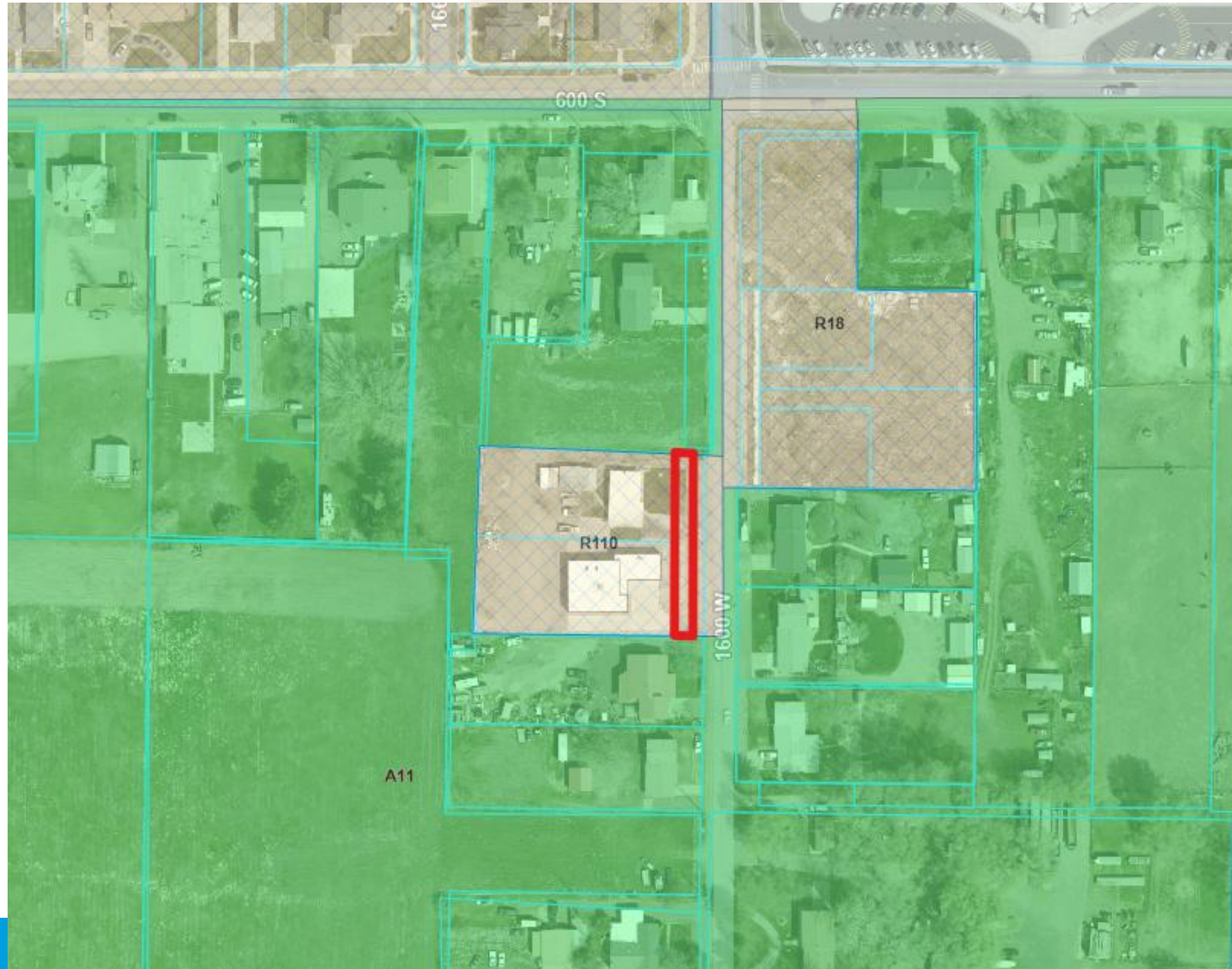
FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

Sunset Neighborhood Street Vacation



Sunset Neighborhood Street Vacation



PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: MEJENSEN
Presenter: Megan Jensen, City Planner
Department: Development Services
Meeting Date: 7/14/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: PLSV20250636

SUBJECT: 3 An ordinance vacating a section of 1600 West to deed back to the adjoining property owners (PLSV20250636)

ADMINISTRATIVE RECOMMENDATION: Planning Commission recommended approval 6:0.

ADMINISTRATIVE MEMO: The Bird Wing Subdivision is located on 1600 West and was recorded in 2019. It had originally dedicated 30 feet to the city for right-of-way (ROW) improvements. Engineering has determined that 1600 West does not require all of the dedicated ROW and has moved forward with helping the owner install the improvements in front of the two lots in a new location.

The new location leaves an excess property behind the sidewalk that the city no longer needs for ROW. The improvements have been installed, and the city would like to vacate the remaining area to have it deeded back to the adjoining property owners. A street vacation plat will be recorded with the deed.

FISCAL IMPACT: No fiscal impact.

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE VACATING A SECTION OF 1600 WEST TO DEED BACK
TO THE ADJOINING PROPERTY OWNERS (PLSV20250636)

RECITALS:

It is proposed that a section of 1600 West between 672 and 674 South be vacated and
deeded back to the adjoining property owners;

The Bird Wing Subdivision was recorded in 2019 and dedicated 30 feet to Provo City for
right-of-way improvements;

Provo has completed the right-of-way improvements and desires to deed the remaining
property back to the adjacent landowners;

On July 14, 2026, the Municipal Council met to consider the facts regarding this matter
and receive public comment, which facts and comments are found in the public record of the
Council's consideration; and

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

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The real property described in the attached Exhibit A is vacated by Provo City and the
Mayor is authorized to dispose of the property by deeding the property to J. Brian and Sandra M.
Wing.

PART II:

- A. If a provision of this ordinance conflicts with a provision of a previously adopted
ordinance, this ordinance prevails.
- B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of
the ordinance is not affected by that determination.

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

45
46 D. The Municipal Council directs that this ordinance remain uncodedified.

47
48 END OF ORDINANCE
49

EXHIBIT A

BEGINNING AT A POINT LOCATED N00°28'45"W ALONG THE SECTION LINE 50.55 FEET; THENCE S90°00'00"E 1685.32 FEET; THENCE S89°21'41"E 203.79 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N00°16'49"E 183.06 FEET; THENCE S87°45'26"E 20.33 FEET; THENCE S00°21'39"W 182.49 FEET; THENCE N89°21'40"W 20.06 FEET TO THE POINT OF BEGINNING.

AREA:3690 SQUARE FEET OR 0.085 ACRES.

***ITEM 1** Provo City requests a Street Vacation for a section of 1600 West Street, between 672-674 South, to deed back to the adjoining property owners. Sunset Neighborhood. Megan Jensen (801) 852-6408 mejensen@provo.gov PLSV20250636

APPLICANT:	Provo City
PROPERTY OWNER:	Provo City
PARCEL ID:	35:749:0003
ACREAGE:	0.13
CURRENT LEGAL USE:	Public Right-of-Way
GENERAL PLAN DESIGNATION:	Residential
CURRENT ZONE:	R1.10
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

NEIGHBORHOOD FEEDBACK

No public comments have been received at the time of writing this report. This item was presented at the February 18, 2026, West District meeting.

PROJECT SUMMARY

The Bird Wing Subdivision is located on 1600 West and was recorded in 2019. It had originally dedicated 30 feet to the city for right-of-way (ROW) improvements. City Engineering has determined that 1600 West does not require all of the dedicated ROW and has moved forward with helping the owner install the improvements in front of the two lots in a new location.

The new location leaves an excess property behind the sidewalk that the city no longer needs for ROW. The improvements have been installed, and the city would like to vacate the remaining area to have it deeded back to the adjoining property owners. A street vacation plat will be recorded with the deed.

STAFF ANALYSIS

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

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

Staff/Applicant Response: The project will deed property back to the adjoining property owners that is not needed for ROW. The improvements that were intended for the property have been completed.

FINDING: Meets standard.

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

Staff/Applicant Response: Vacation of the ROW will allow the city to deed the property back to the adjoining property owners, which is a standard transaction to complete the proposed transfer of ownership.

FINDING: Meets standard.

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

Staff/Applicant Response: The General Plan goals support creating a system of transportation alternatives, including walking. The improvements created a new sidewalk which supports this goal. The proposed vacation will support this by returning property no longer needed for ROW improvements, and the Engineering Division does not anticipate this land will be needed in the future.

FINDING: Meets standard.

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

Staff/Applicant Response: The proposed vacation will not change the residential use of the property.

FINDING: Meets standard.

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

Staff/Applicant Response: The proposed vacation will not hinder any General Plan policies.

FINDING: Meets standard.

(f) Adverse impacts on adjacent landowners; and

Staff/Applicant Response: Two adjacent properties will be affected by the vacation. These properties will each receive about a 20-foot strip of land on the front of their property. Both existing homes will have at least 23 feet from the new property line which meets the front yard setback of at least 14 feet behind the property line. This change is

not anticipated to have adverse impacts on these property owners.

FINDING: Meets standard.

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

Staff/Applicant Response: The zoning of R1.6, and General Plan designation of *Residential*, are correct.

FINDING: Meets standard.

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

Staff/Applicant Response: No conflicts between the General Plan map and policies have been identified.

FINDING: Meets standard.

APPLICABLE ZONING CODES

Provo City Code 15.04.100 *Vacating or Changing a Subdivision Plat*:
<https://provo.municipal.codes/Code/15.04.100>

Provo City Code 14.10 *R1 – One-Family Residential*:
<https://provo.municipal.codes/Code/14.10>

POSSIBLE MOTIONS AND FINDINGS

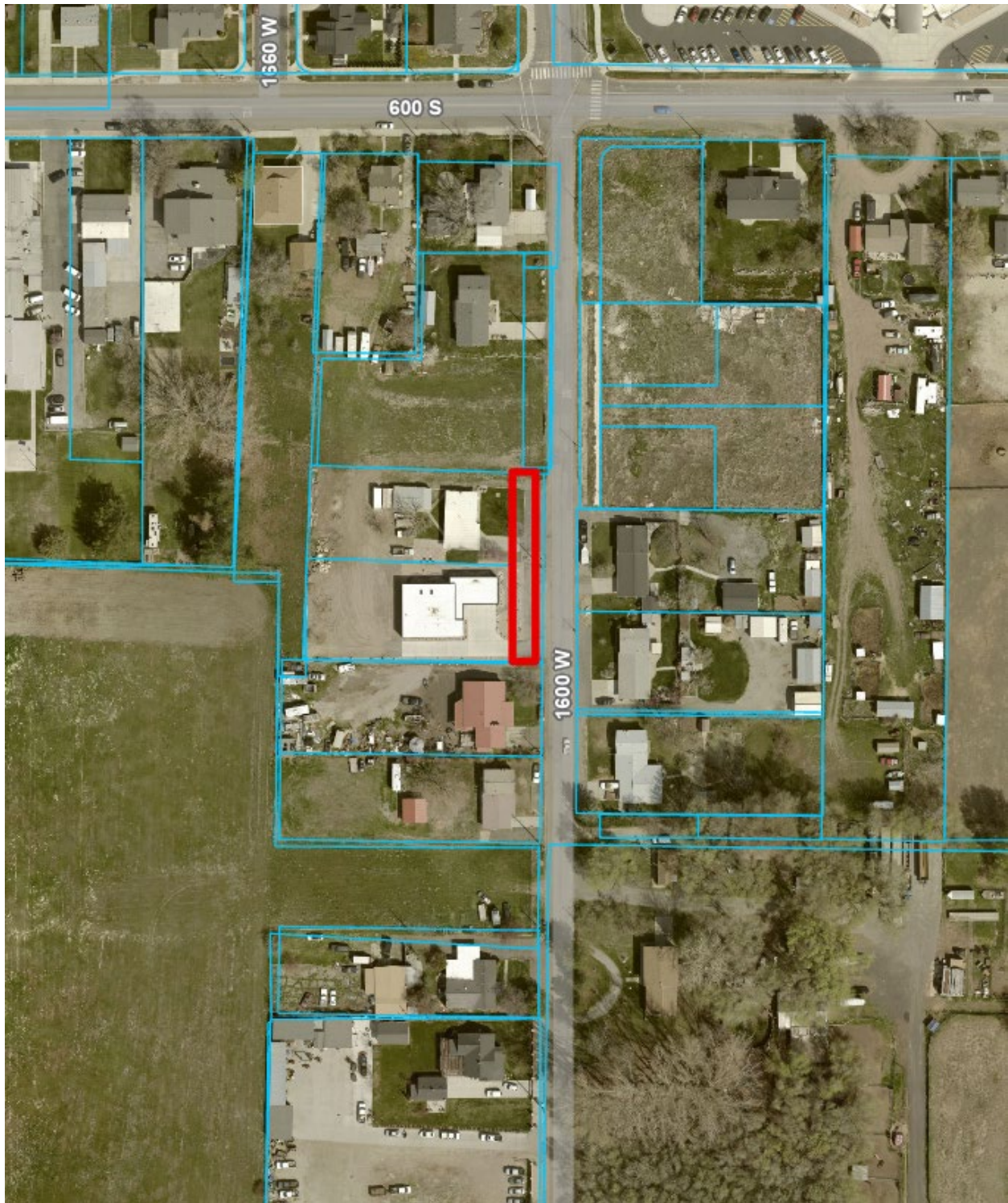
The Planning Commission may make any of the following findings:

1. **Recommend Approval:** The proposal is consistent with the General Plan. *“Make a motion to recommend approval of a Street Vacation for a section of 1600 West Street, between 672-674 South, to deed back to the adjoining property owners.”* (State findings)
2. **Recommend Denial:** The proposal is not consistent with the General Plan. *“Make a motion to recommend denial of a Street Vacation for a section of 1600 West Street, between 672-674 South, to deed back to the adjoining property owners.”* (State findings)
3. **Continue:** New information presented at the public hearing or additional study needs to be done. *“Make a motion to continue the proposed Street Vacation for a section of 1600 West Street, between 672-674 South, to deed back to the adjoining property owners.”* (State findings)

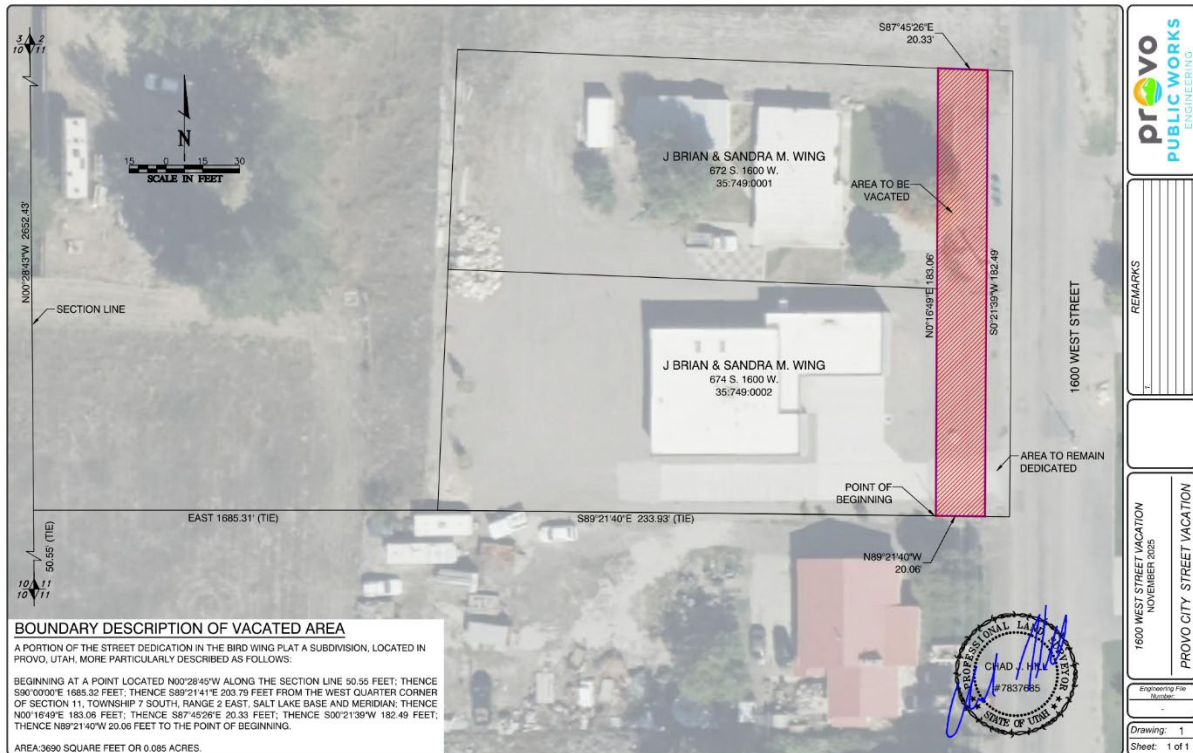
ATTACHMENTS

1. Area Map
2. Street Vacation Boundary Description
3. 2/18/2026 West District Meeting Minutes

ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – STREET VACATION BOUNDARY DESCRIPTION



ATTACHMENT 3 – 2/18/2026 WEST DISTRICT MEETING **MINUTES**

Presentation on a proposed street vacation for a section of 1600 West

Aaron Ardmore, Planning Supervisor, presented on a proposed street vacation for a section of 1600 West between 672-674 South. He explained that the property owners had dedicated more land than needed for the 1600 West right-of-way, and now that improvements have been completed, the remaining land would be deeded back to the family. Mr. Ardmore noted that this application would go to the City Council for final approval.

When asked about the potential need for the land in the future if road expansion becomes necessary, Mr. Ardmore indicated that engineering staff seemed confident in the current road width, though he couldn't personally guarantee it wouldn't be needed in the future.

Provo City Planning Commission

Report of Action

June 10, 2026

*ITEM 1 Provo City requests a Street Vacation for a section of 1600 West Street, between 672-674 South, to deed back to the adjoining property owners. Sunset Neighborhood. Megan Jensen (801) 852-6408
mejensen@provo.gov PLSV20250636

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 10, 2026:

RECOMMENDED APPROVAL

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

Motion By: Matthew Wheelwright

Second By: Jon Lyons

Votes in Favor of Motion: Melissa Kendall, Jonathon Hill, Lisa Jensen, Daniel Gonzales, Jon Lyons, Matthew Wheelwright

Jonathon Hill was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE VACATED

The property to be vacated is described in the attached Exhibit A.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/18/2026.

NEIGHBORHOOD AND PUBLIC COMMENT

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

CONCERNS RAISED BY PUBLIC

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

APPLICANT RESPONSE

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

- Staff (the applicant) explained that the property was dedicated to the city in 2019 for right-of-way improvements. Those improvements have been completed and the leftover land will be deeded back to the adjacent property owners.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Jon Lyons and Lisa Jensen both stated it seemed straightforward.
- Matthew Wheelwright inquired about obtaining adjacent land along 1600 West. David Day from Public Works explained that no more right-of-way will be needed for improvements along this road.



Planning Commission Chair



Director of Development Services

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

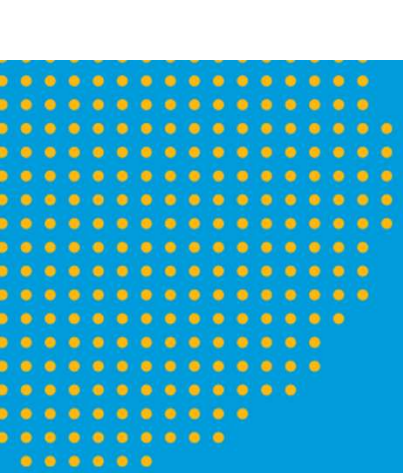
Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

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

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A





MUNICIPAL WASTEWATER PLANNING PROGRAM

2026 MWPP ANNUAL SURVEY
(FOR CALENDAR YEAR 2025)

07/14/26



pr**vo**
PUBLIC WORKS

Municipal Wastewater Planning Program - 2026 Annual Self-Assessment Survey

- Meets the REQUIRED annual reporting under the Utah Sanitary Sewer Management Program
 - Survey Completion Required by April 15th of each Year
 - Survey submission deadline was extended this year for Provo through coordination with UDWQ. The survey was sent to a retired employee, so it was not received in time to submit by the deadline. The survey has been submitted but requires Council review.
- Seeking a Resolution Approving the MWPP Survey – 2026
(for Calendar Year 2025).

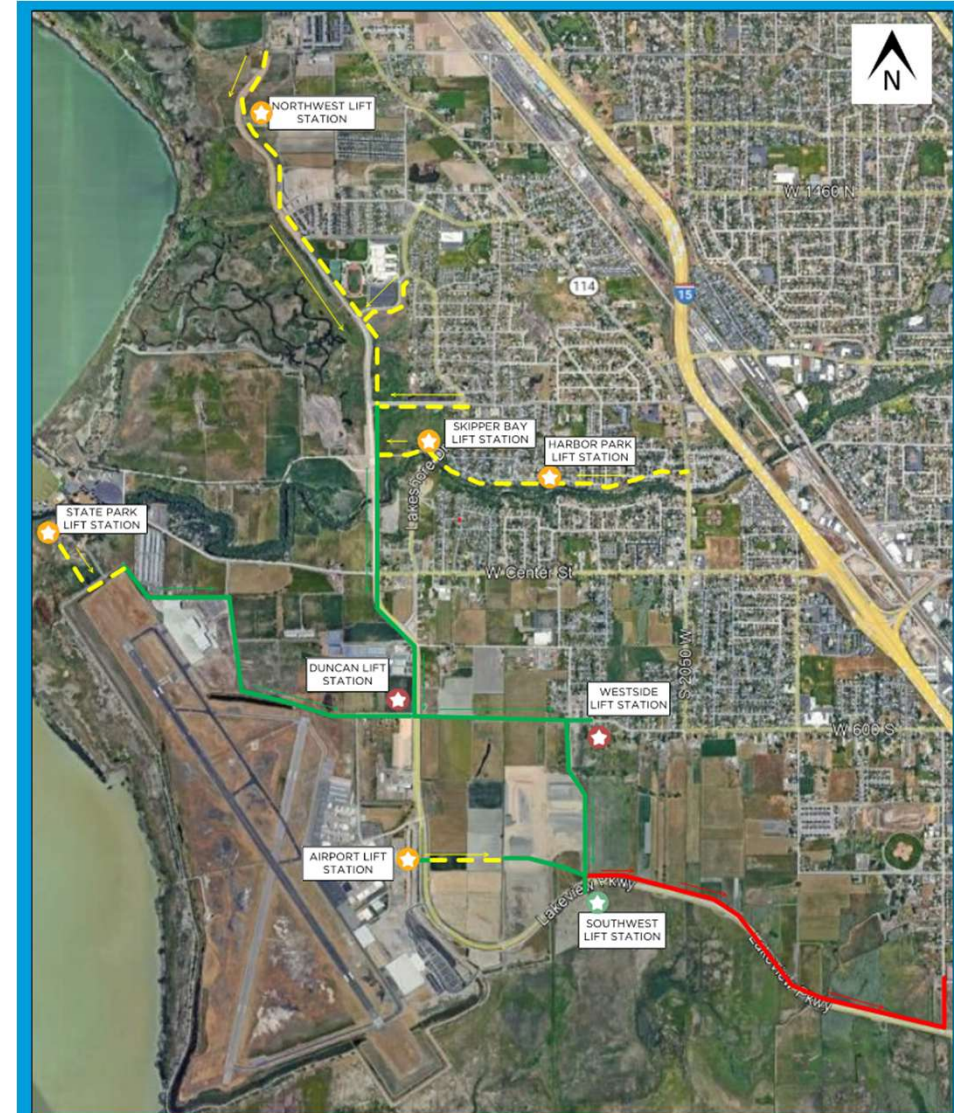
Survey Contents

- **Financial Self Evaluation** – Completed by Jimmy McKnight
 - General Sewer Fund Assessment (Revenue Fund, Debt Service, User Charges)
 - Operating Revenues and Reserve Fund (O&M/Repairs/Maintenance Costs)
 - Capital Improvement Fund
 - Fiscal Sustainability Review (Rate Studies, Impact Fees, Capital Facility Plan, Asset Management, Etc)
 - Projected Capital Investment Cost



Survey Contents Cont'd.

- **Collection System Self Evaluation** – Completed by David Torgersen
 - System Description (Diameter, Age, Depth, Length, Lift Stations, etc.)
 - System Discharges (#of SSO's)
 - Class 1 – Significant Overflow (5000+ gals, 5+ Residents, etc)
 - ZERO Reported
 - Class 2 – Non-significant (Not caused by Private Lateral)
 - 2 Reported
 - New Development (# of new commercial/Residential Connections added last year) – 42 com/167 Res
 - Operator Certifications – 1 Manager(DRC), 6 Cert. Operators
 - Facility Maintenance (Preventative Maintenance Plan, CCTV inspection, Emergency Response Plan)
 - SSMP Evaluation – (SSMP and SECAP Completed and Adopted December 2023)
 - Physical Condition Description of System

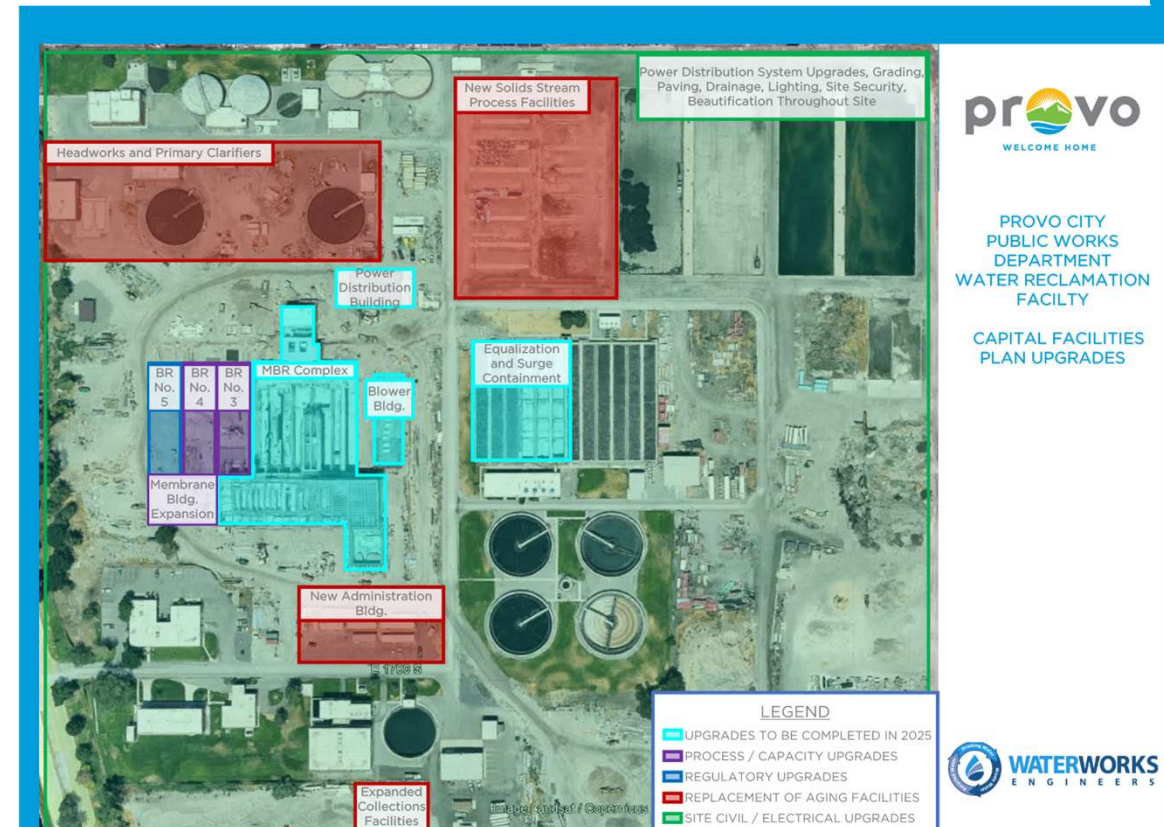


Survey Contents Cont'd.

- **Wastewater Treatment Plant Self Evaluation**

(Completed by David Torgersen)

- Influent Information (Flows – 11.14 MGD , Loads (BOD and TSS), Capacity - 21.0 MGD) – Evaluates plant utilization percentage
- Effluent Information (Notice of Violations – ZERO)
- Facility Age – Date of latest upgrades
 - (Headworks, Primary Treatment Secondary Treatment, Solids Handling, Disinfection, etc)
- Discharges - ZERO Reported Bypasses
- Biosolids Handling – All Land Applied at Elberta Valley Agriculture Farm (EVA)
As a Note – Agreement with EVA terminates 12/31/2026
- New Development – 42 com/167 Res
- Operator Certification - 19 Cert. Operators
- Facility Maintenance - Preventative Maintenance Plan, Safety Response Plan, Equipment Types, Asset Management Plan, Etc.



Questions?

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JMCKNIGHT
Presenter: Dave Torgersen, Wastewater Superintendent
Department: Public Works
Meeting Date: 7/14/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-051

SUBJECT: 4 A resolution attesting to the review of the Municipal Wastewater Planning Program (MWPP) survey for calendar year 2025 in accordance with the Utah Pollutant Discharge Elimination System permit. (26-051)

ADMINISTRATIVE RECOMMENDATION: Resolution approval

ADMINISTRATIVE MEMO: The Municipal Wastewater Planning Program (MWPP) Annual Survey is required to be reviewed by the City Council as a condition of our wastewater discharge permit from the State of Utah. The survey evaluates the wastewater collection system, treatment plant, and the finances of the Wastewater Fund.

FISCAL IMPACT: No

TIME SENSITIVITY: While the survey has been returned to the State according to their adjusted deadline, it should be reviewed by the Council shortly thereafter.

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION ATTESTING TO THE REVIEW OF THE MUNICIPAL
4 WASTEWATER PLANNING PROGRAM (MWPP) SURVEY FOR
5 CALENDAR YEAR 2025 IN ACCORDANCE WITH THE UTAH
6 POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT. (26-051)

7
8 RECITALS:

9
10 It is proposed that the Municipal Council authorize the Mayor to inform the Utah Water
11 Quality Board that the Council has reviewed the MWPP survey;

12
13 In 2012, the State of Utah implemented a general permit for the collection of wastewater,
14 to develop programs for the prevention, control, and abatement of new or existing pollution of
15 the waters of the state;

16
17 Provo City submitted a Notice of Intent at the time of inception stating that the City will
18 comply with the requirements of the general permit;

19
20 The MWPP Annual Survey is required to be reviewed by the City Governing Board to
21 ensure that all appropriate actions have been taken to comply with the Utah Pollutant Discharge
22 Elimination System permits;

23
24 On July 14, 2026, the Municipal Council met to consider the facts regarding this matter
25 and receive public comment, which facts and comments are found in the public record of the
26 Council's consideration; and

27
28 After considering the facts presented to the Municipal Council, the Council finds that (i)
29 the proposed action should be approved as described herein, and (ii) such action furthers the
30 health, safety, and general welfare of the citizens of Provo City.

31
32 THEREFORE, the Provo Municipal Council resolves as follows:

33
34 PART I:

35
36 The Mayor is authorized to inform the Utah Water Quality Board of the following
37 actions:

- 38
39 1. The Municipal Council has reviewed the MWPP Survey – 2026, as attached in
40 Exhibit A.

- 41 2. The City has taken all appropriate actions necessary to maintain effluent requirements
42 contained in the Utah Pollutant Discharge Elimination System permit.

43
44 PART II:

45
46 This resolution takes effect immediately.

Full MWPP Survey - 2026

Municipal Wastewater Planning Program survey for the year 2025.

dtorgersen1975@gmail.com [Switch account](#)



* Indicates required question

Email *

dtorgersen@provo.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page

What is the name of the Facility? *

Provo City Water Reclamation Facility

What is the Name of the person responsible for this organization? *

David Torgersen

What is the Title of the person responsible for this organization? *

Wastewater Superintendent



What is the Email Address for the person responsible for this organization? *

dtorgersen@provo.gov

What is the Phone number for the person responsible for this organization? *

801-852-6701

Please identify the Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

1685 S. East Bay Blvd, Provo UT 84606

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

☐ Yes

☒ No

Clear selection

Next

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Clear form

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Google Forms





Full MWPP Survey - 2026

dtorgersen1975@gmail.com [Switch account](#)



* Indicates required question

Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Jimmy McKnight

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

☒ Yes

☐ No

Clear selection

Are you collecting 95% or more of your anticipated sewer revenue?

☒ Yes

☐ No

Clear selection



Are Debt Service Reserve Fund requirements being met?

- ☒ Yes
☐ No

Clear selection

Where are sewer revenues maintained?

- ☐ General Fund
☐ Combined Utilities Fund
☒ Other

Clear selection

What was the average MONTHLY User Charge for 2025?

1351

Do you have a water and/or sewer customer assistance program (CAP)?

- ☐ Yes
☒ No

Clear selection

Are property taxes or other assessments applied to the sewer systems?

- ☐ Yes
☒ No

Clear selection

What is the yearly amount of revenue that you receive from these taxes?

N/A



Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

☐ Yes

☒ No

Clear selection

Are projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

☐ Yes

☒ No

Clear selection

Does the sewer system have sufficient staff to provide proper operation & maintenance, and repair and replacement?

☐ Yes

☒ No

Clear selection

Has a repair and replacement sinking fund been established for the sewer system?

☐ Yes

☒ No

Clear selection

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

☐ Yes

☒ No

Clear selection



Are sewer revenues sufficient to cover all costs of current capital improvements projects?

- ☒ Yes
☐ No

Clear selection

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

- ☐ Yes
☒ No

Clear selection

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

- ☐ Yes
☒ No

Clear selection

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

- ☐ Yes
☒ No

Clear selection

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

- ☐ Yes
☒ No

Clear selection

Have you completed a rate study within the last five years?

- ☒ Yes
☐ No

Clear selection

Do you charge Impact fees?

- ☒ Yes
☐ No

Clear selection

If you charged Impact Fees, how much were they? =

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

4450.26

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

- ☒ Yes
☐ No

Clear selection

Do you maintain a Plan of Operations?

- ☒ Yes
☐ No

Clear selection

Have you updated your Capital Facility Plan within the last five years?

- ☒ Yes
☐ No

Clear selection



In what year was the Capital Facility Plan last updated?

2022

Do you use an Asset Management system for your sewer systems?

☒ Yes

☐ No

Clear selection

Do you know the total replacement cost of your total sewer system capital assets?

☐ Yes

☒ No

Clear selection

Replacement Cost =

N/A

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

☐ Yes

☒ No

Clear selection

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

N/A

Describe the Asset Management System. Check all that apply:

- ☐ Spreadsheet
- ☐ GPS
- ☐ Accounting Software
- ☒ Specialized Software

What is the 2025 Capital Assets Cumulative Depreciation for your facility?

79,611,037

What is the 2025 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

214,871,628

Cost of projected capital improvements - Please enter a valid numerical value - 2025?

13,817,147

Cost of projected capital improvements - Please enter a valid numerical value - 2026 through 2030?

92,014,068

Cost of projected capital improvements - Please enter a valid numerical value - 2031 through 2035?

32,800,000

Cost of projected capital improvements - Please enter a valid numerical value - 2036 through 2040?

29,500,000



Cost of projected capital improvements - Please enter a valid numerical value - 2041 through 2045?

29,500,000

Purpose of Capital Improvements - 2025? Check all that apply.

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

Purpose of projected Capital Improvements - 2026 through 2030? - Check all that apply.

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

Purpose of projected Capital Improvements - 2036 through 2040? - Check all that apply.

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

- ☒ True
- ☐ False

[Clear selection](#)

Do you have a collection system? *

- ☒ Yes
- ☐ No

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Collection System

Including piping and lift stations.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

David Torgersen

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

42-inch

What is the average depth of the collection system?

Please enter the depth in feet.

10-ft

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

340



How many lift/pump stations are there in the collection system?

13

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

3000

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

☐ Yes

☒ No

[Clear selection](#)

What year was your collection system first constructed?

This can be an approximate guess if you really are not sure.

1909

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

2019

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0



How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2025?

0

How many Class 2 SSOs were there in Calendar year 2025?

2

Please indicate what caused the SSO(s) in the previous 2 questions.

Construction debris from a road overlay project, and build-up of rags and flushable wipes.

Please specify whether the SSOs were caused by contract or tributary community, etc.

Caused by contracted contractor not preventing construction debris from entering the systems, as well as contributory community using "flushable wipes".

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.



Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

- ☐ Yes
- ☒ No

Clear selection

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

- ☐ Yes
- ☒ No

Clear selection

What is the number of new commercial/industrial connections in 2025?

42

What is the number of new residential sewer connections added in 2025?

167

How many equivalent residential connections are served?

32073

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

7



What is the approximate population served?

135,494

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Trevor Halladay, Grade IV, thalladay@provo.gov

Please list all other wastewater collection system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Sam Francis - Grade IV, Aaron Higgins - Grade IV

Please list all other wastewater collection system operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Jason Christensen - Grade IV, Tom Squire - Grade IV, Matt Blackett - Grade IV, Ben Shell - Grade IV

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

☒ Yes

☐ No

Clear selection

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

- ☒ Yes
☐ No

Clear selection

Have you updated the collection system operations and maintenance manual within the past 5 years?

- ☒ Yes
☐ No

Clear selection

Do you have a written emergency response plan for sewer systems?

- ☒ Yes
☐ No

Clear selection

Do you have a written safety plan for sewer systems?

- ☒ Yes
☐ No

Clear selection

Is the entire collections system TV inspected at least every 5 years?

- ☐ Yes
☒ No

Clear selection

Is at least 85% of the collections system mapped in GIS?

☒ Yes

☐ No

[Clear selection](#)

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

☒ Yes

☐ No

[Clear selection](#)

Has the SSMP been adopted by the permittees governing body at a public meeting?

☒ Yes

☐ No

[Clear selection](#)

Has the completed SSMP been public noticed?

☒ Yes

☐ No

[Clear selection](#)

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USMP Public Notice Date

Date of public notice?

Date

11/14/2023

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Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

- ☒ Yes
- ☐ No

Clear selection

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

Better Record Keeping of cleaning, repairs, etc. through OCore

During 2025, was any part of the SSMP audited as part of the five year audit?

- ☐ Yes
- ☒ No

Clear selection

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

N/A



Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

☒ Yes

☐ No

Clear selection

Does the collection system have more than 2,000 connections?

☒ Yes

☐ No

Clear selection

Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

☒ Yes

☐ No

Clear selection

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

The sewerage system is generally in good condition. The system is aging with approximately 45% of the system older than 50 years. The system consists of as small as 6-inch to as large of 42-inch pipe. The system is comprised of approximately 40% clay tile pipe, approximately 20% concrete pipe (both reinforced and non reinforced), approximately 30% PVC and approximately 10% as cast iron or other materials. Staff routinely inspects, cleans, and repairs the system. The pipes are routinely assessed for cracks, damage, roots, etc., and are repaired/CIP Lined/replaced as budget allows. The lift stations are regularly inspected and repairs are completed as needed, with larger capital needs budgeted for in the capital budgeting process. It should be noted that improvements to the system this past year have eliminated 3 lift stations, and within the next year an additional 3 more lift stations will be eliminated from the system, significantly reducing the need to rely on pumps and mechanical equipment to convey wastewater to the treatment facility.

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Airport to Regional Sports Park Mainline, Mt Vista Sewer system upgrade, Forcemain for SW to the treatment plant, Harbor Park Lift Station Interceptor, Lakeview Parkway from 620 N to Provo HS, Lakeview Parkway from Provo HS to Orem Boundary, Exchange Park upside, across Provo River and Columbia Lane, 500 North upside project, Misc projects on University Ave, Misc projects on Freedom Blvd. Most of these have been identified in the Sewer Master Plan. Numerous CIPP lining projects, manhole rehabilitation and installations, and replacement of aged and capacity deficient pipe sections.

What sewerage system problems, other than plugging, have you had over the last year?

Grease Buildup due to insufficient, non-functioning, and/or non-maintained grease traps/interceptors, root intrusion, age related degradation (clay tile is brittle and breaks easily, particularly during road construction activities), sedimentation buildup, inflow and infiltration, areas with difficult access (i.e. backyard lines), rag buildup from "flushable wipes", construction debris inadvertently entering the system, excessive odors.

Is your utility currently preparing or updating its capital facilities plan?

- ☒ Yes
- ☐ No

Clear selection

Does the municipality/district pay for the continuing education expenses of operators?

- ☒ 100%
- ☐ Partially
- ☐ Does not pay

Clear selection

Is there a written policy regarding continued education and training for wastewater operators?

- ☒ Yes
- ☐ No

Clear selection

Do you have any additional comments?

Your answer

To the best of my knowledge, the Collections System section is completed and accurate

☒ True

☐ False

[Clear selection](#)

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Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

- ☒ Mechanical Plant
- ☐ Discharging Lagoon
- ☐ Non-Discharging Lagoon
- ☐ No Treatment of Wastewater
- ☐ Collections (go back to Collections)

[Clear selection](#)

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Mechanical Plant

Form completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

David Torgersen

Part I: INFLUENT INFORMATION

Please answer the following questions regarding INFLUENT INFORMATION.

What is the design basis or rated capacity for average daily flow in MGD?

21 MGD

What is the design basis or rated capacity for average daily BOD loading in lb/day?

27700 lb/day

What is the design basis or rated capacity for average daily TSS loading in lb/day?

29500 lb/day

What was the 2025 average daily flow in MGD?

11.14 MGD



What was the 2025 average daily loading for BOD in lb/day?

17913

What was the 2025 average daily loading for TSS in lb/day?

19643

What is the percent of capacity used by the 2025 average daily flow?

53.1%

What is the percent of capacity used by the 2025 average daily BOD load?

64.7%

What is the percent of capacity used by the 2025 average daily TSS?

66.6%

Part II: EFFLUENT INFORMATION

Please answer the following questions regarding EFFLUENT INFORMATION.

How many Notices of Violations (NOVs) did you receive for this facility in 2025?

0

How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows?

0

Part III: FACILITY AGE

Please answer the following questions regarding FACILITY AGE.



In what year was your HEADWORKS evaluated?

2023

In what year was your HEADWORKS most recently constructed, upgraded, or renewed?

2023

What is the age of your HEADWORKS?

10

In what year was your PRIMARY TREATMENT evaluated?

2023

In what year was your PRIMARY TREATMENT constructed, upgraded or renewed?

2005

What is the age of your PRIMARY TREATMENT?

20 yrs

In what year was your SECONDARY TREATMENT evaluated?

2025

In what year was your SECONDARY TREATMENT constructed, upgraded or renewed?

2025



What is the age of your SECONDARY TREATMENT?

0 yrs

In what year was your TERTIARY TREATMENT evaluated?

2025

In what year was your TERTIARY TREATMENT constructed, upgraded or renewed?

2025

What is the age of your TERTIARY TREATMENT?

0 yrs

In what year was your DISINFECTION evaluated?

2023

In what year was your DISINFECTION constructed, upgraded or renewed?

2012

What is the age of your DISINFECTION?

13 yrs

In what year was your SOLIDS HANDLING evaluated?

2023



In what year was your SOLIDS HANDLING constructed, upgraded or renewed?

2012

What is the age of your SOLIDS HANDLING?

13 yrs

In what year was your LAND APPLICATION/DISPOSAL evaluated?

2023

In what year was your LAND APPLICATION/DISPOSAL constructed, upgraded or renewed?

2000

What is the age of your LAND APPLICATION/DISPOSAL?

25 yrs

Part IV: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days in the last year was there a bypass or overflow of wastewater at the facility due to equipment failure?

0

Part V: BIOSOLIDS HANDLING

Please answer the following questions regarding BIOSOLIDS HANDLING.

Biosolids disposal (check all that apply)

- ☒ Landfill
- ☒ Land Application
- ☐ Give Away/Other Distribution

Part VI: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Number of new commercial/industrial connections in the last year?

42

Number of new residential sewer connectins added in the last year?

167

Equivalent residential connections served?

32073

Part VII: OPERATOR CERTIFICATION

How many treatment system operators do you employ?

19

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Treatment System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Matt Kesler Grade IV, mkesler@provo.gov

Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Joel Bennett - Grade IV, Greg Foy - Grade IV

Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Branden OBrien - Grade IV, Jeff Elbert Grade IV, Shellie Turnbow Grade IV, Skyler Tulley Grade IV, Ryan Barton Grade IV, Tristan Schlepp Grade IV, Cortney Janis Grade III, Ryan Monighetti Grade III, Shane Gunnerson Grade II, Madelyn Ruth Grade II, Alex Galvan Grade II, Jennifer Dayley Grade II, Kenny John Grade I, Chuck Williams Apprentice, Riley Hanel Apprentice

Is/are your DRC operator(s) currently certified at the appropriate grade for this facility?

☒ Yes

☐ No

Clear selection

Part VIII: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a written preventative maintenance program for your treatment system?

☒ Yes

☐ No

Clear selection

Have you updated the treatment system operations and maintenance manual within the past 5 years?

- ☒ Yes
- ☐ No

Clear selection

Please identify (below) the types of treatment equipment and processes installed at your facility.

Indicate as many as you need.

- ☒ Screens
- ☒ Grit Removal
- ☒ Primary Clarifier
- ☐ Imhoff Tanks
- ☐ Fixed Film Reactor
- ☒ Activated Sludge
- ☒ Aerobic Suspended Growth Variations
- ☒ Anaerobic Suspended Growth Variations
- ☐ Physical-Chemical Systems for Organic Removal w/o Secondary Treatment
- ☒ Physical-Chemical Systems for Organic Removal Following Secondary Treatment
- ☒ Membrane Filtration
- ☒ Suspended-Growth Nitrification and Denitrification
- ☐ Air Stripping
- ☒ Phosphorus Removal - Chemical
- ☒ Phosphorus Removal - Biological
- ☐ Ion Exchange
- ☐ Reverse Osmosis
- ☐ Media Filtration
- ☐ Dissolved Air Flotation
- ☐ Micro Screens
- ☐ Chlorine Disinfection
- ☒ UV Disinfection
- ☐ Effluent Use/Reuse

To the best of my knowledge, the Mechanical Plant section is completed and accurate.

- ☒ True
- ☐ False

Clear selection

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* Indicates required question

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

☒ True

☐ False

Has this been adopted by the City Council or District Board? *

☐ yes

☒ No

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* Indicates required question

Not Adopted by Council

What date will it be presented to the City Council or District Board? *

Date

06/23/2026

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End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section. Thank you for your participation.

Also, if you want a copy of your response to this survey you must click the button immediately below and you must do it before you submit the survey.

☒ Send me a copy of my responses.

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**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KHUBBS
Presenter: Koby Hubbs, Fire Marshal
Department: Fire
Meeting Date: 7/14/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: 26-048

SUBJECT: 5 A resolution approving Level II fire restrictions within the Provo City watershed (26-048)

ADMINISTRATIVE RECOMMENDATION: Approve fire level 2 resolution.

ADMINISTRATIVE MEMO: We enacted a level II fire restriction on July 2nd at 5:00 pm due to the dry vegetation and hot forecast for the 4th of July weekend.

FISCAL IMPACT: N/A

TIME SENSITIVITY: This was ordered on July 2nd and is being sent to Provo City Council for official adoption at the first council meeting following the order.

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

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

5
6 RECITALS:

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

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

15
16 On July 14, 2026, the Municipal Council met to consider the facts regarding this matter
17 and receive public comment, which facts and comments are found in the public record of the
18 Council’s consideration; and

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

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

25
26 PART I:

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

30
31 PART II:

32
33 This Proclamation approved by this resolution takes effect on July 2, 2026 at 5:00 PM and
34 is effective until rescinded in writing by the fire code official.



CHIEF JEREMY HEADMAN

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

PROVO CITY FIRE RESTRICTION PROCLAMATION
Effective July 2, 2026

By authority of the Provo City Fire Marshal, the following fire restrictions are hereby enacted within the Provo City Watershed, effective at 5:00 PM on Monday, July 2, 2026.

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

FIRE RESTRICTIONS LEVEL II

All open fires are prohibited within the Provo City Watershed. The following acts are prohibited:

- Building, maintaining, attending, or using a fire or campfire including charcoal grills, coal or wood burning stoves and tent stoves, or ash producing fuels.
- Smoking, except within and enclosed vehicle, trailer, or building, a developed recreation site, or while stopped in and area that is paved or free from any vegetation.
- Discharging or using any fireworks, tracer ammunition, or other pyrotechnic devices, including exploding targets.
- Cutting, welding, or grinding metal in areas of dry vegetation.
- Operating a motorcycle, chainsaw, ATV, or other small internal combustion engine without an approved and working spark arrestor.

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

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

- Phone: 801-852-6321
- Email: firemarshal@provo.org

Koby Hubbs

Fire Marshal

Provo Fire & Rescue

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: NA
Department: Recorder
Meeting Date: 7/14/2026
Requested Duration (Minutes): NA minutes
CityView or Issue File Number: NA

SUBJECT: 6 ***CONTINUED*** Tuscanel Townhomes LLC requests a Zone Map Amendment from the RC (Residential Conservation) Zone to the HDR (High Density Residential) Zone in order to develop a 12-unit townhome project

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: NA

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: NA
Department: Recorder
Meeting Date: 7/14/2026
Requested Duration (Minutes): NA minutes
CityView or Issue File Number: NA

SUBJECT: 7 ***CONTINUED*** Margaret Jensen requests a Zone Map Amendment from the R1.6 (One Family Residential) Zone to the LDR (Low Density Residential) Zone in order to change the use of property to a legal two-family dwelling

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: NA

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: NA
Department: Recorder
Meeting Date: 7/14/2026
Requested Duration (Minutes): NA minutes
CityView or Issue File Number: NA

SUBJECT: 8 ***CONTINUED*** Bryan Bayles requests a General Plan Map Amendment for approximately 100.7 acres of land to move from the Agricultural (A) and (PR&OS) designations to a Commercial (C) designation, located at 6622 N Hwy 189. PLGPA20260220

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: NA

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: NA
Department: Recorder
Meeting Date: 7/14/2026
Requested Duration (Minutes): NA minutes
CityView or Issue File Number: NA

SUBJECT: 9 ***CONTINUED*** Bryan Bayles requests a Zone Map Amendment from the A1.5, PF, and OSPR Zones to the SC3 Zone for approximately 100.7 acres of land, located at 6622 N Hwy 189. North Timpview Neighborhood.
PLRZ20260221

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: NA

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: NA
Department: Recorder
Meeting Date: 7/14/2026
Requested Duration (Minutes): NA minutes
CityView or Issue File Number: NA

SUBJECT: 10 ***CONTINUED*** Zone Map Amendment from the R1.20 (One-Family Residential) Zone to the SDP4 (Specific Development Plan - Lakeview Fields) Zone in order to create a 33-35 lot single-family subdivision, located at 1804 N Geneva Road

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: NA

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: NA
Department: Recorder
Meeting Date: 7/14/2026
Requested Duration (Minutes): NA minutes
CityView or Issue File Number: NA

SUBJECT: 11 ***CONTINUED*** Resolution authorizing Provo City to enter into an interlocal agreement with the Redevelopment Agency

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: NA

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: NA
Department: Recorder
Meeting Date: 7/14/2026
Requested Duration (Minutes): NA minutes
CityView or Issue File Number: NA

SUBJECT: 12 ***CONTINUED*** Resolution Authorizing the RDA to enter into an interlocal agreement with Provo City

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: NA

FISCAL IMPACT: NA

COUNCIL STAFF MEMO: