



PROVO MUNICIPAL COUNCIL Redevelopment Agency Governing Board

Work Meeting

11:30 AM, Tuesday, August 11, 2026
Provo Peaks Conference Room (Room 110)
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 listen to the meeting by phone: August 11 Work Meeting: Dial 346-248-7799. Enter Meeting ID 893 1627 6934 and press #. When asked for a participant ID, press #.

Agenda

Roll Call

Approval of Minutes

July 8, 2025 Council Meeting
June 9, 2026 Council Meeting
June 17, 2026 Council Meeting
July 14, 2026 Work Meeting
July 14, 2026 Council Meeting
July 22, 2026 Work Meeting

Business

- 1 A discussion regarding the upgrade and dedication of private water infrastructure serving Taylor Terrace. (26-061)
- 2 A discussion regarding outdoor lighting standards (26-049)
- 3 A resolution adopting an Americans with Disabilities Act transition plan. (26-063)
- 4 A resolution approving the appropriation of \$14,171.11 in the general fund for a contractual sales tax increment post-performance payment to Day's Market. (26-036)
- 5 An ordinance amending the zone map classification of real property, generally located at 313 E 200 N, from the residential conservation (RC) zone to the high density residential (HDR) zone. Joaquin Neighborhood. (PLRZ20250330)

- 6 An ordinance amending the zone map classification of real property, generally located at 1804 North Geneva Road, from the one-family residential zone to the specific development plan - Lakeview Fields zone. Lakeview North. (PLRZ20260092)
- 7 A resolution approving an interlocal cooperation agreement between Provo City and Springville City to share net benefits from the Springville Rising development (26-062)
- 8 An ordinance amending the zone map classification of real property, generally located at 3657 S Sierra Vista Way, from the PIC zone to the medium density residential (MDR) and general commercial (CG) zones. Spring Creek. (PLRZ20260006)
- 9 An ordinance amending the general plan map designation of real property, generally located at 3657 S Sierra Vista Way, from the industrial (I) designation to the mixed use (M) designation. Spring Creek Neighborhood. (PLGPA20260012)
- 10 A discussion regarding the Vesper Amphitheater (26-061)

Redevelopment Agency Governing Board

- 11 A resolution authorizing the Redevelopment Agency of Provo City to enter into a participation agreement for the Lakeview Parkway Community Reinvestment Area (26-047)

Closed Meeting

The Municipal Council or the Governing Board of the Redevelopment Agency will consider a motion to close the meeting for the purposes of holding a strategy session to discuss pending or reasonably imminent litigation, and/or to discuss the purchase, sale, exchange, or lease of real property, and/or the character, professional competence, or physical or mental health of an individual in conformance with 52-4-204 and 52-4-205 et. seq., Utah Code.

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 Work Meeting will be held on Tuesday, August 25, 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.

PENDING APPROVAL - DRAFT MINUTES

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



PROVO MUNICIPAL COUNCIL

Regular Meeting Minutes

5:30 PM, Tuesday, July 08, 2025

Council Chambers (Room 100)

Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or

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

Roll Call

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Councilor Becky Bogdin

Councilor Gary Garrett

Councilor George Handley

Councilor Katrice MacKay

Councilor Rachel Whipple

Deputy Mayor Isaac Paxman

Chief Administrative Officer Scott Henderson

City Attorney Brian Jones

Executive Council Director Justin Harrison

City Recorder Heidi Allman

Conducting: Chair Gary Garrett

Excused: Councilor Craig Christensen and Councilor Travis Hoban

Prayer – Foster Watabe

Pledge of Allegiance – Councilor Bogdin

Public Comment

Chair Garrett opened the public comment period. With none, he moved to the first item.

Action Agenda

1 A resolution approving the Provo Station Area Plans as to form. (25-032) [0:08:37](#)

Motion: An implied motion to approve Resolution 2025-33, as currently constituted, has been made by council rule.

Hannah Salzl, City Planner, presented a resolution approving the four station area plans so they could be submitted to the regional agencies for review. She explained that the resolution does not constitute final adoption of the plans; each plan will return to the Council for a separate vote following review by regional partners. Ms. Salzl noted that both regional agencies had provided preliminary feedback indicating the plans appear to meet applicable requirements. Ms. Salzl stated that the completed plans and supporting appendices are available on the City's planning website for public review. She briefly summarized the four station area plans, explaining that they were developed to satisfy state requirements and cover the designated transit station areas, including the Frontrunner station and University Avenue stations. She reviewed the planning process, noting that staff conducted extensive stakeholder outreach, received input from more than 700 residents, and coordinated with local and state partners. She advised that regional review may occur in October rather than September due to scheduling, but the City remains on track to meet all state deadlines. Ms. Salzl explained that the plans

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emphasize increasing housing density and economic opportunities near transit stations, improving services and transportation connections, and providing appropriate transitions to surrounding neighborhoods. Finally, she highlighted revisions made following the Council's work meeting, including the removal of language regarding the Franklin and Franklin South neighborhoods from the affordable housing section. She presented the revised language and asked whether it reflected the Council's direction or if additional revisions were desired.

Chair Garrett thanked Ms. Salzl for her work incorporating resident and council feedback throughout the planning process and noted the significant amount of time and collaboration that had gone into developing the station area plans.

Ms. Salzl responded that the planning effort had been underway for approximately two and a half years and credited the project team's collaborative work throughout the process.

Councilor MacKay commended Ms. Salzl for her work incorporating Council feedback and expressed appreciation for the revisions made throughout the planning process, including improvements related to the Joaquin station area. She stated that she intended to vote against the resolution, not because of the plans themselves, but because she opposed the state's requirement that the plans include zoning changes, expressing concern that the mandate could limit the City's ability to achieve the best long-term development outcomes.

Councilor Bogdin agreed with Councilor MacKay's concerns regarding the state-mandated zoning provisions. She stated that retaining local control over zoning would better support owner-occupied housing and thoughtful development, expressing concern that once zoning standards are established, the City has limited discretion to deny projects that comply with the adopted code.

Councilor Whipple asked how the station area plans would be coordinated with the City's comprehensive zoning code rewrite to ensure consistency between the two efforts.

Ms. Salzl explained that the City retained the same consulting team that prepared the station area plans to also complete the zoning code rewrite. She stated that both efforts have been developed concurrently so the vision and land use concepts identified in the station area plans will be reflected in the new zoning code.

Councilor Whipple expressed appreciation that the two projects are being coordinated to avoid conflicts between the plans and the future zoning code.

Chair Garrett opened public comment. With none, and no council discussion, he called for a vote.

Vote: The motions passed 4:1 with Councilors Bogdin, Garrett, Handley, and Whipple in favor and Councilor MacKay opposed. Councilors Christensen and Hoban excused.

2 A resolution imposing fire restrictions due to hazardous environmental conditions. (25-071) [0:18:19](#)

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Motion: An implied motion to approve Resolution 2025-34, as currently constituted, has been made by council rule.

Lynn Schofield, Fire Marshal, presented the proposed fire restriction order and accompanying resolution to ratify the restrictions. He explained that, due to dry vegetation, rising temperatures, and increased wildfire risk, the restrictions are necessary to help protect the Provo City watershed and the wildland-urban interface. Mr. Schofield noted that the fire restriction order became effective on June 15, 2025, and requested Council ratification as required by law. He then invited questions from the Council.

Councilor Whipple asked why the Council ratifies the fire restrictions after their effective date rather than before implementation, questioning whether weather conditions make earlier action impractical.

Mr. Schofield explained that the timing of fire restrictions is based on current conditions, including fuel moisture levels, vegetation dryness, temperature forecasts, wind events, and other weather patterns. He noted that, in this instance, dry grass combined with forecasted Red Flag conditions, higher temperatures, and strong winds across Utah prompted staff to impose the restrictions when the wildfire risk increased. He added that staff then prepared the fire restriction order and brought it to the Council for ratification as soon as practicable.

Councilor Bogdin referenced recent wildland fires in northern Utah County, including the Cedar Hills area, and noted that Provo and neighboring communities had also experienced several brush fires. She expressed support for the fire restrictions as an important measure to protect residents and the City's hillsides. She also asked whether, given the earlier wildfire activity in the region, the restrictions could have been implemented approximately two weeks sooner.

Mr. Schofield explained that the emergency fire restriction order was issued and became effective on June 15, allowing the restrictions to take effect immediately when conditions were warranted. He clarified that the Level One restrictions do not prohibit all fires but limit open fires to designated, improved campgrounds and picnic areas with established fire pits managed by public agencies. He stated that his practice is to delay imposing restrictions until conditions make them necessary, while recognizing that wildfire risk can increase rapidly. Mr. Schofield added that state law authorizes the Fire Marshal to issue an emergency order but requires the governing body to subsequently ratify the restrictions by resolution.

Councilor Bogdin expressed appreciation that the Fire Marshal has authority to implement emergency fire restrictions without waiting for the next Council meeting, noting that this allows the City to respond quickly to wildfire risks while the Council subsequently ratifies the action. She emphasized the importance of residents, particularly those living near the foothills, understanding that the restrictions can take effect immediately when necessary.

Mr. Schofield confirmed that the fire restrictions were publicly noticed through social media, local news outlets, City and Parks websites beginning June 8, with the restrictions becoming effective at 12:01 a.m. on June 15 pursuant to his emergency order.

Chair Garrett opened public comment. With none, and no council discussion, he called for a vote.

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Vote: The motions passed 5:0 with Councilors Bogdin, Garrett, Handley, MacKay, and Whipple in favor. Councilors Christensen and Hoban excused.

3 An ordinance amending Provo City Code regarding nuisance abatement and chronic nuisances. (25-068) [0:24:45](#)

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

Bryce Lewis, Police Sergeant, presented a proposed nuisance property ordinance intended to provide the City with an additional enforcement tool for addressing properties that generate repeated criminal activity. He explained that while officers can respond to individual criminal incidents, the ordinance is designed to hold property owners accountable when they fail to address ongoing problems occurring on their properties. Mr. Lewis explained that a property could be designated a nuisance property if it generates five qualifying calls for service within 90 days or ten qualifying emergency calls within a 12-month period. He stated that the Police Department's Community Oriented Policing Unit would review qualifying cases and determine whether designation is appropriate. Using examples from local hotels and residential properties, Mr. Lewis described the significant police resources required to repeatedly respond to locations with chronic criminal activity, including drug offenses, violent crimes, disturbances, prostitution, and repeated search warrants. He noted that some problem properties have generated recurring calls for decades, affecting neighboring residents and businesses while consuming substantial law enforcement resources. Mr. Lewis emphasized that the ordinance is intended to be used selectively after voluntary efforts to resolve issues have failed. He explained that many property owners cooperate with the Police Department, but some refuse to address ongoing criminal activity or implement reasonable management practices. In those situations, the ordinance would allow the City to require corrective action and provide additional leverage to encourage compliance. He also noted that the ordinance includes exceptions so that calls involving victims of domestic violence, sexual assault, stalking, medical emergencies, or good-faith reports by tenants or cooperative property owners would not count toward a nuisance property designation. Finally, he explained that, when appropriate, the Police Department would prepare a report recommending corrective measures tailored to each property, such as improved security, management practices, tenant screening, or other crime-reduction strategies.

Chair Garrett asked whether the proposed fine would be waived if a property owner submitted a written corrective action plan and implemented the recommended measures.

Mr. Lewis confirmed that it would. He explained that the Police Department's goal is to work collaboratively with property owners to reduce criminal activity and resolve ongoing issues, with enforcement serving as a tool to encourage corrective action rather than simply imposing penalties.

Councilor Whipple asked whether the proposed ordinance could unintentionally make it more difficult for individuals with a criminal history to obtain housing in an already competitive market.

Mr. Lewis responded that the ordinance is not intended to target low-income housing or individuals who are not creating problems. He explained that the Police Department focuses on individuals engaged in

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ongoing criminal activity and works with property managers to identify those responsible for repeated offenses, rather than penalizing all tenants at a property. He noted that, in his experience, the majority of tenants are not involved in criminal activity and are often frustrated by the behavior of a small number of individuals causing repeated problems. Mr. Lewis further explained that state law already provides a process for addressing rental properties where drugs or drug paraphernalia are present, allowing landlords to evict tenants engaged in criminal activity. He described examples of residential properties that had become locations for ongoing drug activity and stated that such properties create unsafe and unhealthy conditions for both occupants and neighboring residents.

Finally, Mr. Lewis reviewed the proposed enforcement provisions, explaining that noncompliance could result in civil fines of up to \$500 per day, revocation of rental permits or business licenses where applicable, and recovery of municipal costs associated with enforcement. He added that property owners would have the right to appeal a nuisance property designation within 15 days before a designated hearing officer.

Chair Garrett opened public comment.

Lacey Cheney, a Provo resident, asked staff to explain the current process for addressing chronic nuisance properties. Specifically, she requested clarification on what steps the Police Department currently takes to work with property owners after responding to repeated incidents and what limitations exist that prevent lasting corrective action.

Mr. Lewis explained that in the vast majority of cases, the Police Department is able to resolve chronic criminal activity by working with property owners after serving search warrants or investigating incidents. He stated that most property owners take corrective action, such as evicting problem tenants, which effectively ends the criminal activity. However, in a small number of cases, property owners refuse to cooperate, fail to respond, repeatedly defer responsibility, or decline to implement promised corrective measures. Mr. Lewis explained that these are the situations the proposed ordinance is intended to address by providing the City with additional leverage to encourage compliance and lasting corrective action.

Stockton Carter, a Provo resident, asked whether a nuisance property designation would become part of the property's permanent record and expressed concern that a single problem property could negatively affect the reputation of an entire neighborhood. He also asked whether the presence of illegal drugs at a property already provides sufficient legal authority to hold property owners accountable or whether existing law limits the City's ability to take enforcement action against owners who allow ongoing criminal activity on their property.

Mr. Lewis explained that while law enforcement can arrest individuals for drug-related offenses, existing criminal laws do not allow property owners to be charged solely because illegal drugs are found on property they own. He stated that the recurring problem arises when property owners repeatedly allow individuals engaged in criminal activity to return, resulting in ongoing nuisance conditions that existing possession laws do not adequately address.

Chair Garrett closed public comment and invited a council discussion.

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Councilor Bogdin invited members of the public with additional questions about the proposed ordinance to speak with Sergeant Lewis in the hallway to answer questions.

Councilor MacKay expressed support for the proposed ordinance, stating that she had heard concerns from residents affected by chronic nuisance properties. She said the ordinance would provide the Police Department with an important tool to address persistent problem properties and thanked Sergeant Lewis for his work on the proposal.

Chair Garrett called for a vote.

Vote: The motions passed 5:0 with Councilors Bogdin, Garrett, Handley, MacKay, and Whipple in favor. Councilors Christensen and Hoban excused.

4 A resolution to submit an opinion question to the residents of Provo City in the November 4, 2025 election regarding authorization to impose a local option sales tax as described in Utah Code Section 59-12-1402. (25-076) [0:50:12](#)

Motion: An implied motion to approve Resolution 2025-35, as currently constituted, has been made by council rule.

Doug Robbins, Director of Parks and Recreation, presented information regarding renewal of the Recreation, Arts, and Parks (RAP) sales tax, explaining that state law requires the tax to be renewed by voters every ten years or it will expire. He emphasized that the proposal is not a new tax or a tax increase, but a continuation of the existing one-tenth of one percent sales tax, which generates approximately \$2 million annually for recreation, arts, and parks projects. He noted that the tax is paid not only by Provo residents but also by visitors making purchases in the city. Mr. Robbins reviewed past public support for the RAP tax, noting that prior surveys and the original 2015 ballot measure demonstrated strong voter approval. He also stated that the Parks and Recreation Board unanimously recommended placing the renewal measure on the ballot. He explained that Provo's longstanding pay-as-you-go funding strategy relies on RAP tax revenues, together with development impact fees, to leverage state, federal, and local grants while avoiding long-term debt. He highlighted several recent grant awards, including a \$750,000 grant for the Fort Utah All-Abilities Park, and emphasized that RAP funding has become a critical source of revenue for maintaining and improving the City's existing recreation and park facilities.

John Bunderson, Parks Projects Manager, reviewed numerous park, trail, and recreation improvements made possible in part through RAP funding, including new and renovated playgrounds, trail improvements along the Provo River, park and restroom renovations, sports courts, athletic fields, trailhead improvements, and the Epic Sports Park. He emphasized that RAP funds have leveraged significant outside grant funding to expand and improve recreational facilities throughout the city. Mr. Bunderson also described improvements to the Covey Center for the Arts, including upgrades to carpeting, lighting, sound systems, HVAC equipment, and other facility improvements that help maintain the venue as a competitive regional arts facility.

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Mr. Robins explained that RAP revenues also support the City's annual Community Arts Grant Program, which provides funding to local arts organizations through recommendations from the Provo Arts Council. Looking ahead, Mr. Robins outlined potential future uses of renewed RAP funding, including improvements to existing parks and recreation facilities, playground replacements, pickleball courts, dog parks, restroom upgrades, arts programming and facility improvements, trail and pathway enhancements, open space preservation, land acquisition, river and wetland projects, and other minor capital improvements. He noted that future projects would continue to be prioritized through the City's Capital Improvement Plan and guided by adopted master plans, neighborhood plans, survey data, and Council priorities. Mr. Robins concluded by outlining the statutory process for placing the RAP tax renewal on the ballot. He explained that, if the Council approved the resolution, the City would notify the Utah County Commission, obtain the required confirmation from the County, and then submit the necessary resolution to the State before the statutory deadline to place the renewal measure on the November ballot.

Chair Garrett asked if the county would be implementing their own type of RAP tax.

Mr. Robins stated that the City had received no indication that Utah County intended to pursue a countywide RAP tax renewal. He noted that several municipalities within the county already have their own RAP taxes and that the County had previously declined to pursue a countywide measure during the last renewal cycle.

Councilor Whipple noted that while RAP tax funding has produced significant improvements to parks and recreational facilities, she had received feedback from community members who would like to see a greater share of the funding dedicated to public-facing arts programs. She observed that much of the arts funding has supported the Covey Center and expressed support for increasing investments in community arts initiatives. She asked whether the proposed citizen committee supporting the RAP tax renewal would include members interested in expanding arts funding, and Mr. Robins confirmed that it would.

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

Councilor Bogdin expressed support for placing the RAP tax renewal on the ballot, emphasizing that Provo voters should make the decision. She stated that the election would allow residents to determine whether continued funding for parks, recreation, arts, and cultural facilities is valuable to the community and whether they wish to continue the existing tax. She said she supported giving the public the opportunity to make that decision.

Chair Garrett called for a vote.

Vote: The motions passed 5:0 with Councilors Bogdin, Garrett, Handley, MacKay, and Whipple in favor. Councilors Christensen and Hoban excused.

5 An ordinance amending the General Plan Appendix B to include new moderate income housing strategies. (PLGPA20250197) [1:09:45](#)

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269

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

270

271 Melissa McNalley, Community Grant Administrator, presented proposed amendments to the City's
272 Moderate Income Housing Plan to update existing strategies and incorporate additional strategies
273 authorized under Utah law. She explained that some existing language was revised to reflect current City
274 initiatives, while outdated strategies were removed. The proposed additions included participating in or
275 creating a community land trust, implementing a mortgage assistance program for municipal
276 employees, utilizing moderate income housing set-asides through the Community Reinvestment Agency,
277 and creating a housing and transit reinvestment zone. She stated that the proposed amendments align
278 with initiatives the City is already pursuing or plans to pursue and would help satisfy the State's
279 moderate income housing requirements.

280

281 Councilor Bogdin asked why the proposed strategies were identified by the letters M, N, P, and X rather
282 than in sequential order.

283

284 Ms. McNalley explained that the lettering corresponds to the strategy designations established in Utah
285 State Code, and that the City was adopting those specific state-defined strategies. Councilor Bogdin
286 thanked her for the clarification.

287

288 Councilor Whipple asked why the strategy related to allowing single-room occupancy developments was
289 being removed, noting that the Council had previously approved zoning changes permitting a dormitory-
290 style housing project in the downtown area.

291

292 Ms. McNalley acknowledged that the City had implemented that strategy through the Taylor project and
293 agreed it should receive credit for that action. She stated that the Moderate-Income Housing Plan could
294 be updated before the State submission deadline to reflect the complete strategy.

295

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

298

299 Councilor Bogdin asked whether the Council needed to include Councilor Whipple's suggestion
300 regarding the previously approved dormitory housing project in its motion.

301

302 Ms. McNalley explained that no amendment to the motion was necessary because the project had
303 already been implemented. She stated that the update would simply be reflected in the City's
304 implementation reporting to the State so the City could receive credit for completing the strategy.

305

306 Chair Garrett called for a vote.

307

Vote: The motions passed 5:0 with Councilors Bogdin, Garrett, Handley, MacKay, and Whipple in favor. Councilors Christensen and Hoban excused.

308

6 An ordinance amending the zone map classification of real property, generally located at

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1200 North Independence Avenue, from the Manufacturing Park (MP) Zone to the Low Density Residential (LDR) Zone. Grandview South Neighborhood. (PLRZ20250072) [1:16:08](#)

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

Aaron Ardmore, Planning Supervisor, presented a proposed rezoning of a triangular parcel to Low Density Residential (LDR). He explained that the property's general plan designation supports residential development and that the requested zoning would allow the existing townhouse development pattern along Independence Avenue to continue onto the site. The proposal includes six additional for-sale townhomes, consistent with the adjacent development. Mr. Ardmore noted that the Planning Commission had approved the concept plan following review by City engineering and public works staff, who determined the proposal was feasible. If the rezoning were approved, the applicant would return with a detailed project plan and subdivision application for further review.

Brandon Mills, representing Georgetown Development, presented the proposed townhouse project, describing the development of six for-sale townhomes at the north end of Independence Avenue. He explained that each unit would include a private driveway, two-car garage, approximately 1,650 square feet of living space, and three bedrooms with two-and-a-half bathrooms. The project would provide 26 parking spaces, including guest parking and bicycle parking. Mr. Mills also shared a comparable townhouse project previously completed in Provo to illustrate the proposed design. In response to a question from Chair Garrett, Mr. Mills estimated that the homes would be priced between approximately \$460,000 and \$500,000, with middle units expected to be around \$460,000 and end units closer to \$490,000, depending on site preparation costs.

Councilor MacKay expressed appreciation that the proposed townhomes would be offered for sale rather than developed as rental units. She asked whether the project would have its own homeowner's association and whether the HOA would include any owner-occupancy requirements to discourage investor purchases.

Mr. Mills explained that the development would have a standalone HOA that would prohibit nightly rentals but would not require owner occupancy. He stated that the developer intends to sell the homes rather than retain them as investment properties. Councilor MacKay suggested considering an HOA provision requiring initial owner occupancy to discourage institutional investor purchases, and Mr. Mills responded that he would consider the idea.

Councilor Bogdin stated that she would prefer the development included a long-term owner-occupancy requirement to help preserve homeownership opportunities and reduce institutional investor ownership. She also asked about the undeveloped triangular parcel north of the project.

Mr. Mills explained that the developer owns the property and intends to dedicate the northern portion to the City to accommodate the future extension of Independence Avenue. He noted that the City would ultimately complete the roadway extension when that project moves forward.

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Councilor Whipple remarked that she wished the site could accommodate additional housing units but expressed support for the proposed development as a continuation of the existing neighborhood. She said the proposal appeared to be a good project and noted that adding more homes would benefit the community.

Mr. Mills explained that the design balances housing with green space and landscaping, and that site topography limits additional development.

Chair Garrett opened public comment. With no comments, or council discussion, he called for a vote.

Vote: The motions passed 4:1 with Councilors Garrett, Handley, MacKay, and Whipple in favor. Councilor Bogdin opposed. Councilors Christensen and Hoban excused.

Adjournment

The meeting was adjourned by unanimous consent at approximately 6:55 PM.

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PROVO MUNICIPAL COUNCIL Redevelopment Agency Governing Board Stormwater Service District Governing Board Regular Meeting Minutes 5:30 PM, Tuesday, June 09, 2026 Council Chambers (Room 100) 445 W. Center Street, Provo, UT 84601 or <https://www.youtube.com/provocitycouncil>

Roll Call

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Councilor Becky Bogdin	Councilor Craig Christensen
Councilor Gary Garrett	Councilor Travis Hoban
Councilor Katrice MacKay	Councilor Rachel Whipple
Councilor Jeff Whitlock	Mayor Marsha Judkins
Council Executive Director Justin Harrison	Chief Administrative Officer Scott Henderson
City Attorney Brian Jones	City Recorder Heidi Allman

Conducting: Chair Katrice MacKay

Prayer – Grant Pace

Pledge of Allegiance – Councilor Jeff Whitlock

Public Comment

Chair MacKay read the public comment guidelines and opened the public comment period. No comments were made, and she subsequently closed the public comment period.

Presentations, Proclamations, and Awards

1 A presentation regarding the FY 2027 Provo City Citizens Budget (26-001) [00:03:26](#)

Britton Johnson, Council Intern, presented an overview of the proposed tentative budget designed to highlight key financial information for the public. He reviewed projected revenues of approximately \$334.62 million and expenditures of \$341.6 million, noting that utility sales, fees, and sales tax remain the City's primary revenue sources. He highlighted an increase in projected sales tax revenue, major General Fund expenditures, and the Capital Improvement Plan, including the continued construction of the new drinking water treatment plant. Mr. Johnson also reviewed proposed utility rate adjustments, emphasizing that no residential electric rate increase is proposed for Fiscal Year 2027, and outlined available utility rebate and sustainability programs. He highlighted several initiatives to improve fiscal efficiency, including tighter oversight of supplemental appropriations, creation of an annual vehicle fleet budget, reduced fire department overtime through additional staffing, investment in an economic development strategic plan, and improvements to the building permit process. He concluded by reviewing community achievements, the City's long-term vision, opportunities for public participation in

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the budget process, and resources for accessing the full tentative budget before inviting questions from the Council.

Action Agenda

2 A resolution to place 5.079 acres of real property generally located to the south of the Epic Sports Park on Lakeview Parkway on the surplus property list (26-012) [00:11:45](#)

Motion: An implied motion to approve Resolution 2026-18, as currently constituted, has been made by council rule.

Cody Hill, Economic Development Division Director, presented a proposal to declare approximately 5.079 acres of City-owned property located south of Epic Sports Park as surplus property. He explained that the parcel was acquired as part of the original Epic Sports Park property purchase and was later zoned SC-2 (Service Commercial) in coordination with the Development Services and Parks and Recreation departments to support future commercial development. Mr. Hill noted that the Council had previously discussed the property and the related request for proposals (RFP) process during work sessions. He explained that declaring the property surplus would allow it to be sold for future development and offered to answer any additional questions.

Chair MacKay opened public comment. With none, she invited a council discussion.

Councilor Whitlock explained that declaring the property surplus was a procedural step necessary to facilitate its future sale and development. He noted that the parcel is located near the airport and Epic Sports Park and referenced plans discussed during the work session for a hotel and restaurant development intended to serve visitors to both facilities.

Chair MacKay called for a vote.

Vote: The motion passed 7:0 with Councilors Bogdin, Christensen, Garrett, Hoban, MacKay, Whipple, and Whitlock in favor.

3 An ordinance amending the zone map classification of real property, generally located at 5568 N Canyon Road, from the medium density residential (MDR) zone to the Arbors on the Avenue (PRO-A10) zone. North Timpview. (PLR220260076) [00:14:22](#)

Motion: An implied motion to approve Ordinance 2026-16, as currently constituted, has been made by council rule.

Aaron Ardmore, Planning Supervisor, presented a proposal to amend the previously approved development agreement for the property. He explained that the Council had previously approved a Medium Density Residential zoning designation and a development agreement allowing 16 townhome units. The applicant is now proposing to develop 46 condominium units under the Arbors on the Avenue zone. Mr. Ardmore stated that the proposal had completed staff and Planning Commission review and that the concept plan demonstrates compliance with the proposed zoning. He noted that approval

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would also require amending the recorded development agreement to reflect the revised project and offered to answer questions.

Councilor Christensen asked how the proposed development would be accommodated by the existing sewer system, noting that sewer capacity had not been discussed during the work session.

Gordon Haight, Public Works Director, explained that the City's sewer master plan originally allocated capacity for 12 units on the property based on its planned development at the time. Since then, the City has reevaluated available sewer capacity after other anticipated developments did not proceed as originally planned, allowing capacity to be reallocated to support the proposed increase in units. Director Haight acknowledged that sewer capacity in the area remains limited but stated that the City has sufficient capacity for the proposed project under the adopted master plan. He noted that future requests for additional density beyond current planning assumptions could present challenges.

Councilor Whitlock asked about the existing development agreement for the property, including whether it remains in effect and whether it includes an owner-occupancy requirement.

Aaron Ardmore confirmed that the current development agreement remains in effect and that both the existing and proposed agreements require at least 50% of the units to be deed-restricted for owner occupancy.

Councilor Whitlock also asked how the proposed condominium development would address housing affordability and neighborhood concerns about traffic. He also inquired what the former use was for the property.

Mr. Ardmore explained that the smaller condominium units are expected to be more affordable than the previously approved townhomes and noted that the development agreement requires roadway and infrastructure improvements that will enhance the surrounding transportation system. In response to Councilor Whitlock's final question, Mr. Ardmore confirmed that the site is a former gravel pit.

Councilor Bogdin asked whether the proposed development would retain the trail connection required under the existing development agreement and raised questions about whether the development would provide adequate parking.

Aaron Ardmore confirmed that the proposal includes construction of the trail connection to the City's existing trail system and meets the City's parking requirement of 2.25 spaces per unit. In response to questions about potential overflow parking, Mr. Ardmore noted that the proposal complies with City parking standards and that parking is prohibited along the adjacent section of Canyon Road, which he believed would address concerns about on-street parking.

Councilor Whipple expressed support for the revised proposal, noting that it would result in more owner-occupied units than the previously approved townhome development while also providing more affordable homeownership opportunities. She acknowledged the challenges associated with developing the site, including nearby infrastructure constraints, and observed that the earlier proposal had been limited by sewer capacity. She stated that she viewed the revised condominium proposal as an improvement over the previous development plan.

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Councilor Christensen expressed concern that, although the proposal meets the City's parking standards, the site's unique location and lack of adjacent on-street parking could create parking challenges. He also questioned whether the proposed density was appropriate given the property's location along Canyon Road and the traffic and access concerns previously discussed.

David Bragonje, Applicant, addressed concerns about parking, explaining that each condominium would include two parking spaces, with a limited number of units having the option to purchase an additional underground space. He noted that visitor parking would also be available on-site but stated that nearby streets and trailhead parking are not intended to accommodate long-term overflow parking. Mr. Bragonje said the parking limitations would naturally restrict the number of vehicles associated with each unit and reduce the likelihood of excessive student parking in the development.

Chair MacKay asked how parking would be managed within the development and requested additional information about the anticipated pricing and target market for the condominiums.

Mr. Bragonje explained that each unit would have two assigned parking spaces, with visitor parking available and limited opportunities for residents to rent additional spaces through the homeowner's association. He stated that the condominiums would be smaller and more affordable than the previously proposed townhomes, although they would not be considered entry-level housing due to their location and amenities, including underground parking. Mr. Bragonje said he anticipates the development will appeal primarily to residents looking to downsize from larger homes and confirmed that the building will include an elevator to improve accessibility.

Councilor Christensen asked how the proposed 50% owner-occupancy requirement would be implemented within the development.

Mr. Bragonje confirmed that the development agreement requires a minimum of 50% owner-occupied units and explained that the threshold also aligns with Federal Housing Administration (FHA) financing requirements for condominium projects. He noted that maintaining owner occupancy supports long-term marketability and financing options for future buyers while allowing sufficient flexibility to market and sell all 46 units during and after construction.

Mr. Bragonje explained that the requested zoning change is intended to accommodate the site's parking layout rather than increase building height. He stated that the proposed building complies with the existing Medium Density Residential height limits and would remain lower in elevation than the adjacent electrical substation. He explained that the design places parking in front of the building and uses the parking structure to help retain the hillside while providing the required parking. Mr. Bragonje also noted that sewer capacity is available for the project and stated that parking, rather than sewer service, is the primary design constraint. He concluded by expressing his belief that the condominium building would provide a more attractive streetscape along Canyon Road than the rear elevations of the previously approved townhomes.

Chair MacKay asked if Mr. Bragonje would entertain the idea of increasing the owner occupancy requirement in the Development Agreement.

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Mr. Bragonje responded that he is not opposed to a higher owner-occupancy percentage, including up to 80% or 100%, but requested flexibility during the initial sales process. He also noted that second-home owners would still qualify as owner occupants under the requirement.

Councilor Whitlock asked the applicant to describe how the site's existing terrain, including the former gravel pit and hillside, would be transformed by the proposed development so the Council could better visualize the finished project.

Mr. Bragonje explained that the proposed building would generally occupy the footprint of the existing gravel pit, with limited retaining into the adjacent hillside. He noted that most site modifications would occur near the entrance between Canyon Road and the electrical substation. Mr. Bragonje also described prior coordination with the City to realign property boundaries around the substation, establish a new substation access, and execute an agreement to transfer property needed for a future roadway expansion in exchange for related site improvements by the City.

Councilor Whipple asked how long the applicant anticipated it would take to sell the owner-occupied condominium units compared with leasing any rental units, noting that a developer who presented during the Council work session described challenges selling condominiums despite offering buyer incentives. She questioned whether increasing the owner-occupancy requirement could extend the project's sales timeline given the proposed market and financing considerations.

Mr. Bragonje responded that market conditions, particularly interest rates, would significantly influence the pace of condominium sales. He explained that higher interest rates make purchases more difficult for first-time homebuyers, while buyers who are downsizing and paying with existing home equity may be less affected. He acknowledged that the market could absorb only a limited number of condominium units over time, creating some uncertainty in the sales timeline, but expressed confidence that the Provo location would remain attractive compared with similar housing opportunities elsewhere in the county.

Councilor Whitlock asked whether there were additional features of the existing development agreement that would be helpful for the Council and public to understand, including planned public improvements such as the trail connection to the Indian Trail area.

Mr. Bragonje explained that while the conceptual plan illustrates a future trail connection to the Indian Trail area, he did not propose including the trail as a requirement in the development agreement because its final design and access have not yet been determined. He stated that the trail appears feasible and would provide a valuable amenity for future residents. Mr. Bragonje also highlighted several infrastructure improvements associated with the project, including new looped water, sewer, gas, and fiber utility connections that would improve service to both the development and the surrounding area.

Chair MacKay asked if the renderings were AI generated.

Mr. Bragonje explained that the building rendering is based on architectural plans prepared by a licensed architect and that artificial intelligence was used only to enhance the exterior finishes and appearance of the rendering, not to generate the building design itself.

PENDING APPROVAL - DRAFT MINUTES

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Councilor Christensen asked whether the project would be constructed in phases.

Mr. Bragonje responded that the development is intended to be built as a single phase, explaining that the underground parking structure represents a substantial portion of the project's cost and must be constructed regardless, making it more practical to complete the entire building at once.

Chair MacKay asked for clarification regarding the development agreement, recalling that it included a trail requirement.

Mr. Ardmore clarified that the development agreement requires the developer to transfer the portion of the Bonneville Shoreline Trail that crosses the property to the City by deed or easement before a building permit is issued, but it does not require construction of the trail itself.

Councilor Garrett asked whether the proposed development has generated any pre-sale interest and inquired about the level of interest from prospective condominium buyers or renters.

Mr. Bragonje responded that the project has not yet generated presale interest from prospective end users, explaining that it is still too early in the process. He noted that marketing efforts would begin after the requested zoning is approved and the project design is finalized.

Chair MacKay asked whether Mr. Bragonje intends to develop the project himself or obtain the necessary land use approvals before selling it.

Mr. Bragonje responded that his plan is to entitle the project and then sell it to an experienced developer while remaining involved as a partner. He explained that, although he has extensive knowledge of the project, he believes it is best completed by a developer with experience constructing similar developments. He added that the property's former configuration, consisting of multiple overlapping parcels, had discouraged experienced developers until the ownership and boundary issues were resolved.

Chair MacKay opened the item for public comment.

David Chappell, a Provo resident, spoke in support of the proposed higher-density development and suggested that incorporating some affordable housing units could improve both affordability and marketability. He recommended requiring 100% owner occupancy rather than the proposed 50%, expressing concern that a lower threshold would be difficult to enforce. Mr. Chappell suggested allowing the developer a limited transition period, such as five years, to rent units before requiring all units to become owner occupied. He also stated that the proposed parking spaces appeared adequate.

With no other comments, Chair MacKay closed public comment and invited a council discussion. With no other council comments or questions, Chair MacKay called for a vote.

Vote: The motion passed 7:0 with Councilors Bogdin, Christensen, Garrett, Hoban, MacKay, Whipple, and Whitlock in favor.

PENDING APPROVAL - DRAFT MINUTES

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4 An ordinance amending Provo City Code regarding floodplain management and development standards. (PLOT20260185) [00:46:14](#)

Motion: An implied motion to approve Ordinance 2026-17, as currently constituted, has been made by council rule.

Tommy Scherbel, Floodplain Engineer, explained that the changes are required for Provo City's continued participation in the National Flood Insurance Program (NFIP) and are intended to ensure the City's regulations meet or exceed updated FEMA minimum standards. Mr. Scherbel noted that the ordinance updates definitions, administrative authority, permitting requirements, and floodproofing standards to provide greater clarity for development within flood hazard areas. Mr. Scherbel reviewed updated FEMA floodplain maps, explaining that the revisions expand certain 1% annual chance flood hazard areas and 0.2% annual chance flood hazard areas in portions of the city, including areas near the airport. He clarified that properties within the 1% flood hazard area may be subject to federal flood insurance requirements for federally backed mortgages, while the 0.2% flood hazard areas are identified for informational purposes but do not carry the same insurance requirements. He emphasized that the ordinance changes are the result of updated FEMA mapping and coordination with FEMA, the Utah Division of Emergency Management, and the City's consultant, WSP.

Chair MacKay opened public comment. With none, and no council discussion, she called for a vote.

Vote: The motion passed 7:0 with Councilors Bogdin, Christensen, Garrett, Hoban, MacKay, Whipple, and Whitlock in favor.

5 A public hearing regarding the FY27 budget for Provo City (26-001) [00:52:21](#)

Kelsey Zarbock, Budget Officer, introduced the first public hearing on the proposed Fiscal Year 2027 budget. She noted that the tentative budget had been presented to the Council and is available on the City's website through the financial transparency portal. Ms. Zarbock highlighted sections of the budget that may be of particular interest to the public, including the Mayor's message, Council priorities, and budget highlights outlining major initiatives and revenue sources. She reminded the public that a second public hearing would be held on **June 23** before the Council considers adoption of the final budget, then invited public comment.

Chair MacKay opened the public hearing. With none, she closed the public hearing.

6 ***CONTINUED*** A resolution approving property tax rates for Provo City Corporation for the fiscal year beginning July 1, 2026, and ending June 30, 2027 (26-001)

7 ***CONTINUED*** An ordinance amending the zone map classification of real property for a residential development with 75 lots and 50 townhomes, located approximately at 5450 N Canyon Rd. North Timpview neighborhood PLR20260115

With no objections, the Provo Municipal Council adjourned and reconvened as the Redevelopment Agency Governing Board with Chair Christensen conducting.

PENDING APPROVAL - DRAFT MINUTES

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Redevelopment Agency of Provo

*Although listed later on the agenda, Item 9 was heard prior to Item 8.

8 A resolution adopting a project area budget for the Lakeview Parkway Community Reinvestment Area (26-005) [00:56:22](#)

Motion: An implied motion to approve Resolution 2026-RDA-06-09-1, as currently constituted, has been made by council rule.

Melissa McNalley, Redevelopment Agency Administrator, presented the proposed Fiscal Year 2027 budget for the Lakeview Parkway Community Reinvestment Project Area. She explained that the budget assumes future retail and commercial development on three project parcels, including a hotel near Epic Sports Park, resulting in projected sales tax, property tax increment, and transient room tax revenues. Ms. McNalley noted that the figures are estimates because the sites have not yet been developed. She also clarified that the parcel adjacent to Epic Sports Park is currently owned by the City and therefore has no taxable value. She added that the budget includes projected increases in property values throughout the project area and anticipated benefits to participating taxing entities and noted that future budget amendments would be brought forward if additional development incentives are approved.

Board Member Bogdin asked whether the budget would be amended to reflect the agreed-upon base property value for the parcel south of Epic Sports Park once the remaining details are finalized.

Ms. McNalley confirmed that any revisions affecting projected property tax increment would be brought back to the Redevelopment Agency Board as a budget amendment. She added that the amendment could potentially be considered at the same time as the related development agreement for the property.

Chair Christensen opened public comment. With none, and no board discussion, he called for a vote.

Vote: The motion passed 7:0 with Board Members Bogdin, Christensen, Garrett, Hoban, MacKay, Whipple, and Whitlock in favor.

9 A public hearing regarding the Redevelopment Agency's FY27 Budget (26-001) [00:55:22](#)

Ms. Zarbock introduced the public hearing on the proposed Fiscal Year 2027 budget for the Redevelopment Agency (RDA). She explained that although the RDA is a legally separate entity from Provo City, it is financially intertwined with the City and therefore requires a separate public hearing. Ms. Zarbock noted that the proposed RDA budget is included within the City's tentative Fiscal Year 2027 budget document and directed the public to the section containing the RDA budget.

Chair Christensen opened the public hearing. With none, he returned to item 8.

With no objections, the Redevelopment Agency Governing Board adjourned and reconvened as the Stormwater Service District Governing Board with Chair MacKay conducting.

PENDING APPROVAL - DRAFT MINUTES

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Stormwater Service District

10 **A public hearing regarding the FY27 Budget for the Stormwater Service District (26-001)** [01:01:02](#)

Ms. Zarbock introduced the public hearing on the proposed Fiscal Year 2027 budget for the Stormwater Service District. She noted that the proposed budget is included in the City's Fiscal Year 2027 budget document and directed the public to its location before opening the public hearing for comment.

Chair MacKay noted that this was the first of two required public hearings on the proposed budgets and opened the public hearing.

David Campbell, a Provo resident, encouraged the City to prioritize funding for water infrastructure improvements. He stated that the proposed budget does not appear to reflect the level of investment previously identified by consultants and acknowledged that future budget amendments and rate increases may be considered. Mr. Campbell urged the City to address water infrastructure needs, noting that such issues are often overlooked because they are not readily visible to the public.

Chair MacKay responded that the Council had discussed the issue during its work meeting earlier that day and had voted to support the consultants' recommended 6% water rate increase, noting that the proposed budget is consistent with that recommendation.

With no other comments, Chair MacKay adjourned the meeting.

Adjournment

The meeting was adjourned by unanimous consent at approximately 6:34 PM.

PENDING APPROVAL - DRAFT MINUTES

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PROVO MUNICIPAL COUNCIL

Regular Meeting Minutes

5:30 PM, Wednesday, June 17, 2026

Council Chambers (Room 100)

445 W. Center Street, Provo, UT 84601 or

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

Roll Call

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Councilor Becky Bogdin

Councilor Gary Garrett

Councilor Katrice MacKay

Councilor Jeff Whitlock

City Attorney Brian Jones

City Recorder Heidi Allman

Councilor Craig Christensen

Councilor Travis Hoban

Councilor Rachel Whipple

Council Executive Director Justin Harrison

Chief Administrative Officer Scott Henderson

Conducting: Chair Katrice MacKay

Prayer – Councilor Gary Garrett

Pledge of Allegiance – Chair Katrice MacKay

Action Agenda

- 1 A resolution approving property tax rates for Provo City Corporation for the fiscal year beginning July 1, 2026, and ending June 30, 2027 (26-001) [00:07:40](#)**

Motion: An implied motion to approve Resolution 2026-19, as currently constituted, has been made by council rule.

Justin Harrison, Council Executive Director, presented the proposed certified property tax rates for Fiscal Year 2027. He explained that Utah law requires fiscal year taxing entities to adopt certified tax rates before June 22, and because the City would not adopt its Fiscal Year 2027 budget until June 23, the Council was required to adopt the certified rates separately. Mr. Harrison noted that the proposed rates do not include a property tax increase and therefore do not require a Truth in Taxation hearing. He reviewed the certified tax rates for the City's general operations, bond repayment, and library funds.

Chair MacKay noted that the certified tax rates are established through the county certification process and do not reflect a discretionary tax increase by the City. Seeing no Council discussion, she called for a vote on the motion.

Vote: The motion passed 7:0 with Councilors Bogdin, Christensen, Garrett, Hoban, MacKay, Whipple, and Whitlock in favor.

PENDING APPROVAL - DRAFT MINUTES

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Adjournment

20

21 The meeting was adjourned by unanimous consent at 5:35 pm.

DRAFT

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PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

1:00 PM | July 14, 2026

Provo Peaks Conference Room (110)

445 W. Center Street, Provo, UT 84601

Roll Call

Council Chair Katrice MacKay, conducting
Council Vice-Chair Craig Christensen
Councilor Gary Garrett (Remote)
Councilor Jeff Whitlock
Councilor Becky Bogdin
Councilor Travis Hoban
Councilor Rachel Whipple

Approval of Minutes

- September 23, 2025 Council Meeting
- December 16, 2025 Council Meeting
- May 26, 2026 Council Meeting
- June 23, 2026 Work Meeting

These Minutes were approved by unanimous consent.

Business

1. A presentation regarding the Mountainland Association of Governments (MAG) (26-055) [00:01:44](#)

LaNiece Davenport, MPO Director; Kevin Feldt, Transportation Planning Manager; and Bob Allen, Transportation Programming Manager, presented on behalf of the Mountain Land Association of Governments (MAG). The presentation provided an overview of MAG's structure, its role as one of Utah's seven associations of governments representing Utah, Summit, and Wasatch Counties, and the programs it administers including the Metropolitan Planning Organization (MPO), the Regional Transportation Plan (RTP), and the Transportation Improvement Program (TIP).

Davenport explained that MAG is governed by local elected officials, including all mayors and county commissioners within Utah County, along with transportation partners such as UDOT, UTA, and the Federal Highway Administration (FHWA). She described MAG's Technical Advisory Committee (TAC), which vets projects before they advance to the MPO board. Provo City's representative on the TAC is Public Works Director Gordon Haight.

Feldt outlined the RTP, which is a long-range transportation plan updated every four years with a current horizon year of 2055. The plan encompasses road, transit, and active transportation projects of regional significance and is governed by fiscal constraint requirements set by the federal government. Projects are scored and phased into three ten-year periods based on anticipated revenues and regional need. Feldt noted that projects requiring federal or state funding must be included in the RTP.

Allen clarified the distinction between the RTP and the TIP, describing the TIP as the short-term implementation arm of the RTP—similar to a capital improvement plan—listing all regionally significant projects with real, assigned funding over a four-to-six-year window. He noted the current TIP reflects approximately \$3.6 billion in projects countywide through 2031, of which approximately \$500 million is MAG-administered funding.

Council members raised questions regarding the 820 North corridor project. Allen confirmed the project is in the current RTP as a Phase 1 need and that modeling indicated Center Street could absorb approximately 15,000 additional daily trips without the 820 North improvement by 2055. He noted the next TIP selection cycle would begin in late 2027, with funding decisions finalized by August 2028 for projects constructed in approximately 2031–2032. Discussion arose regarding the process for project submission, with Allen confirming that while the mayor is Provo's representative on the MPO board, other entities such as county commissioners may also submit projects, ideally with coordination between parties.

Councilor Hoban requested a future follow-up presentation with updated modeling data specific to the 820 North project to better inform council decision-making. Councilor Whitlock noted interest in reviewing updated data given the changes in travel behavior since the COVID-19 pandemic. Councilor Christensen expressed support for the planning work and emphasized the importance of balancing safety, access, and neighborhood concerns.

Council Member Garrett moved to express the Council's support of the current master transportation plan and the projects currently in common with MAG. Council Member Christensen seconded the motion. The motion Passed 6-1 (Councilor Whitlock opposed).

2. A presentation regarding an update from Intermountain Health Care (26-059)

00:58:00

Kyle Hansen, Administrator for Intermountain Health Care's Utah Valley Hospital campus, presented alongside Janet Frank, Community Outreach Leader. Hansen provided an overview of projected growth in healthcare demand within Utah County, driven primarily by population growth and an aging demographic. He noted that the fastest-growing cohort in the county is the population over age 65, which is expected to continue increasing as a percentage over the next 30 years.

Hansen presented projections indicating a roughly 50 percent increase in average daily hospital census over the next ten years, growing from approximately 210 to 312 inpatient beds needed

countywide, with the majority of that growth occurring at Utah Valley Hospital. On the ambulatory side, the medical group is projected to grow by over 200 providers and 200,000 additional clinic visits within the decade, requiring the equivalent of an additional 250,000 square foot patient tower for clinic space alone. Intermountain currently employs over 4,000 individuals based in Provo, with approximately 3,800 at the hospital campus.

Hansen discussed the hospital's vision for becoming a quasi-academic medical center through a partnership with BYU's new medical school and expanded residency programs. Phase 1 programs include internal medicine (45 total residents over a three-year program) and psychiatry (16 total residents over a four-year program). A partnership with Noorda also exists for medical student training. Hansen also stated that Intermountain intends to pursue Level 1 Trauma Center designation within the next couple of years, noting that Utah Valley Hospital currently functions at that level of care despite holding a Level 2 designation.

Regarding campus development, Hansen indicated that Intermountain has been acquiring and clearing aging properties along the Freedom Boulevard corridor in anticipation of new construction on that parcel, though formal funding approval has not yet been released. He also confirmed plans to redevelop the clinic site on Canyon Road near Days Market, with a design application expected to come before the city in the coming months.

Councilor Hoban asked what Provo City could do to support Intermountain's growth. Hansen cited workforce housing as an emerging focus for the organization and emphasized that improving access to the hospital campus is the most critical need, noting that the front entrance of the hospital was intentionally oriented toward 820 North in anticipation of that corridor becoming a major access route. He expressed strong support for the proposed 820 North interchange connecting to I-15.

Chair MacKay noted that the hospital and BYU together account for Provo's two largest employers and indicated interest in forming a collaborative committee with major economic anchors including Intermountain, BYU, and Noorda to coordinate city support.

3. A resolution amending the HOME-ARP allocation plan (26-025) [01:26:54](#)

Melissa McNalley, RDA Director, presented a proposed amendment to Provo City's HOME-ARP allocation plan. HOME-ARP funding is a one-time federal allocation from HUD designated to assist individuals experiencing or at risk of homelessness. The amendment would allow one recipient, Community Action, to reallocate \$260,000 from tenant-based rental assistance to supportive services, providing greater flexibility in eligible uses. The total funding amount remains unchanged. Primary uses of the supportive services funds include eviction prevention and staff salaries directly serving the eligible population, with the administrative cap reduced to five percent.

Because the reallocation amount triggers the threshold for a substantial amendment, a public comment period is required. A public hearing on the amendment is scheduled for August 11.

4. A resolution approving an interlocal agreement between Provo City and Orem City regarding funding for Orem 2000 S storm drain project; and authorizing the mayor to sign that agreement on behalf of the city. (26-056) [01:29:37](#)

Danielle Nixon, Public Works Engineer, presented a proposed interlocal agreement between Provo City and Orem City for the 2000 North storm drain project on the east side of Geneva Road. Nixon explained that under an existing boundary agreement, Provo City owns 2000 North up to the north curb, while Orem City owns the planter strip and sidewalk. Orem City has already awarded the storm drain construction contract to RV Construction. The project will begin just east of Geneva Road, near the Holiday gas station, and extend to just south of the UTA rail tracks.

The agreement establishes a shared facility arrangement. Rather than each city installing separate storm drain infrastructure, Provo agreed to allow Orem to install a larger combined system, with Provo accepting responsibility for inlets and laterals connecting to the main, and Orem taking ownership and maintenance of the main storm drain line. The agreement also includes a limited discharge provision, restricting connections to only street drainage from the Provo-side road until Orem completes its Lakeview Parkway extension and establishes a dedicated outfall, at which point the Orem system will disconnect from Provo's.

Provo City's total cost under the agreement is \$16,520.49, covering a connection to an existing sump, replacement of asphalt, and a proportional share of mobilization, traffic control, and SWPPP costs. The two inlets to be placed within the project area and taken over by Provo upon completion are being funded by a private developer under a separate Orem City agreement, at no cost to Provo.

Councilor Whitlock noted the arrangement appeared favorable to Provo. Councilor Bogdin inquired about the timeline for Orem's Lakeview Parkway extension, and Nixon indicated she was not certain but had heard that the new Orem mayor may be working to advance the project. Bogdin noted the topic would be appropriate to raise at a future joint meeting with Orem.

5. An ordinance vacating a section of 1600 West to deed back to the adjoining property owners (PLSV20250636) [01:38:13](#)

A city planner presented an ordinance to vacate a portion of right-of-way on 1600 West and deed it back to the adjoining property owners. The right-of-way was originally dedicated by the adjacent landowners as part of a subdivision process. Street improvements in that area have since been completed, leaving approximately a 20-foot strip of excess right-of-way. Under state statute, upon vacation, the property returns to the original dedicating property owners.

Councilor Whipple sought clarification that no compensation to the city was required, confirming that because the land was dedicated at no cost as a subdivision condition, its return is consistent with state statute requirements for right-of-way vacations.

Councilor Bogdin raised concern about the narrowness of 1600 West in this area and the volume of pedestrian traffic, particularly given the proximity of Sunset View Elementary and a nearby junior high school. Public Works Director Gordon Haight explained that widening the road to the originally intended width would require acquiring approximately nine homes and relocating utility infrastructure, making the project financially impractical for the foreseeable future. He indicated that the preferred approach is to install sidewalks now within the existing right-of-way that will remain dedicated, and to add no-parking signage. Haight confirmed the right-of-way being vacated sits behind the planned sidewalk alignment, and that a straight sidewalk alignment is preferable for safety and drainage management. The parcel to be vacated measures approximately 0.08 acres.

6. An ordinance requiring members of boards and commissions to be Provo residents. (26-057) [01:51:29](#)

Council Policy Analyst Tanner Taguchi presented a proposed ordinance to establish a default residency requirement for members of Provo City boards and commissions. Under current code, there is no default residency requirement unless a specific board's enabling section expressly requires it. The proposed amendment would add a residency requirement to the general boards and commissions chapter, while allowing individual board sections to provide exceptions.

Specific exceptions recommended in the proposal include: allowing the Arts Council to retain up to three non-resident members given its regional impact through the Covey Center; allowing the airport's fixed-base operator representative on the Airport Board to be a non-resident; and exempting the Board of Equalization, which is composed exclusively of city employees. Language was also included to allow any incumbent non-residents currently serving to complete their approved terms.

Chief Administrative Officer Scott Henderson raised the question of whether property or business owners who are not primary residents would qualify. Taguchi and City Attorney Brian Jones confirmed that absent a specific definition in code, "resident" would revert to the common understanding of primary residency within the city. Discussion also addressed the Transportation Management Advisory Committee (TMAC), which includes a seat designated for a business representative. Taguchi confirmed that Public Works Director Haight had reviewed the proposal and was comfortable with the change as applied to TMAC. Jones noted that if experience showed a need for exceptions in specific boards, individual section language could be added later.

Councilor Bogdin noted that as a college city with a large population of professors, business owners, and engaged residents, Provo should have sufficient talent to fill its boards. The item was directed toward a night meeting for formal action.

7. A discussion regarding a proposed text amendment to allow tow truck parking in residential zones. (26-058) [02:02:49](#)

Taguchi presented a discussion item regarding a proposed text amendment to allow tow truck parking on residential parcels. He clarified that the proposal pertains only to the storage and parking of tow trucks on a residential parcel where the operator lives, and not on public streets in residential zones, which would remain prohibited.

Taguchi provided context on how tow trucks operate in Provo, noting that several businesses serve on a rotation list used by the Provo Police Department and other county law enforcement agencies, with a functional response-time expectation of 15 minutes. Current code prohibits most heavy commercial vehicles from being stored on residential lots. Code enforcement records showed approximately five tow truck citations over the past five years, indicating the issue arises infrequently, though it has affected at least one resident who brought the matter to the Council's attention.

The proposal would create a narrow exception to the prohibition on heavy commercial vehicles in residential zones, applicable only to tow trucks under contract with a government entity. The proposal also included changing the vehicle weight threshold in the relevant code section from 18,000 pounds gross vehicle weight to 14,000 pounds, which reflects the upper limit of a Class 3 medium truck under Federal Highway Administration classifications.

Council discussion raised concerns about consistency and fairness, with Councilor Whipple noting that other businesses operating heavy commercial vehicles for the public good—such as food trucks or audio-visual equipment operators—are not afforded similar exceptions. She also raised safety concerns related to sight-line obstructions and wear on residential streets and alleys from heavy vehicles. Councilor Christensen questioned the proportionality of staff time devoted to the issue given the limited number of affected parties. Chair MacKay and Councilor Bogdin, who co-sponsored the item, acknowledged the fairness concerns and indicated they were not strongly committed to the carve-out approach.

Parking Program Manager Sandy Bussio indicated that a weight threshold of 14,000 pounds would be workable from an enforcement standpoint. Taguchi noted that Vern Keeslar, Traffic Manager, had also identified the existing weight language as outdated and suggested the 14,000-pound threshold update be incorporated into a broader code rewrite for consistency rather than acted upon separately at this time. The Council reached consensus to incorporate the 14,000-pound weight threshold update into the ongoing code rewrite and to not advance the tow truck-specific exception.

8. A discussion regarding proposed amendments to Provo City Code § 14.37.050 related to parking requirement reductions. (PLOT A20260080) [02:23:45](#)

Taguchi presented proposed amendments to the parking requirement reduction provisions of the zoning code, following discussion at the June 23, 2026 Work Meeting. The existing code allows the Planning Commission to approve reductions in required parking through two administrative mechanisms: a Transportation Demand Management (TDM) plan supported by a parking study, and an enhanced bicycle parking program. The proposed amendment would remove both of those mechanisms, leaving the Planning Commission without authority to grant parking reductions administratively. Any future reduction would require action by the City Council through a zone change, text amendment, overlay zone, or similar legislative process.

Taguchi noted that only eight TDMs have been approved historically, with six currently active, and that most approved reductions were minor. City Attorney Jones clarified that the change does not give the Council a proactive mechanism to grant reductions, but rather eliminates the existing administrative pathway, such that developers would need to approach the Council through a formal zone-related process if seeking a reduction. Proposed language in the amendment would preserve existing TDM agreements and their associated monitoring and mitigation obligations, which Jones confirmed are contained within the individual agreements themselves rather than solely in the code.

Development Services Director Bill Peperone noted that parking cost and parking ratios are a significant barrier to development, particularly for student housing. He referenced a pending application from Park Plaza that would likely not proceed without a parking reduction. Peperone and Jones discussed the relative merits of overlay zones versus development agreements as future vehicles for granting reductions, with Jones noting that overlay zones are more durable while development agreements require careful structuring to ensure restrictions survive beyond the certificate of occupancy. Peperone suggested that recorded plat language could serve as an additional safeguard.

Councilor Whipple opposed the change, stating her preference for retaining the administrative pathway as an incentive mechanism and expressing concern that requiring council action for every parking reduction would create delays and financial costs for applicants and the city. She acknowledged, however, that the proposed amendment preserves existing programs and noted that she would support a broader policy change applicable to all vehicle types uniformly rather than a selective approach.

Councilor Hoban expressed support for bringing parking reduction decisions to the Council, stating confidence in the body's ability to handle the expected volume of requests. Councilor Christensen emphasized the importance of surgical, case-by-case review to protect neighborhoods from spillover parking impacts. Councilor Whitlock expressed hope that bringing these decisions to the Council would ultimately produce a better long-term policy framework.

Councilor Bogdin moved to advance the proposed amendment to a Council night meeting. Council Vice-Chair Christensen seconded the motion. The motion carried 6-1, with Councilor Whipple voting no.

9. A discussion regarding external accessory dwelling units. (26-038) [02:55:19](#)

Council Policy Analyst Melia Dayley presented a follow-up on the external accessory dwelling unit (ADU) discussion from the June 9, 2026 Work Meeting. Dayley outlined five proposed code changes developed in coordination with Development Services and the City Attorney's Office, incorporating the motions made at the prior meeting as well as updates required by state law.

The first amendment preserves the existing external ADU allowances in the current permitted map and other specified areas while adding compliance language to also allow external ADUs in areas mandated by state code. The second amendment, unchanged from June 9, limits combined parcel coverage of the primary structure and all accessory structures to 40 percent. The third amendment, also unchanged, provides that utility connections—whether tied to the primary dwelling or separate—will be determined administratively by Public Works based on what best serves the city's systems.

The fourth amendment addresses privacy and height concerns raised in prior discussion. For detached ADUs permitted under the new state mandate, a tiered setback requirement applies: for every foot the structure exceeds 16 feet in height, an additional foot of setback is required, up to a maximum of 25 feet and not to exceed the height of the primary dwelling. This requirement applies only to the new state-mandated ADU allowances; existing areas where external ADUs are already permitted under Provo code are not subject to these new requirements, preserving flexibility in pioneer-area and other unique parcels.

The fifth amendment addresses parking, incorporating state code limitations by reference so that any future state changes automatically apply without requiring a local code update. For detached ADUs under the state mandate, the parking maximum is two off-street stalls for units 650 square feet or larger, and one stall for smaller units.

Councilor Whipple expressed appreciation for how the amendments were structured, noting they addressed the council's privacy concerns while preserving existing rights in already-permitted areas. She reiterated her general policy position in favor of making it easier to build detached ADUs throughout the city but acknowledged the structure of the amendment as a reasonable compromise. Councilor Bogdin noted the code changes must be adopted by October 1 and requested that staff prepare a plain-language chart summarizing the various ADU types and requirements for use in community outreach. Dayley confirmed a chart would be developed for public-facing distribution, though not incorporated directly into the code.

The Council reached consensus to forward the proposed amendments to Development Services and the City Attorney's Office for incorporation into the ongoing zoning code rewrite, which is anticipated to go before the Planning Commission the following month and return to the Council in the fall.

Adjournment

PENDING APPROVAL - DRAFT MINUTES

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



PROVO MUNICIPAL COUNCIL Redevelopment Agency Governing Board Regular Meeting Minutes

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

Roll Call

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Councilor Becky Bogdin	Councilor Craig Christensen
Councilor Travis Hoban	Councilor Katrice MacKay
Councilor Rachel Whipple	Councilor Jeff Whitlock
Council Executive Interim Director Rachel Breen	Deputy Mayor Kyle Friant
City Attorney Brian Jones	Chief Administrative Officer Scott Henderson
City Recorder Heidi Allman	

Conducting: Chair Katrice MacKay

Excused: Councilor Gary Garrett

Prayer – Rhett Collins

Pledge of Allegiance – Councilor Katrice MacKay

Presentations, Proclamations, and Awards

1 A ceremony for the badge pinning of 6 new firefighters (26-007) [01:56](#)

Chief Jeremy Headman introduced new firefighters Rhett Collins, Italo Perdomo, Jacob Johnston, Blake Evans, and Daniel Monson, who recently completed eight weeks of recruit training and have begun serving on shift. He shared brief biographies for each firefighter, highlighting their backgrounds, commitment to public service, and the family members who participated in the badge-pinning ceremony. Chief Headman noted that the department hires one to two recruit classes each year and commended the recruits for their performance during training. He expressed confidence in their ability to serve the Provo community and invited the City Recorder to administer the oath of office.

City Recorder, Heidi Allman, administered the oath of office to the new firefighters.

Public Comment [13:03](#)

Chair MacKay read the public comment preamble and opened the public comment period.

Burns Johanson, of Provo, expressed concerns about the impact of a recent legal matter involving a content creator on individuals who create online content in Provo. He stated that he was concerned

PENDING APPROVAL - DRAFT MINUTES

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about the use of subpoenas based on unverified allegations and the potential effect on privacy and free expression. He urged the Council to consider the concerns of local content creators and to provide public comment or take action to address the issue.

With no other comments, Chair MacKay closed public comment.

Action Agenda

2 An ordinance vacating a section of 1600 West to deed back to the adjoining property owners (PLSV20250636) [17:01](#)

Motion: An implied motion to approve Ordinance 2026-24, as currently constituted, has been made by council rule.

Megan Jensen, City Planner, presented a request to vacate a remaining 20-foot-wide portion of dedicated right-of-way along 1600 West and deed it back to the adjacent property owners, noting that the roadway improvements had been completed. In response to questions raised during the work session, she clarified that the planned roadway would include 36 feet of asphalt, a 6-foot sidewalk, and a variable-width mow strip. She offered to answer any additional questions from the Council.

Councilor Bogdin asked whether the planned 36-foot roadway width reflected the existing condition or the future design.

Gordon Haight, Public Works Director, explained that the 36-foot asphalt width represents the planned roadway configuration once improvements, including curb, gutter, sidewalk, and mow strip, are completed. He noted that this narrower section would extend through the existing developed area before transitioning to the standard roadway width closer to Lakeview Parkway. He confirmed that the minimum roadway width in this section would be 36 feet of asphalt.

Councilor Bogdin expressed concern that 1600 West functions as a collector road but is currently much narrower than intended. She noted that widening the roadway would require acquiring several homes, making such improvements unlikely in the near future. She emphasized the importance of completing sidewalks to provide a safe pedestrian route, particularly for students traveling between the nearby elementary and middle schools and indicated her support for the proposal based on those safety improvements.

Mr. Haight confirmed that the City plans to improve the corridor by working with adjacent property owners to acquire needed right-of-way over time. He explained that the planned improvements include a 36-foot asphalt roadway, variable-width park strips, and 6-foot sidewalks on both sides of the street, emphasizing the City's commitment to improving the corridor for pedestrian safety.

Chair MacKay opened public comment. With no comments received, she closed public comment and invited Council discussion.

Councilor Whitlock expressed support for vacating the unused right-of-way and returning it to the adjacent property owners, noting that the City had no immediate plans to use the property. He also

PENDING APPROVAL - DRAFT MINUTES

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voiced appreciation for the City's proactive efforts to improve pedestrian safety by constructing sidewalks to provide a safer route for children traveling to school.

Chair MacKay called for a vote.

Vote: The motion passed 6:0 with Councilors Bogdin, Christensen, Hoban, MacKay, Whipple, and Whitlock in favor. Councilor Garrett excused.

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) [22:40](#)

Motion: An implied motion to approve Resolution 2026-26, as currently constituted, has been made by council rule.

Dave Torgersen, Wastewater Superintendent, presented the annual wastewater system self-assessment, explaining that the survey had been submitted later than usual after it was initially sent to the wrong City contact. He reviewed the assessment's evaluation of the utility's financial condition, collection system performance, treatment plant capacity and improvements, staffing, and the impacts of new development. Mr. Torgersen also encouraged the public to avoid flushing wipes and disposing of fats, oils, and grease down drains to help prevent sewer backups. He requested Council approval of the resolution acknowledging its review of the annual self-assessment.

Chair MacKay opened public comment. With no comments received, she closed public comment and invited Council discussion.

Councilor Christensen thanked the Wastewater Division for its work, noting that while wastewater operations often go unnoticed, they are essential to the community. He expressed appreciation for the effort required to maintain the system and observed that residents are most aware of its importance when problems occur.

Chair MacKay called for a vote.

Vote: The motion passed 6:0 with Councilors Bogdin, Christensen, Hoban, MacKay, Whipple, and Whitlock in favor. Councilor Garrett excused.

4 A resolution approving Level II fire restrictions within the Provo City watershed (26-048) [26:52](#)

Motion: An implied motion to approve Resolution 2026-27, as currently constituted, has been made by council rule.

Koby Hubbs, Fire Marshal, explained that Utah County enacted Level Two fire restrictions on June 26, but the City delayed implementing matching restrictions after an unexpected snowfall. After dry conditions persisted, he issued an emergency order enacting Level Two fire restrictions on July 2, prior

PENDING APPROVAL - DRAFT MINUTES

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to the Fourth of July holiday. He stated that current conditions do not support lifting the restrictions and requested Council ratification of the emergency order until conditions improve.

With no public comment or council discussion, Chair MacKay called for a vote.

Vote: The motion passed 6:0 with Councilors Bogdin, Christensen, Hoban, MacKay, Whipple, and Whitlock in favor. Councilor Garrett excused.

5 *CONTINUED*** Tuscanell 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

The meeting was adjourned by unanimous consent at 5:58 pm.

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



PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

5:30 PM | July 22, 2026

Provo Peaks Conference Room (110)

445 W. Center Street, Provo, UT 84601

Agenda

Roll Call

Council Chair Katrice MacKay, conducting
Council Vice-Chair Craig Christensen
Councilor Gary Garrett
Councilor Jeff Whitlock
Councilor Becky Bogdin
Councilor Travis Hoban
Councilor Rachel Whipple

Closed Meeting

Councilor Whitlock moved to Close the meeting to discuss the character, professional competence, or physical or mental health of an individual in compliance with Utah Code § 52-4-205(1)(a). Councilor Hoban seconded the motion. The motion passed 7:0

Adjournment

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: JMCKNIGHT
Presenter: Lane Peirce, Water Resources Engineer; Mark Doyle, Taylor Terrace HOA Chair
Department: Public Works
Meeting Date: 8/11/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: 26-061

SUBJECT: 1 A discussion regarding the upgrade and dedication of private water infrastructure serving Taylor Terrace. (26-061)

ADMINISTRATIVE RECOMMENDATION: Taylor Terrace HOA is requesting for the City to aid in the cost of upgrading private water infrastructure to current City standard and dedicate the infrastructure to become part of the public water system.

ADMINISTRATIVE MEMO: In winter of 2025 Provo City noticed continual use on a private irrigation meter for the Taylor Terrace townhomes located in a Cul-de-sac across the street from the Rock Canyon Temple. The service comes off a 6" main that is 125' in length. In repairing this irrigation service the contractor noticed the 6" main and other visible services were in need of repair. The Taylor Terrace mainline and service lines are private and the responsibility of repairing and maintaining these lines are the homeowners and HOA. After several meetings with Taylor Terrace residents the HOA/Residents are requesting the following:

1. To upgrade the existing infrastructure to Provo City Standards and have the water utility become a public system operated and maintained by Provo City.
2. Request for funds to aid in the process of upgrading the existing infrastructure to Provo City Standards.

FISCAL IMPACT: \$116,475

COUNCIL STAFF MEMO:

Gordon Haight
City Engineer
Provo Public Works

June 3, 2026

Hi Gordon,

Here is the letter that you requested I send to you and your committee regarding our request to have the City adopt the extension from the City main water line into one part of the Taylor Terrace Homeowners property.

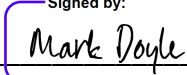
Attached is a pdf file for your review. Part of this bid is for the repair to the said extension branching from the City main waterline into the Association. Also included is the expense to the seven homeowners involved, and one other line which is the Association's irrigation line for the sprinkler system - making eight lines total.

Our contractor has been very precise in adhering to City standards, to make this necessary upgrade to the current City requirements.

Please don't hesitate to contact me should you require further details - the Board of the Association appreciate your consideration and efforts to ensure our supply of culinary water, is up to City standards and quality!

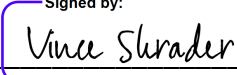
Sincerely,

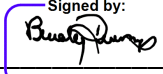
The Taylor Terrace Homeowners Association Board

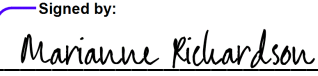
Signed by:

6/3/2026
B07F590B98EB4FE1
Mark Doyle - Chair

Signed by:

6/3/2026
829D1B9A525549F5
Terri Clayton - Vice Chair

Signed by:

6/4/2026
DF579320FAAA46D...
Vince Shrader - Treasurer

Signed by:

6/4/2026
D163C3B937C944E
Beverley Dewshup - Secretary

Signed by:

6/3/2026
6530C828B96940F
Marianne Richardson - Serving Board Member

MAINLINE

318 West 4620 North
Provo, UT 84604

Estimate #3532

Taylor Terrace HOA

2218 Temple View Drive / Provo, Utah 84604
801-787-8083

- Sent on

May 27, 2026

Scope for Provo City Ownership and Maintenance

This estimate reflects an expanded scope of work required for Provo City to accept ownership and long-term maintenance of the water system serving Taylor Terrace HOA. The work includes installation of a new 8" C900 main from the city system, new 1" domestic meters and a new 2" irrigation meter in the shared drive, new 1" and 2" service lines to the existing meter locations, abandonment of the existing 6" ductile iron main, and all associated testing, sanitation, excavation, boring, export, traffic control, and surface restoration needed to meet current City standards. The overall construction duration for this work is anticipated to be approximately 3–4 weeks from start of excavation through final surface restoration. COMPARISON OF ORIGINAL REPAIR ESTIMATE AND THE CITY TAKEOVER OPTION The original estimate dated January 6, 2026 was developed to address the most critical failures on the existing HOA-owned 6" ductile iron main and laterals, without changing meter sizes or turning the system over to Provo City. That scope focused on replacing the failed end section of the 6" main, installing new laterals from the main to each existing 3/4" meter, and performing limited asphalt restoration in the immediate work area. By contrast, the attached "City takeover" estimate reflects a significantly expanded scope that brings the shared main and services up to Provo City standards so the new 8" C900 main, new 1" domestic meters, and new 2" irrigation meter in the common drive can be accepted and maintained by the City. This option replaces the private main back to a new 8" tap on the city system, adds new 1" and 2" services by boring, abandons the existing 6" ductile iron main, and includes the additional excavation, testing, export, traffic control, and surface restoration required for that higher standard of construction.

Product / Service

Qty.PARTS

Includes all 8" C900 pipe, fittings, valves, blow-off parts, 1" and 2" service line materials, and miscellaneous components required to construct the new main, meters, and service laterals to City standards.

\$15,524.00

MATERIALS & AGGREGATES

Includes imported sand, road base, and gravel for proper bedding and backfill of the new 8" main and service trenches, base preparation beneath restored hard surfaces, and the export, hauling, and disposal of excess excavated material from the site.

\$15,774.00

SURFACE RESTORATION

Includes sawcutting, removal, and replacement of asphalt and concrete, placement and compaction of road base, and restoration of disturbed drive, curb, gutter, sidewalk, and approach areas.

\$24,270.00

SAFETY

Includes traffic control, trench safety measures, steel road plates, and related devices needed to maintain safe vehicle and pedestrian access during construction.

\$2,969.00

EQUIPMENT & EXCAVATION

Includes excavation and trenching for the new main and services, horizontal boring for new 1" and 2" service lines, equipment rental and operation, crew time for digging, boring, and backfilling, and associated fuel and maintenance.

\$56,688.00

SANITATION & TESTING

Includes temporary blow-off and flushing, chlorination, pressure testing, and third-party bacterial testing required to place the new main and services into operation.

\$1,250.00

- Subtotal

\$116,475

LATERALS (HOA/HOMEOWNERS RESPONSIBILITY)

1" Service Laterals

Laterals between the new 8" main and the original 3/4" meter box locations. Inclusive of all parts, labor, materials, horizontal boring, hot taps, reconnection to existing house lines.

\$41,088.00

- HOA TOTAL

\$41,088.00

- COMBINED TOTAL

\$157,563.00

UNLESS OTHERWISE STATED ABOVE:

This estimate is valid for 7 days. An initial deposit of 50% is due prior to commencing work, with the balance due upon completion. Payment can be made by cash, check or ACH. Credit card payments are subject to a 3% surcharge. Financing may be available with approved credit (additional fees apply).

The actual cost of permits and other municipal fees will be invoiced separately. Blue Stakes will be called to mark underground utilities. Unforeseen costs related to mismarked or unmarked utilities or buried unknown foreign objects, concrete, asphalt, brick/hardscapes, excessive rock, or bedrock will be invoiced separately. Unforeseen work required to meet the demands of a municipal authority (engineer, inspector, etc.) will be invoiced separately.

For sewer line trenches up to 5 feet deep or 10 feet long, trench safety shoring is included. If we encounter especially unstable soil or are required to dig deeper than anticipated, additional shoring may be required and will be invoiced separately.

This estimate does not include restoration of hard surfaces including asphalt or concrete. We provide basic surface restoration using native material. The Client is responsible for final landscape/surface restoration. Unless expressly stated above, any estimated asphalt patch refers

only to a permanent patch up to 4" thick. If the municipality requires a larger patch, thicker patch, or a temporary winter patch, those will be invoiced separately.

If this estimate includes the repair, replacement, or installation of a sewer line and upon excavating we determine that there is insufficient elevation change to achieve the required slope (at least 2 degrees), an alternate solution may need to be engineered and installed. If this results in additional costs, those will be invoiced separately.

We include a 10-YEAR PARTS AND LABOR GUARANTEE on workmanship. At no cost to you and for a period of 10 years we will repair or replace any failed part that was originally provided and installed by Mainline and where no other party has repaired or attempted to repair. Coverage for concrete, asphalt, and other hard surfaces is limited to 1 year. Living ground cover, plants and trees are excluded. Coverage for mechanical items, such as pumps, is limited to the manufacturer's warranty. Guarantee only valid on work that was completed and paid in full by the due date (upon completion unless otherwise agreed upon in writing). Guarantee period begins on the date of completion.

TAYLOR TERRACE HOA WATERLINE REQUEST

August 11, 2026



CITY CODE 15.23.020 DEDICATION OF PRIVATE STREETS TO PUBLIC OWNERSHIP

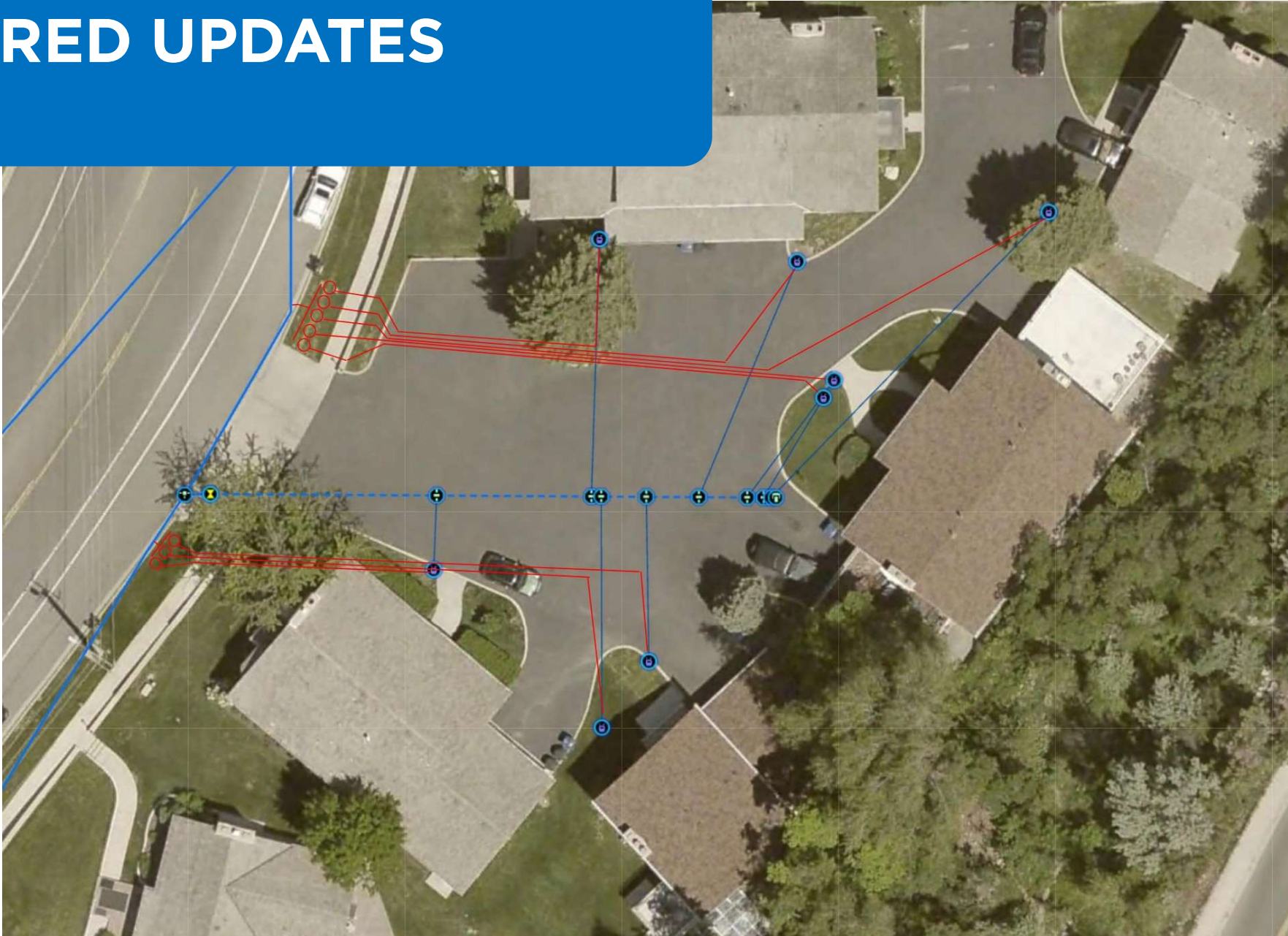
15.23.020 Policy

- (1) Property owners may request that existing private streets and/or utilities be considered for dedication to public ownership, using the following process:
 - (d) The City's Public Works and Development Services departments will review the request and identify any deficiencies
 - (e) The identified deficiencies will be communicated to the petitioners.
 - (f) Upon election by the petitioners, any deficiencies identified through the City's review and uncorrected by the petitioners will be reviewed by the Municipal Council to consider appropriation of the estimated costs necessary to remedy the deficiencies. However, the Council may not appropriate money to correct deficiencies that this Chapter specifically states will not be paid for by the City. If all remaining deficiencies associated with a petition are of this type, the petition will not be sent to the Municipal Council for review and will be deemed rejected.
 - (e)(i) If the Municipal Council does not authorize the appropriation, the petition shall be deemed rejected and the street or utilities will not be dedicated to public ownership.
 - (e)(ii) If the Municipal Council authorizes the appropriation, the petition will be forwarded for final approval as provided in Subsection (1)(g) of this Section.
 - (g) Upon referral under Subsection (1)(d) or (1)(f) of this Section, the petition will be considered by the Coordinators Review Committee (CRC) Executive Committee
- (4) (a) Private street property owners may pursue funding options to bring the street and/or utilities into compliance with Subsection (3) of this Section through the City's community development block grant (CDBG), capital improvement program (CIP), or special assessment area (SAA) programs.

REQUESTED COST SHEARING 15.23 (4) (a)

City Portion Requested	\$116,475
HOA Cost	\$ 41,088
<hr/>	
Total Project Cost	\$157,563

REQUIRED UPDATES



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

**THANK
YOU!**

Dark Sky Updates to Outdoor Lighting Code

Presented By:
Britton Johnson, Council Intern
Council Work Meeting | Tuesday, August 11th, 2026



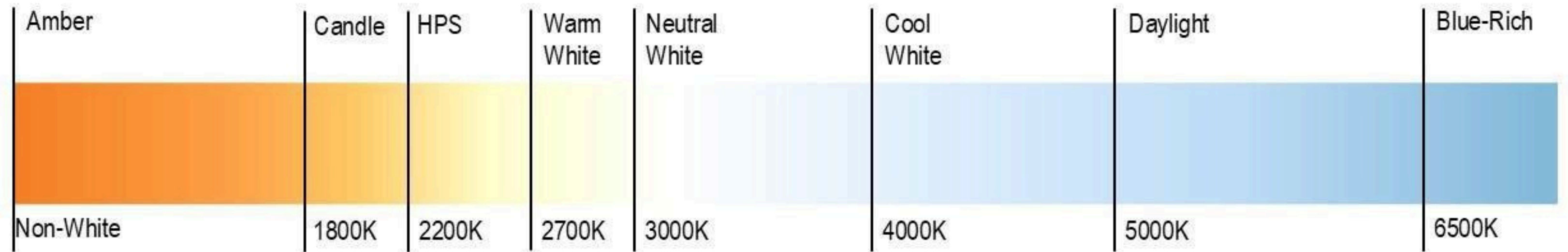
Five Principles for Responsible Outdoor Lighting

1. Use light only if needed
2. Distribute light only where it is needed
3. Use light that is no brighter than needed
4. Control light so it is on only when needed
5. Use warmer color light when possible

Significant Proposed Changes: Correlated Color Temperature (CCT)

OUTDOOR LIGHTING

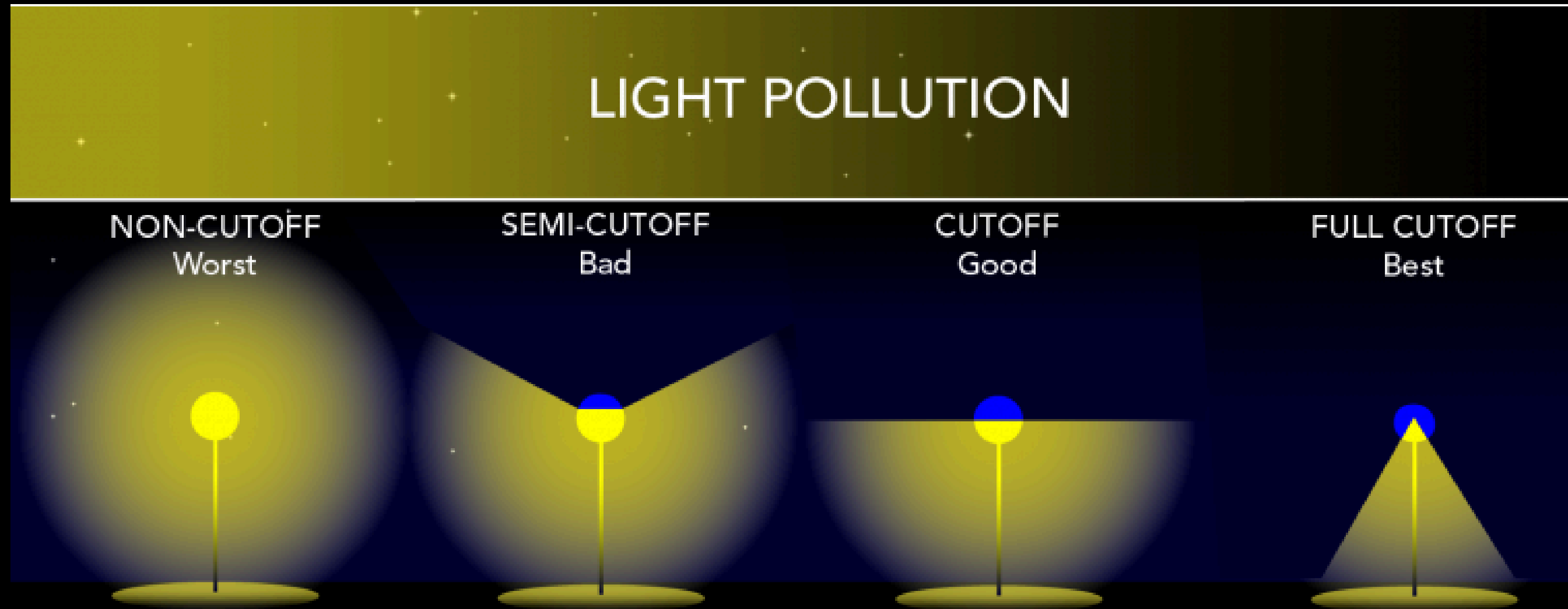
Correlated Color Temperatures



Potential Options

- Require 2700K or less citywide
- Require 3000K or less citywide
- Require 2700K or less for residential and other uses and 3000K or less for commercial and industrial uses only

Significant Proposed Changes: Fully-Shielded Fixtures



Our current code requires cutoff lighting in new development plans. Fully-shielded lighting takes this a step further and requires that the light be fully recessed in the fixture and not allow any uplight above the horizontal plane.



Electronic Billboards

(c) All off-premises electronic display signs cannot exceed a maximum illumination of 300 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

**Proposed
Change to
14.38.170**

6.06.030 Brightness.

(1) The following nighttime brightness standards shall apply beginning thirty (30) minutes after sunset and ending thirty (30) minutes before sunrise. No electronic display sign shall exceed a nighttime brightness level of two hundred (200) candelas per square meter (nits) in the LZ2 lighting zone or three hundred (300) candelas per square meter (nits) in the LZ3 lighting zone.

**Current
Provo City
Code Section
6.06.030**

- This section is loosely based off of Eagle Mountain, UT Municipal Code 17.80.060.5a, one of several Utah cities that regulate nits on electronic signage.
- It also better aligns with Provo Code 6.06.030 that regulates brightness in nits for on-premises electronic display signs.



Other Considerations

- None of these requirements will be retroactive; they will only apply to new construction, remodels, and replacements, thus having no immediate fiscal impact
- Exceptions are made for holiday lights, the airport, construction and emergency lighting, temporary event lighting, and outdoor sports and performance facilities

What Would A Street With Dark-Sky Compliant Lights Look Like?



VS



provo

Next Steps

- 1. Move to vote on this in an upcoming council meeting**
- 2. Move to amend the proposal**
- 3. Move to continue this discussion in a future work meeting**

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: BRJOHNSON
Presenter: Britton Johnson, Council Intern
Department: Council
Meeting Date: 8/11/2026
Requested Duration (Minutes): 25 minutes
CityView or Issue File Number: 26-049

SUBJECT: 2 A discussion regarding outdoor lighting standards (26-049)

ADMINISTRATIVE RECOMMENDATION: I recommend the municipal council move that these proposed changes be approved in a future council meeting and that the proposed changes to Provo City Code Section 14.38.170 be incorporated into the upcoming zoning rewrite.

ADMINISTRATIVE MEMO: See the attached memo

FISCAL IMPACT: 0

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE REGARDING OUTDOOR LIGHTING STANDARDS. (26-049)

RECITALS:

It is proposed that Provo City Code Section 14.38.170 and Chapter 15.21 be amended with the aim of reducing atmospheric light pollution;

On August 25, 2026, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

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

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

Provo City Code Chapter 15.21 is amended as presented in Exhibit A.

PART II:

Provo City Code Section 14.38.170 is amended as presented in Exhibit B.

PART III:

- A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance prevails.
- B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of the ordinance is not affected by that determination.
- C. This ordinance takes effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.

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

Exhibit A

Chapter 15.21

OUTDOOR LIGHTING REGULATIONS

Sections:

- 15.21.010 Purpose.**
- 15.21.020 Outdoor Lighting Plans Required.**
- 15.21.030 General Provisions.**
- 15.21.040 Exemptions.**
- 15.21.050 Parking Lot Lighting.**
- 15.21.060 Lighting of Gasoline Station/Convenience Store Canopies.**
- 15.21.070 Lighting of Exterior Sales/Display Areas.**
- 15.21.080 Lighting of Outdoor Sports or Performance Facilities.**
- 15.21.090 Security Lighting.**
- 15.21.100 Lighting of Building Facades.**
- 15.21.110 Illumination of Signage.**

15.21.010

Purpose.

The purpose of this Chapter is to regulate the placement, orientation, distribution patterns and fixture types of outdoor lighting installed in the City. It is the intent of the City to encourage lighting that provides safety, utility and security while preventing glare on public ways, protecting the enjoyment of private property rights, conserving energy resources and reducing atmospheric light pollution.

15.21.020

Outdoor Lighting Plans Required.

If a proposed development, except developments limited to one- and two-family dwellings, involves the installation or alteration of outdoor lighting fixtures, an outdoor lighting plan shall be submitted and shall include the following information:

- (1) A site plan, drawn to a scale of one (1) inch equaling no more than twenty (20) feet, showing the location, height, manufacturer, model, lamp type, lumen output and wattage of each outdoor lighting fixture in relationship to buildings, streets and parking areas.

- (2) An iso-lux plan showing the levels of illumination, in foot-candles, that would result at ground level from the lighting installation.
- (3) A certification that the lighting fixtures to be installed are fully shielded, full cut off type fixtures, meaning that the lighting element will be fully recessed within the lighting fixture and will not allow light dispersion or direct glare to shine above a ninety (90) degree horizontal plane from the base of the fixture nor allow greater than 10% of emitted light between the eighty (80) and ninety (90) degree plane.
- (4) A certification that the exterior lighting will comply with the maintained horizontal illuminance recommendations of the Illuminating Engineering Society of North America.

15.21.030

General Provisions.

- (1) All outdoor lighting shall be turned off after business hours, except for essential security lighting.
- (2) Lighting of signs, buildings and displays shall be directed downward using fully shielded fixtures as described in 15.21.020.3. Uplighting shall be prohibited; provided that in landscaped areas uplighting may be allowed if approved by the Design Review Committee.
- (3) Unless otherwise specified, the maximum allowable correlated color temperature (CCT) for all outdoor lighting, including residential uses, must be 3000K.
- (4~~3~~) Electrical service to outdoor lighting fixtures shall be underground unless fixtures are mounted directly on utility poles.

15.21.040

Exemptions.

The following types of outdoor lighting shall be exempt from the provisions of this Chapter:

- (1) Holiday lighting during the months of November, December and January. Such lighting shall not create dangerous glare on adjacent streets or properties.

(2) Temporary lighting, including but not limited to circuses, fairs, carnivals and civic uses, for a period not to exceed thirty (30) days unless otherwise approved by the Development Services Department.

(3) Lighting associated with agricultural operations.

(4) Construction or emergency lighting, provided that such lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency circumstances necessitating such lighting.

(5) ~~Roadway~~ and Airport lighting.

(Rep&ReEn 1999-34, Am 2020-57)

15.21.050

Parking Lot Lighting.

Parking lots should be illuminated adequately for security and safety, but such illumination shall be controlled to prevent glare and avoid decreasing the visibility of neighboring properties.

Parking lot lighting shall not be used to draw attention to a business.

(1) The maximum height of parking lot lighting shall be as follows:

(a) twenty (20) feet in a residential zone,

(b) twenty five (25) feet for a commercial, industrial or public facility use abutting a residential use or zone, and

(c) fifty (50) feet for a commercial, industrial, or public facility use not abutting a residential use or zone.

(d) Height shall be measured from the ground surface being illuminated to the bottom of the lighting fixture.

(2) Parking lot lighting fixtures designed to portray an historic period or architectural style are encouraged, provided they utilize fully shielded optical designs that comply with the cutoff, shielding, and correlated color temperature (CCT) requirements of this Chapter. ~~Parking lot lighting fixtures designed to portray an historic period or architectural style are encouraged. If such fixtures are not “cut off” or shielded fixtures, the maximum initial lumens generated by~~

~~each fixture shall not exceed two thousand (2000) (equivalent to a one hundred fifty (150) watt incandescent bulb).~~ The height of such lighting fixtures shall not exceed fifteen (15) feet.

(3) Parking lot lighting shall be designed so the minimum illumination at grade level is between two-tenths (.2) and three-tenths (.3) foot-candles in residential zones and between three-tenths (.3) and five-tenths (.5) foot-candles in commercial, industrial and public facility zones. The ratio of average parking lot illumination to minimum parking lot illumination shall not exceed four to one (4:1).

(4) Except as modified elsewhere in this Subsection, lighting fixtures shall be fully shielded ~~where necessary~~ to prevent direct illumination of adjoining properties, with the exception of light needed to illuminate an adjoining public right-of-way.

15.21.060

Lighting of Gasoline Station/Convenience Store Canopies.

Gasoline station and convenience store canopies shall provide adequate lighting for customers but lighting shall not be so intense as to be as an attention device for the business, as provided in this Section.

(1) Lighting fixtures in the ceiling of canopies shall be fully recessed in the canopy.

(2) Light fixtures shall not be mounted on the top or fascia of such canopies.

(3) The fascia of such canopies shall not be illuminated, except for approved signage.

(4) Areas around gasoline pump islands and under canopies shall have a minimum illumination at grade level between one (1) and five and one-half (5 1/2) foot-candles. The ratio of average illumination to the minimum illumination at grade in the areas around the gasoline pumps shall not exceed four to one (4:1).

15.21.070

Lighting of Exterior Sales/Display Areas.

The following provisions apply to businesses such as automobile, heavy equipment and recreational vehicle dealerships and other businesses, such as building material stores, which rely on outdoor display of merchandise.

- (1) Areas designed for parking or passive display of merchandise shall be lighted in accordance with the standards for parking lots in Section 15.21.050, Provo City Code, above.
- (2) Light fixtures shall be fully shielded, full cut off type fixtures located, mounted and aimed so that direct light is not cast onto adjoining streets or properties.
- (3) Light fixtures shall be installed at a height not to exceed twenty-five (25) feet.
- (4) Exterior display/sales areas shall be designed so that the minimum illumination at grade level is between one (1) and five (5) foot-candles. The ratio of average sales/display area lighting to minimum sales/display area lighting shall not exceed four to one (4:1).

15.21.080

Lighting of Outdoor Sports or Performance Facilities.

- (1) The lighting plans to be submitted with the development plan shall be prepared by a qualified lighting designer, experienced in lighting such facilities. The plan shall demonstrate that the location, selection, and aiming of the lighting fixtures will focus light on the playing or performing areas, minimize glare and visibility from neighboring areas, minimize sky glow and promote energy efficiency. The maximum CCT for outdoor sports lighting cannot exceed 5700K.
- (2) A dual lighting system shall be provided. The primary system shall be adequate for the sports or performing event. The primary system shall be shut off within forty-five (45) minutes of the conclusion of the event. The secondary system shall be designed to facilitate the exiting of patrons, clean up and maintenance.

15.21.090

Security Lighting.

Adequate lighting shall be provided to protect persons and property and to allow for the proper functioning of surveillance equipment as provided in this Section.

- (1) Security lighting plan shall utilize fully shielded fixtures. Floodlights shall not be permitted.
- (2) Vertical features, such as walls of a building, may be illuminated for security to a height of eight (8) feet above grade.

(3) Security lighting poles shall not exceed twenty (20) feet in height in residential zones and twenty-five (25) feet in height in commercial, industrial or public facility zones.

(4) Security lights intended to illuminate a perimeter, such as a fence line, shall be allowed only if regulated by a motion detection system that triggers the lighting when an intruder moves to within five feet of the perimeter.

(5) The ~~average horizontal grade level or~~ vertical surface illumination of security lighting in residential zones shall not exceed one-half (1/2) foot-candle. ~~average horizontal grade level illumination of security lighting in commercial, industrial, or public facility zones shall not exceed one and one half (1 1/2) foot candles.~~

15.21.100

Lighting of Building Facades.

(1) Lighting of building facades is discouraged, except for approved security lighting. Government buildings, church buildings, historic buildings and significant or contributing buildings within historic districts shall be exempt from this requirement.

(2) Lighted facades shall not exceed an illumination of five (5) foot-candles on a vertical surface.

(3) Light fixtures shall be **fully** shielded and directed downward.

15.21.110

Illumination of Signage.

(1) Externally illuminated signs shall be served by light fixtures that are **fully** shielded and directed downward. The average level of illumination on the sign face shall not exceed three (3) foot-candles and the ratio of average to minimum illumination shall not exceed two to one (2:1).

(2) Internally illuminated signs should be designed with light lettering or symbols on a darker background. If fluorescent lighting tubes are utilized, they shall be spaced on at least twelve (12) inch centers and be mounted at least three and one-half (3 1/2) inches from the sign face.

Exhibit B

14.47.170 Off-Premises Signs and Outdoor Advertising Structures (Billboards)

(1) *Prohibition of New Off-Premises Signs.* Except as permitted in Subsection (2), no permits may be issued for the construction of off-premises signs or outdoor advertising structures. All lawfully existing off-premises signs and outdoor advertising structures are nonconforming uses in all zones of the city.

(2) *Prohibition of Conversion of Off-Premises Signs to Electronic Display Signs.* Off-premises signs may not be converted into electronic display signs, except as permitted in this Subsection (2).

(a) A conversion is ineligible for a permit unless the area of the off-premises electronic display sign will not exceed that of the original sign.

(b) The off-premises electronic display sign overlay zone (sign overlay zone) is established to provide areas of the city in which an off-premises sign may be converted into an off-premises electronic display sign. Off-premises signs may not be converted into electronic display signs in any location except those within the sign overlay zone.

(c) The sign overlay zone applies only to properties that are not zoned residential and that front the following roads:

(i) that portion of I-15 within the boundaries of Provo;

(ii) University Avenue, between 680 South and the I-15 interchange generally located at 1860 South;

(iii) State Street, between Cougar Boulevard and the boundary line of Provo on the north; and

(iv) Center Street, between I-15 and 900 West.

(d) Off-premises signs may not be converted unless the application demonstrates how the sign will comply with all the applicable provisions of this Chapter and affirms that the sign will always be operated in compliance with this Chapter.

(3) Off-premises electronic display signs must comply with the following standards:

(a) at no time may the light level exceed three-tenths (0.3) foot-candle over ambient light, measured at ground level at the distances indicated below:

□

Size (square feet)	Distance from source
0 to 100	100 feet
101 to 350	150 feet
351 to 650	200 feet
Over 650	250 feet

(b) signs must be equipped with both a dimmer control and a photocell that automatically adjust brightness based on ambient light levels. A default mechanism must turn off the display within 24 hours of a reported malfunction;

(c) All off-premises electronic display signs cannot exceed a maximum illumination of 300 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

(de) messages must be static and displayed for a minimum of eight seconds. No part of the message may flash, scroll, twirl, change color, fade in or out, or simulate movement. Transitions must be instantaneous;

(ed) each message must be complete in itself and may not continue into another message or across multiple signs;

(fe) electronic display signs must be located at least 300 linear feet from any non-electronic off-premises sign; at least 1,200 linear feet from any other electronic display sign on the same side of the street; and at least 500 linear feet from an interstate exchange, measured from any part of the sign to the nearest portion of another sign or to the nearest right-of-way line of the interchange;

(gf) signs must be located at least 1,600 linear feet from any electronic display sign on the opposite side of the street, measured from any part of the signs; and

(hg) signs must be located at least 300 feet from any residence, as measured to the nearest property line. This distance may be reduced to 150 feet if the sign face is not visible from the residence.

(4) **Acquisition of Interests.** The city may acquire title to nonconforming off-premises signs or outdoor advertising structures by gift, purchase, agreement, exchange, or eminent domain, and may amortize such signs as permitted by state or federal law.

(5) **Public Information and Logo Signs.**

(a) Public information signs, as defined in Utah State Code, are permitted to direct the traveling public to points of interest, historical sites, and other notable destinations. These signs must comply with the specifications set forth in the Manual on Uniform Traffic Control Devices as adopted by the city.

(b) Off-premises logo signs, as defined in Utah State Code, are permitted to direct the traveling and general public to business establishments that provide lodging, food, camping, gas, or similar services. Referred to by the Utah Department of Transportation as the “Logo Sign Program,” these signs must comply with the regulations in this Subsection (b)

(i) **Logo Sign Program.** The owner and installation contractor must comply with all applicable state and federal laws and regulations, as well as Utah Department of Transportation policy and procedures, when constructing or maintaining logo signs. No logo sign may be placed within the City, except along the Interstate 15 right-of-way, unless approved by the City before installation.

(ii) **Logo Structures.** All logo structures must conform to the specifications in Utah Department of Transportation–approved drawings or must be approved by the Planning Commission.

(iii) **Directional Signs.** Directional signs may not exceed forty-two inches by forty-eight inches and may display no more than two businesses.

(iv) **Placement.** Placement of logo signs within the City must follow the guidelines in Attachment C, Section H of State Contract No. 90-3392. Contractors must obtain all required City approvals and permits before installation.

(v) **Height.** No sign may exceed twelve feet in height, measured from ground level.

(vi) **Offset.** Logo signs must match the setback of legally existing signage within the right-of-way. If no signage exists, the setback must be no less than eight feet. All sign locations must be reviewed and approved by the City Traffic Engineer for traffic safety.

(vii) **Design.** Business logo sign design may only include the business name, trademark, or symbol, and may not resemble any traffic sign, symbol, or device. The logo must be consistent on all signs for that business, may not include supplemental advertising, and must be uniform in size. Each logo plate must measure eighteen inches by twenty-four inches, as specified in State Contract No. 90-3392.

(viii) **Number.** There may not be more than one directional sign per service type (camping, gas, lodging, food, etc.) per location.

(ix) **Removal.** Removal of a logo sign, or a business’ logo from a sign containing other logos, is required within fifteen days of a business’s closure. If a sign is declared a traffic hazard by the City Traffic Engineer, it must be removed regardless of business status. Failure to remove the

sign within the required timeframe is unlawful, constitutes a nuisance, and authorizes the City to remove the sign and recover the cost of removal from the owner.

PROVO CITY MUNICIPAL COUNCIL

Staff Memorandum

Britton Johnson, City Council Intern

Dark Sky Lighting Updates

August 11, 2026



Councilors Whitlock, MacKay, and Christensen submitted an issue request to review Provo City's outdoor lighting regulations and consider pursuing go-forward standards that aim to preserve dark skies and reduce light pollution.

Dark Skies: Background & The Advent of LEDs

Dark skies legislation originally emerged to combat the growing problem of light pollution in cities and rural areas alike. Low-pressure and high-pressure sodium bulbs, known for their distinctive warm glow, were the standard for outdoor lighting for many decades. With appropriate shielding requirements to reduce glare and direct light downward, these lights were effective at minimizing light pollution while still promoting public safety. However, as many municipalities have transitioned from sodium streetlights to light emitting diodes (LEDs) in recent years, which are more energy efficient and longer lasting than sodium bulbs, light pollution and skyglow have worsened.

Standard LEDs emit a significantly higher concentration of short wavelength blue light compared to the warm, amber glow of legacy sodium lamps. These shorter wavelengths from bluer light collide with particulates in the atmosphere and scatter more easily than longer wavelengths associated with warmer light, causing more light pollution. LEDs can produce lower color temperature light by using a different phosphor coating mix on the diodes, thus lengthening the wavelengths of the emitted light and lowering the light dispersion relative to higher color temperature ones. There is no significant difference in cost between these options.

The Illuminating Engineering Society and DarkSky International have jointly published the [Five Principles for Responsible Outdoor Lighting](#), which have been the guiding tenets used in addressing these proposed updates. The five principles are as follows: 1) use light only if needed, 2) distribute light only where it is needed, 3) use light that is no brighter than needed, 4) control light so it is on only when needed, and 5) use warmer color light when possible.

Proposed Provo City Code Amendments

The following proposed code alignments align with the five principles for responsible outdoor lighting while also aligning more directly with the stated purpose of outdoor lighting regulations [Provo City Code Chapter 15.21.010](#): "It is the intent of the city to encourage lighting... [that conserves] energy resources and [reduces] atmospheric light pollution".

[Provo City Code Chapter 15.21](#) regulates all outdoor lighting within the City, with [Chapter 14.38.170](#) regulating lighting for off-premises signs (billboards) and electronic display signs. None of the proposed changes to Chapter 15.21 will apply to existing lighting, as they will now be considered legal but non-conforming uses until they are in need of replacement. However, as recommended by Provo's legal team, the proposed change to Chapter 14.38.170 will apply to all off-premises electronic display signs.

Firstly, the proposed amendments to Chapter 15.21 regulate correlated color temperature (CCT), a metric measured in Kelvin (K) that defines the appearance of light, ranging from warm yellow tones to bluish white. For all outdoor lighting except for those uses that are exempted as written in Chapter 15.21, the CCT cannot exceed 3000K, which can be described as “neutral white” by Dark Sky International. CCT cannot exceed 5700K for outdoor sporting facilities.

Additionally, any language referring to shielding has been updated to require full shielding, which ensures that zero light from applicable fixtures can exceed the 90-degree plane of the fixture, preventing unnecessary light from scattering above the fixture, producing light pollution.

The change to Chapter 14.38.170 adds caps to nits, which measures the surface brightness of electronic display signs. The proposed code amendment caps nits to 5000 during daytime hours and 300 nits during nighttime hours. As per 14.38.170.1 of Provo City Code, no new permits for off-premises signs will be issued, so this will only address existing off-premises electronic display signs and qualifying off-premises billboards that convert in the future to electronic display signs in the off-premises electronic display sign overlay zone as described in 14.38.170.

Comparing Other Municipal Outdoor Lighting Ordinances

Other cities I will highlight in this memo are Flagstaff, AZ, Boulder, CO, Eagle Mountain, UT, Spanish Fork, UT, and Heber City, UT. These cities were chosen either due to their similar population and geography to Provo, relatively strict outdoor lighting standards, or proximity to Provo. Flagstaff, AZ, a mountainous college town of approximately 77,000 was the first city in the United States to enact an outdoor lighting ordinance to control light pollution in 1958 and the first official International Dark Sky City in 2001. These ordinances were enacted mainly in response to astronomers wanting to preserve the night sky, as Flagstaff offered the perfect blend of high elevation, clear, dry air, and a small enough population that encroaching light pollution could still be reduced. The results have included skies that are 90% fainter than cities of comparable size and maintained Flagstaff as a global destination for astronomy. [Flagstaff's outdoor lighting code](#) has two lighting zones, one that covers the majority of the city and is close to the U.S. Naval Observatory, and the other around the edges of the city. The former has stricter lighter standards than the latter. Lighting is also separated into different lighting classes depending on use with different standards for each, including limits on correlated color temperature and shielding requirements. Their code has more specificity than any other I have seen in my research.

Boulder, CO is of similar population size to Provo (~106,000) and shares some similar demographic and geographic characteristics. [Boulder's outdoor lighting code](#) explicitly states one purpose of their code is to “provide an environmentally sensitive nighttime environment that includes the ability to view the stars against a dark sky so that people can see the Milky Way Galaxy from residential and other appropriate viewing areas”. The policy was originally enacted in 2003 and gave existing businesses and residences 15 years to replace or retrofit any lights not in compliance. This amortization schedule ensured those affected had ample time to make necessary adjustments while also ensuring that legal non-conforming lighting disappear over time. Their code requires the color temperature of outdoor lighting to be 3000K or less and has different allowances for how many lumens, measurement for visual brightness, can be used for full cutoff, cutoff, and unshielded lighting.

[Heber City's outdoor lighting code](#) is one of the best examples of a nearby city that has taken steps to reduce light pollution. Their code requires CCT of 3000K or less citywide, LEDs, full cutoff fixtures, and lumen and light pole height caps. After correspondence with their city Public Works Director and Public Improvement Foreman, they mentioned that they have been active in proactively retrofitting city-owned streetlights to meet these new standards. They also emphasized the importance of public education on light pollution and have also created resources to help educate homeowners to upgrade their residential outdoor lighting to be dark-sky compliant even before replacements are necessary.

Eagle Mountain City has the most detailed and generally most strict outdoor lighting regulations in the county. [Eagle Mountain outdoor lighting regulations](#) do not include correlated color temperature, but do require full cutoff fixtures directed downward, even for single-family residential uses. They also regulate lumen output, light fixture mounting heights, and light trespass, which refers to the amount of light that is produced leaving the property it intends to illuminate.

Spanish Fork City does not have any dark sky ordinances, however in 2020, they announced that all city owned streetlights to be installed or replaced would be dark sky compliant. Since Spanish Fork is similar to Provo in that it owns its own electricity utility service, the procurement of dark sky compliant lighting was as simple as changing their internal approved materials list for outdoor streetlights and avoided any ordinance text amendments to their outdoor lighting code.

Practical Impacts

When new lights are installed or old ones are replaced according to these proposed code text amendments, instead of seeing exposed cobra head streetlights with bright white LEDs, outdoor streetlights will be fully recessed and be required to not allow any light to shine directly above the fixture. They also will present a warmer color and glow that will make it easy to see what is needed but not interfere as much with the night sky.

When a new residential or commercial development is built, rather than seeing harsh white lights, these changes will ensure neighborhood outdoor lights are warmer, leading to less glare and better visibility, providing light where it is wanted and needed at night while minimizing light pollution in the night sky.

When an existing billboard gets upgraded to an electronic display sign, new nit caps at night will ensure heavy glare from these signs and light pollution is reduced to a minimum. It also modernizes our standards and better aligns them with Provo City Code Chapter 6.06 regarding brightness of on-premises signs.

Over time, these changes will make the stars much more visible within the city and make it easier to sleep as the harsh white lights of the past are phased out.

Recommendation

Based on the contents of this memorandum, I recommend that the municipal council move that these proposed changes be approved in a future council meeting and that the proposed changes to Provo City Code Section 14.38.170 be incorporated into the upcoming zoning rewrite according to the language in Exhibit B included in this item.

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: JMCKNIGHT
Presenter: David Michelsen, Engineer
Department: Public Works
Meeting Date: 8/11/2026
Requested Duration (Minutes): 20 minutes
CityView or Issue File Number: 26-063

SUBJECT: 3 A resolution adopting an Americans with Disabilities Act transition plan. (26-063)

ADMINISTRATIVE RECOMMENDATION: Adopt the transition plan

ADMINISTRATIVE MEMO: The Americans with Disabilities Act (ADA) requires public entities with 50 or more employees to develop and maintain an ADA Transition Plan to identify and remove barriers that limit accessibility to public facilities, programs, services, and activities. Provo City's ADA Transition Plan establishes a framework for evaluating existing infrastructure, prioritizing accessibility improvements, and guiding future compliance efforts. The plan includes the City's initial self-evaluation of sidewalks and pedestrian curb ramps and outlines the process for continuing evaluations of City facilities, policies, programs, and practices. Although federal regulations do not specifically require City Council adoption of an ADA Transition Plan, bringing the plan before the Council demonstrates the City's commitment to accessibility, provides transparency to the public, and formally establishes the plan as the City's guiding document for achieving and maintaining ADA compliance.

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION ADOPTING AN AMERICANS WITH DISABILITES ACT
4 TRANSITION PLAN. (26-063)

5
6 RECITALS:

7
8 It is proposed that the Municipal Council adopt an American with Disabilities Act
9 Transition Plan and authorize the Mayor to sign the plan;

10
11 On August 11, 2026, the Municipal Council met to consider the facts regarding this
12 matter and receive public comment, which facts and comments are found in the public record of
13 the Council's consideration; and

14
15 After considering the facts presented to the Municipal Council, the Council finds that (i)
16 the proposed action should be approved as described herein, and (ii) such action furthers the
17 health, safety, and general welfare of the citizens of Provo City.

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

20
21 PART I:

- 22
23 1. The proposed Americans with Disabilities Act Transition Plan, as attached in Exhibit
24 A, is approved.
25 2. The Mayor is authorized to sign and execute all necessary and appropriate documents
26 in conjunction with this Plan.

27
28 PART II:

29
30 This resolution takes effect immediately.

PROVO CITY

AMERICANS WITH DISABILITIES ACT SELF-EVALUATION AND TRANSITION PLAN



Provo City Corporation
445 W Center St
Provo, UT 84601

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Acknowledgements

Provo City Mayor and City Council

Mayor: Marsh Judkins

Council District 1: Craig Christensen

Council District 2: Jeff Whitlock

Council District 3: Becky Bogdin

Council District 4: Travis Hoban

Council District 5: Rachel Whipple

Council City Wide 1: Katrice MacKay

Council City Wide 2: Gary Garrett

Provo City Staff

Gordon Haight

Tara Riddle

Amanda Ercanbrack

Joshua Ihrig

Mary Ditto

Travis Savage

David Michelsen

A special acknowledgement to the City's departmental ADA liaisons for their work in the Self-Evaluation data collection.

Introduction

The Americans with Disabilities Act (ADA)

The [Americans with Disabilities Act \(ADA\)](#), enacted on July 26, 1990, and amended January 1, 2009, is a civil rights law prohibiting discrimination against individuals on the basis of disability.

The ADA consists of five titles outlining protections in the following areas:

- **Title I - Employment:** This title is designed to remove barriers that would deny qualified individuals with disabilities access to the same employment opportunities and benefits available to others without disabilities. Employers must reasonably accommodate the disabilities of qualified applicants or employees.
- **Title II - State and Local Government Services:** This title prohibits public entities (which includes state and local governments, including the City) from operating programs, policies and services that discriminate on the basis of disability. "Programs" is an overly broad term. Examples of "programs" offered by local governments include, having public sidewalks, having public restrooms in city buildings, and employing people to provide public services. While only Title II applies to state and local governments, it incorporates the Title I prohibition from employment discrimination affecting the city's employees.
- **Title III - Public accommodations:** This title prohibits discrimination based on disability by private entities in places of public accommodation. Examples include hotels, restaurants, and other businesses that offer goods or services to the public.
- **Title IV - Telecommunications:** This title requires telephone companies to have developed interstate and intrastate telephone relay services in every state.
- **Title V - Miscellaneous Provisions:** This title has a variety of provisions relating to the ADA, including its relationship to other laws, its impact on insurance benefits and prohibiting "reverse discrimination" lawsuits.

In the Americans with Disabilities Act (ADA), the term disability is defined, with respect to an individual, as:

- A physical or mental impairment that substantially limits one or more of the major life activities of such individual,
- A record of such an impairment, or
- Being regarded as having such an impairment.

ADA and its Relationship to Other Laws

Title II of ADA is companion legislation to two previous federal statutes and regulations: the [Architectural Barriers Act \(ABA\) of 1968](#) and [Section 504 of the Rehabilitation Act of 1973](#).

The Architectural Barriers Act of 1968 is a Federal law that requires facilities designed, built, altered, or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Section 504 of the Rehabilitation Act of 1973 is a Federal law that protects qualified individuals from discrimination based on their disability. The nondiscrimination requirements of the law apply to employers and organizations that receive financial assistance from any Federal department or agency. Title II of ADA extended this coverage to all state and local government entities, regardless of whether they receive federal funding or not.

Public Rights of Way Accessibility Guidelines (PROWAG) is developed by the Access Board and are guidelines that address accessibility in the public right-of-way. Sidewalks, street crossings, and other elements of public rights-of-way are all covered in the PROWAG Guidelines. The City Transition Plan primarily adheres to PROWAG.

ADA Requirements of Provo City

Under Title II of the ADA, the City must meet these general requirements:

- Must operate their programs so that, when viewed in their entirety, the programs are accessible to and useable by individuals with disabilities ([28 CFR Sec. 35.150](#)).
- May not refuse to allow a person with a disability to participate in a service, program or activity simply because the person has a disability ([28 CFR Sec. 35.130 \(a\)](#)).
- Must make reasonable modifications in policies, practices and procedures that deny equal access to individuals with disabilities unless a fundamental alteration in the program would result ([28 CFR Sec. 35.130\(b\)\(7\)](#)).
- May not provide services or benefits to individuals with disabilities through programs that are separate or different unless the separate or different measures are necessary to ensure that benefits and services are equally effective ([28 CFR Sec. 35.130\(b\)\(iv\) & \(d\)](#)).
- Must take appropriate steps to ensure that communications with applicants, participants and members of the public with disabilities are as effective as communications with others ([29 CFR Sec. 35.160\(a\)](#)).
- Must designate at least one responsible employee to coordinate ADA compliance ([28 CFR Sec. 35.107\(a\)](#)). This person is typically referred to as the ADA Coordinator. The public entity must provide the ADA Coordinator's name, office address, and telephone number to all interested individuals ([28 CFR Sec. 35.107\(a\)](#)).
- Must provide notice of ADA requirements. All public entities, regardless of size, must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees, and other interested persons ([28 CFR Sec. 35.106](#)).
- Must establish a grievance procedure. Public entities must adopt and publish grievance procedures providing for prompt and equitable resolution of complaints. This requirement provides for a timely resolution of all problems or conflicts related to ADA compliance before they escalate to litigation and/or the federal complaint process ([28 CFR Sec. 35.107\(b\)](#)).

ADA Coordinator

The City has designated the following to serve as ADA Title II Coordinator to oversee the City's policies and procedures:

David Michelsen, ADA Coordinator
Public Works
1377 S 350 E
Provo, UT 84606
Phone: 801-852-6736

Travis Savage, ADA Coordinator
Facilities
445 W Center St
Provo, UT 84601
Phone: 801-852-6633

These individuals serve as the primary point of contact on all issues related to ADA program accessibility within the city. They also oversee the requirements outlined in the ADA for effective communication to the public, in the grievance procedure, and in policies and procedures for all the City's programs.

The ADA Title II Coordinator is available to answer questions from both the public and city employees about accommodating persons with disabilities and Title II of the ADA. All written requests shall be sent to the ADA Coordinator at the address above.

Any Provo City Title I Employment Issues will be handled by the City's designated ADA Specialist in the Human Resources department. Currently, the City's HR ADA Specialist is:

Daniel Softley, HR Director
Department of Human Resources
445 W Center St
Provo, UT 84601
Phone: 801-852-6189

Public Notice and Grievance Procedure

Under the Americans with Disabilities Act, each agency is required to publish its responsibilities with regard to ADA compliance. The City's public notice can be found on the City's Accessibility webpage, and draft of this notice is provided in Appendix B.

If users of Provo City's facilities and services believe the City has not provided reasonable accommodation, they have the right to file a grievance. The City has developed a grievance procedure for the purpose of the prompt and equitable resolution of citizens' complaints, concerns, comments, and other grievances.

The grievance procedure is available for all interested parties to document a grievance/complaint related to facilities, services, and programs owned and operated by the city. This grievance procedure can be found on the City's Accessibility webpage, and a draft of this procedure is provided in Appendix B.

The City's ADA Coordinator is responsible for ensuring that the grievance procedure is followed and that records are kept for at least three years.

Self-Evaluation

Overview

Under Title II of the Americans with Disabilities Act (ADA), Provo City is required to conduct a self-evaluation of its services, programs, activities, policies, practices, and facilities to identify barriers to accessibility and ensure individuals with disabilities have an equal opportunity to participate in and benefit from City services. The self-evaluation process examines both physical infrastructure and operational practices to determine where improvements are needed and establishes the foundation for the City's ADA Transition Plan.

Process & Findings

In 2022, Public Works partnered with the Utah Local Technical Assistance Program (LTAP) to complete a citywide inventory and accessibility assessment of sidewalks and pedestrian curb ramps within the public rights-of-way. Sidewalks and curb ramps were evaluated using American Public Works Association (APWA) condition assessment criteria and applicable ADA accessibility standards. The assessment documented sidewalk conditions, identified accessibility barriers, evaluated curb ramp compliance, and established a comprehensive GIS-based inventory that serves as the foundation for prioritizing accessibility improvements throughout the City's pedestrian network. The inventory is maintained as a living dataset and is updated through ongoing maintenance activities, capital improvement projects, development, targeted field evaluations, and citizen reports.

In 2025, the Parks and Recreation Department completed accessibility evaluations of its major public facilities, including the Recreation Center, Covey Center for the Arts, Provo Municipal Golf Course, Peaks Ice Arena, and City parks. These assessments evaluated each facility for compliance with current ADA and International Building Code (IBC) accessibility requirements and documented observed accessibility deficiencies and barriers. The evaluations focused exclusively on accessibility and were intended to identify potential improvements necessary to enhance access for individuals with disabilities. The assessments recognize that certain facilities were constructed under earlier accessibility standards and that current requirements may not have been in effect at the time of original construction. As with any comprehensive accessibility assessment, the evaluations represent a professional consultation intended to identify potential barriers and may be supplemented by future reviews as facilities are renovated, expanded, or modified.

The City recognizes that ADA self-evaluation extends beyond the public rights-of-way and Parks and Recreation facilities. Provo City is continuing evaluations of additional municipal facilities, programs, services, policies, communication methods, and operational practices to ensure compliance with Title II of the ADA. As these evaluations are completed, the findings will be incorporated into this ADA Transition Plan and used to guide future accessibility improvements, policy updates, and capital investments. The City views ADA compliance as an ongoing responsibility and will periodically update this Transition Plan to reflect completed improvements, newly identified barriers, evolving accessibility standards, and future self-evaluations.

Provo City Transition Plan

Transition Plan Need and Purpose

As required by Title II of the ADA, Provo City (the City) conducted an evaluation of its buildings, parks, and facilities within public rights of way and developed this Transition Plan.

The purpose of this plan is to document the City's evaluation and develop objectives for eliminating the barriers to access that were found. ADA evaluation, transition planning, and implementation will be a continuous effort for the city. Provo City is committed to updating the ADA Transition Plan annually with oversight of the Mayor. This plan is intended to be a working

document that will be expanded as future evaluations of the programs and services offered by the City are completed.

This document includes the methodology used to assess the programs, services, and activities, including pedestrian facilities on public rights of way, parks, and city buildings, as part of the initial phase of the development of the Plan and establishes a schedule and priorities to complete the Plan.

It is recognized that Provo City was incorporated in 1850 and much of its infrastructure predates the inception of ADA requirements. Thus, with the notable amount of existing non-ADA compliant access, it is understood that the transition from non-ADA compliance to full ADA-Compliance, citywide, is a process requiring a fair amount of time. The Provo City Transition Plan exists to facilitate this on-going transition into full compliance.

Overview

Requirements of an ADA Transition Plan include the identification of noncompliant items and the methods to remove the barriers. The term “transition plan” comes from the terminology in the 1990 Americans with Disabilities Act (ADA) that describes how public entities would be “transitioning” into compliance. The term “barrier removal” plan is used in addition to the term transition plan when public entities are no longer transitioning into compliance. The transition/barrier removal plan identifies the noncompliant barrier that may deny access to goods and services, the proposed method to remove the barrier, the identity of the responsible person(s) to oversee the implementation of the plan, and the projected schedule for barrier removal of “structural” barriers.

The City recognizes that ADA compliance is an ongoing process. As required by the ADA, noncompliant findings regarding physical barriers are documented in the Provo City Transition Plan. The City will continually update project schedules for barrier removal and will consider a variety of factors to assist with and assign priorities for barrier removal.

City Parks and Golf Course

Methodology

In 2019 and 2025, Provo City Parks and Recreation retained West Coast Code Consultants (WC³) to conduct comprehensive accessibility assessments of the Department's major public facilities and park system. The evaluation included the Provo Recreation Center, Covey Center for the Arts, Peaks Ice Arena, Timpanogos Golf Club, and the City's parks, greenways, and trailheads.

The assessments were conducted using the 2010 ADA Standards for Accessible Design, applicable International Building Code (IBC) accessibility provisions, the U.S. Access Board's guidance for recreation facilities, and other applicable federal accessibility standards. The evaluations focused exclusively on accessibility and to identify physical barriers that may limit access for individuals with disabilities. The assessments were not comprehensive building code inspections and did not evaluate other life-safety or building code requirements.

Americans with Disabilities Act Transition Plan for Provo City Public Works

Each facility was evaluated for accessible parking, accessible routes, entrances, interior circulation, restrooms, drinking fountains, recreation amenities, play areas, athletic facilities, seating, signage, and other elements applicable to the specific facility. For park properties, evaluations also included trails, trailheads, picnic areas, playgrounds, sports courts, athletic fields, site furnishings, and other public amenities. Identified deficiencies were documented and compiled into facility-specific assessment reports to support implementation of the City's ADA Transition Plan.

In addition to these accessibility assessments, the Parks and Recreation Department maintains accreditation through the National Recreation and Park Association (NRPA) Commission for Accreditation of Park and Recreation Agencies (CAPRA). As part of the reaccreditation process, the Department conducts periodic self-assessments of its operations, facilities, and maintenance practices. Information obtained through the CAPRA accreditation process will continue to supplement the City's ADA self-evaluation and assist in identifying future accessibility improvements.

The parks self-inventory included the following locations:

Bicentennial	Big Springs	Bridal Veil
Canyon Glen	Carterville	East Bat Nature Unit
Exchange	Harbor Park	Joaquin
Kiwanis	Lions Park	Maeser
Memorial	Neighborhood	North
Paul Ream	Pioneer	Provost
Lakewood	Powerline #3	Powerline #4
The Rivers	Riverside	Roadside
Rock Canyon	Sherwood Hillside	Slate Canyon
South Fork	Spring Creek	Wells Fargo
Shooting Sports Park		

For each park location the following was evaluated:

- parking (if applicable) and/or site arrival points
- accessible routes to and through the park
- play areas
- sports courts and athletic fields
- restrooms
- water fountains and other amenities
- signage

Findings

The assessments identified accessibility deficiencies ranging from routine maintenance items to larger capital improvements. Many deficiencies can be corrected through ongoing maintenance activities, such as replacing accessibility signage, adjusting hardware, repairing walkways, or improving pavement markings. Other deficiencies, including modifications to accessible parking,

accessible routes, building entrances, restrooms, play areas, athletic facilities, and site amenities, may require design, engineering, and capital construction.

The evaluations were performed using current ADA and accessibility standards. Because many City facilities were constructed before adoption of the current standards, some identified deficiencies reflect changes in accessibility requirements rather than deficiencies that existed at the time of original construction. The assessments represent a professional evaluation of observed accessibility barriers and establish a baseline inventory to guide future accessibility improvements throughout the Parks and Recreation system. The Parks transition plan phasing schedule can be found in Appendix E.

Implementation Methodology

The Parks and Recreation Department will implement accessibility improvements using a phased, prioritized approach that balances available funding, operational needs, and community benefit. Accessibility improvements will be incorporated into routine maintenance, facility renovations, park improvements, and Capital Improvement Program (CIP) projects whenever practical, allowing barriers to be removed efficiently as facilities are repaired, renovated, or replaced.

Projects will be prioritized based on factors including public use, severity of the accessibility barrier, safety considerations, program accessibility, project readiness, available funding, and opportunities to coordinate improvements with scheduled maintenance or capital projects. Annual work plans will identify priority accessibility improvements, establish funding and staffing needs, and monitor implementation progress.

Accessibility improvements identified through future facility evaluations, CAPRA self-assessments, citizen requests, or ADA grievances will be incorporated into the Department's ongoing asset management and capital planning process. The Parks and Recreation accessibility inventory will be maintained as a living document and updated periodically to reflect completed improvements, newly identified barriers, and changing accessibility standards.

City Pedestrian Facilities in the Right of Way

Methodology

As part of Provo City's broader ADA self-evaluation, Public Works completed a comprehensive assessment of sidewalks and pedestrian curb ramps within the public rights-of-way in 2022. Conducted in partnership with the Utah Local Technical Assistance Program (LTAP), the assessment established a baseline inventory of pedestrian infrastructure, identified existing accessibility barriers, and provides the foundation for prioritizing future accessibility improvements. This assessment is one component of the City's overall ADA Transition Plan and complements evaluations of other City facilities, programs, services, and operations.

The assessment included a citywide inventory and condition evaluation of sidewalks and pedestrian curb ramps using geospatial data collection methods. Sidewalks were visually inspected by block face using condition assessment criteria developed by the American Public

Works Association (APWA) and evaluated for accessibility in accordance with the Americans with Disabilities Act (ADA). Deficiencies such as deteriorated concrete, vertical displacement, cracking, spalling, and obstructions within the pedestrian access route were documented, and each block face was assigned an overall condition rating.

As part of the inventory, every identifiable pedestrian curb ramp within the public right-of-way was evaluated for ADA compliance. The assessment determined that approximately 50 percent of existing curb ramps did not fully meet current ADA accessibility standards. All inventory, condition, and accessibility data were incorporated into Provo City's Geographic Information System (GIS), providing a centralized resource for tracking infrastructure conditions, identifying barriers, prioritizing improvements, and documenting completed accessibility projects.

The public rights-of-way inventory is maintained as a living dataset and is updated through ongoing maintenance activities, capital improvement projects, development, targeted field evaluations, and citizen reports.

Findings

The assessment identified approximately 2,040,489 linear feet of sidewalks, 5,690 pedestrian curb ramps, and 56 signalized intersections within the City's public rights-of-way. Key findings of the assessment are summarized below.

Sidewalk Network

- 2,040,489 linear feet of sidewalks inventoried.
- 9,035 sidewalk deficiencies identified.
- 3,558 (40%) require removal and replacement.
- 749 (8%) are candidates for concrete lifting.
- 4,728 (52%) are candidates for grinding to remove vertical displacement.

Pedestrian Curb Ramps

- 5,690 curb ramps inventoried.
- 3,121 (54.9%) meet current ADA accessibility standards.
- 1,979 (34.8%) complied with the standards in effect at the time of installation but do not meet current ADA accessibility requirements.
- 590 (10.4%) do not meet ADA accessibility requirements.

Signalized Intersections

- 56 signalized intersections inventoried.
- No Accessible Pedestrian Signals (APS) were identified within the existing system.

Cost Summary

The ramp inventory identified approximately 5710 possible accessibility ramp locations. Of these, 3393 met ADA accessibility requirements. The remaining 2317 will need some level of repair or replacement to bring them into compliance. The average construction cost is

Americans with Disabilities Act Transition Plan for Provo City Public Works

approximately \$5000 in today's dollars. The cost may range as high as \$15,000 for a complicated corner ramp. Using \$5000 per ramp as an estimate, the approximate cost to bring all ramps into ADA compliance in the PROW is approximately \$11,585,000.

Since funding to install all the needed ramps is not immediately available, a determination of priority locations for the expenditure of City funds will continue development. Suggested criteria included pedestrian traffic volume, school routes, bus routes, public buildings, commercial outlets, citizen requests, road maintenance requirements, and coordination with special needs groups. Public feedback can also help determine location priority. The city-wide accessibility plan in conjunction with a robust asset plan is feasible. The table below outlines the budget allocated for ADA compliance upgrades over the next 10 years.

Table 1 - Fund allocation toward sidewalk and pedestrian ramp ADA improvements

Year	Description	Budget	Estimated Qty of Modifications
2027	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2028	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2029	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2030	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2031	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2032	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2033	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2034	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2035	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2036	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards
2037	Ped Ramps Modifications	\$350,000	70 ramps
	Sidewalk Repairs	\$100,000	100 improvements
	Trip Hazard	\$50,000	450 trip hazards

Progress Monitoring and Transition Plan Management

This document will continue to be updated as conditions within the City evolve.

The appendices in this document will be updated periodically, while the main body of the document will be updated every 3-5 years, with a future update schedule to be developed, as necessary. Any substantive updates that change the method of evaluation and improvement prioritization will include a public comment period to continue the City's public outreach efforts. The ADA Transition Plan will be updated and presented to City Council every five years.

The City recognizes that ADA compliance is an ongoing responsibility, which will require monitoring to identify future accessibility issues that may be encountered. The ADA Coordinators will conduct an annual review of ongoing evaluations, improvements, and compliance. City employees and community stakeholders are encouraged to report any accessibility concerns or deficiencies that are identified.

Formal Adoption of ADA Transition Plan

This ADA Transition Plan is hereby adopted by Provo City Corporation, effective August of 2026.

Signed:

ADA Title II Coordinator

Date

ADA Transition Plan Implementation Coord.

Date

Authorizing Official

Date

Appendices

Appendix A – Public Notice

It is a priority of Provo City Corporation that we are accessible and inclusive to everyone with access needs or disabilities.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (“ADA”), Provo City Corporation will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment

Provo Corporation does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication

Provo City will generally, upon request, provide appropriate aid and services leading to effective communication for qualified persons with disabilities so they can participate equally in Provo City programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to all individuals with access needs and disabilities.

Modifications to Policies and Procedures

Provo City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all its programs, services, and activities. For example, individuals with service animals are welcomed in Provo City offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Provo City should contact the ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require Provo City to take any action that would fundamentally alter the nature of its programs or services or impose an undue financial or administrative burden. Complaints that a program, service, or activity of Provo City is not accessible to persons with disabilities should be directed to accessibility@provo.gov.

Appendix B - Grievance Procedure

To ensure compliance with the Americans with Disabilities Act (ADA), Provo City has established the following procedure for resolving grievances:

1. **Submit Complaint.** The individual (“Complainant”) submits their grievance in writing on the Provo City Accessibility website. [Click here for online submission](#). If a written submission is not feasible, alternative formats such as audio recordings are acceptable and can be submitted to the ADA Coordinator at accessability@provo.gov. The Complainant may also contact Customer Service for assistance at [801-852-6000](tel:801-852-6000) or 311 in Provo.
2. **Initial Contact & Response.** Within 15 calendar days of receiving the grievance, the Provo City ADA Coordinator contacts the Complainant to discuss their grievance. A written response (or another accessible format, as requested) outlining the City’s findings and decision is provided within 15 calendar days of that discussion.
3. **Appeal (Optional).** If the Complainant disagrees with the ADA Coordinator’s decision, they may file an appeal within 15 calendar days of receiving the city’s response to the Provo City Ombudsman at tarar@provo.gov or [801-852-6409](tel:801-852-6409).
4. **Final Review.** Within 15 calendar days of receiving the appeal, the Ombudsman schedules a meeting with the Complainant to review the grievance. Within 15 calendar days of that meeting, the Ombudsman will respond in writing (or another accessible format, as requested) with the final decision regarding the complaint.

For any additional questions about accessibility, contact Customer Service at [801-852-6000](tel:801-852-6000) or 311 in Provo. Or our ADA coordinator at accessability@provo.gov.

Appendix C –ADA Design Standards and Procedures

ADA Resources and Design Standards

Provo City adopts the most current edition of the APWA Manual of Standard Plans and Manual of Standard Specifications.

The City has Public Rights-of-Way Accessibility Guidelines (PROWAG), as adopted by the Utah Department of Transportation (UDOT), as its design standard. Information about the PROWAG can be found at: <https://www.access-board.gov/prowag/>

The City follows the Manual on Uniform Traffic Control Devices (MUTCD) from the Federal Highway Administration with respect to pedestrian signals.

Design Procedures

Intersection Corners

Every attempt will be made to achieve compliance when constructing or upgrading curb ramps or blended transitions within all capital improvement projects. There may be limitations which make it technically infeasible for an intersection corner to achieve full accessibility within the scope of any project. Those limitations will be noted. Regardless of whether full compliance can be achieved or not, each intersection corner installed or retrofitted shall be made as compliant as possible to ADA standards in accordance with the judgement of City staff.

Sidewalks / Trails

Every attempt will be made to achieve compliance when constructing sidewalks and trails within all capital improvement projects. There may be limitations which make it technically infeasible for segments of sidewalks or trails to achieve full accessibility within the scope of any project. Those limitations will be noted. Regardless of whether full compliance can be achieved, every sidewalk or trail constructed or upgraded shall be made as compliant as possible to ADA standards in accordance with the judgement of City staff.

Traffic Control Signals

Every attempt will be made to achieve compliance when construction new traffic control signals within all capital improvement projects. There may be limitations which make it technically infeasible for individual traffic control signal locations to achieve full accessibility within the scope of any project. Those limitations will be noted. Regardless of whether full compliance can be achieved or not, each traffic signal control location installed or upgraded shall be made as compliant as possible to ADA standards in accordance with the judgement of City staff.

Other policies, practices, and programs

Policies, practices, and programs not identified in this document will follow the applicable ADA standards.

Appendix D – Glossary of Terms

Accessible: A facility that provides access to people with disabilities using the design requirements of the ADA.

Accessible Pedestrian Signal (APS): A device that communicates information about the WALK phase in audible and vibrotactile formats.

Alteration: A change to a facility in the public right-of-way that affects or could affect access, circulation, or use. An alteration must not decrease or have the effect of decreasing the accessibility of a facility or an accessible connection to an adjacent building or site.

Americans with Disabilities Act (ADA): Civil rights legislation passed in 1990 and effective July 1992. The ADA sets design guidelines for accessibility to public facilities, including sidewalks and trails, by individuals with disabilities.

Federal Highway Administration (FHWA): A branch of the U.S. Department of Transportation that administers the federal-aid Highway Program, providing financial assistance to states to construct and improve highways, urban and rural roads, and bridges.

PROWAG: An acronym for the *Guidelines for Accessible Public Rights-of-Way* issued in 2005 by the U.S. Access Board. This guidance addresses roadway design practices, slope and terrain related to pedestrian access to walkways and streets, including crosswalks, curb ramps, street furnishings, pedestrian signals, parking, and other components of public rights-of-way.

Right-of-Way: A general term denoting land, property, or interest therein, usually in a strip, acquired for the network of streets, sidewalks and trails creating public pedestrian access within a public entity's jurisdictional limits.

Section 504: The section of the Rehabilitation Act that prohibits discrimination by any program or activity conducted by the federal government.

United States Access Board: An independent federal agency that develops and maintains design criteria for buildings and other improvements, transit vehicles, telecommunications equipment, and electronic and information technology. It also enforces accessibility standards that cover federally-funded facilities.

Appendix E - Parks Transition Plan Phasing Schedule

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Bicentennial	Parking Lot	N	Major Difficiencies	No "Van Accessible" sign, and all less than 60"	Install sign at the proper height.	1-4 Years
Bicentennial	Parking Lot	Y	No issues documented			
Bicentennial	Parking Lot	N	Major Difficiencies	All Painting of Parking isles are too faded to inspect	Repaint parking lot	1-4 Years
Bicentennial	Parking Lot	N	Major Difficiencies	All Painting of Parking isles are too faded to inspect	Repaint parking lot	1-4 Years
Bicentennial	Parking Lot	N	Major Difficiencies	All Painting of Parking isles are too faded to inspect	Repaint parking lot	1-4 Years
Bicentennial	Parking Lot	N	Major Difficiencies	All Painting of Parking isles are too faded to inspect	Repaint parking lot	1-4 Years
Bicentennial	Routes	Y	N/A			
Bicentennial	Routes	Y	N/A			
Bicentennial	Routes	N	Minor Difficiencies	Missing curb ramps	Extend walkway to all amenities. Level cross slopes. Apply curb ramps where applicable.	7-10 Years
Bicentennial	Routes	N	Major Deficiencies	There is no accessible path leading to the wetland trail		7-10 Years
Bicentennial	Routes	N	Major Deficiencies	Missing curb ramps		7-10 Years
Bicentennial	Routes	N	Major Deficiencies	Slopes > 1:12 (In wetlands trail)		7-10 Years
Bicentennial	Routes	N	Minor Deficiencies	Cross slopes >2%		3-5 Years
Bicentennial	Routes	N	Major Deficiencies	Cross slopes >2%		3-5 Years
Bicentennial	Routes	N	Major Deficiencies	Missing (wetlands trail)		1-4 Years
Bicentennial	Routes	N	Major Deficiencies	Missing (wetlands trail)		3-5 Years
Bicentennial	Pavillion	Y	No issues documented			

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Bicentennial	Pavillion	N	Major Deficiencies	Not Provided	Rearrange or remove tables to add space or extend floor space and add seating.	7-10 Years
Bicentennial	Restrooms	N	Major Deficiencies	When providing more than one urinal at least one must be accessible, the privacy dividers are too close together to have ADA access to one urinal	Remodel of the bathroom may be required if turning space cannot be met with current layout. ADA urinal must be installed with dispensers and other items placed at the proper heights.	3-5 Years
Bicentennial	Restrooms	Y	N/A			
Bicentennial	Restrooms	N	Major Deficiencies	Missing		1-4 Years
Bicentennial	Restrooms	N	Major Deficiencies	Too high		1-4 Years
Bicentennial	Restrooms	Y	No issues documented			
Bicentennial	Restrooms	Y	No issues documented			
Bicentennial	Restrooms	N	Major Deficiencies	Inadequate <60" turning space		7-10 Years
Bicentennial	Restrooms	Y	No issues documented			
Bicentennial	Drinking Fountains	N	Major Deficiencies	2 Drinking fountains one at bathroom, one at pavilion both are not functioning and both are for standing persons only	Drinking fountains must be adjusted to meet the height requirements. Extend or create floor space to meet criteria.	3-5 Years
Bicentennial	Drinking Fountains	N	Minor Deficiencies	Only 1 height		1-4 Years
Bicentennial	Drinking Fountains	N	Major Deficiencies	Not Provided		1-4 Years
Bicentennial	General Signage	Y	N/A			
Bicentennial	General Signage	N	Major Deficiencies	On Door, not tactile	Install applicable signage.	1-4 Years
Bicentennial	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Bicentennial	Playground(s)/ Slash Pad/ Equipment	Y	No issues documented			
Bicentennial	Disc Golf	Y	No issues documented	Disc Golf Courses not covered under 2010 ADA Federal guidelines. No requirements required		
Bicentennial	Benches	Y	No issues documented	at least one bench accessible		
Bicentennial	Dog Park	N	Major Deficiencies	No accessible gate/hardware, No Clear Space	Remodel entrance to with appropriate hardware.	3-5 Years
Bicentennial	Fire Pits/BBQ	N	Major Deficiencies	No clear floor space	Extend pad to accommodate floor space.	3-5 Years
Bicentennial	Fire Pits/BBQ	N	Major Deficiencies	Device height too high	Readjust height of BBQ	1-4 Years
Bicentennial	Trail/River Access	N	Major Deficiencies	Wet Lands trail not accessible, Actual wet land trail has curb, guards, slope, etc... issues	Extend walkway to trail. Apply guard rails and edge protection where needed.	3-5 Years
Big Springs	Parking Lot 1	N	Major Deficiencies	missing	Install applicable signage.	1-4 Years
Big Springs	Parking Lot 1	N	Minor Deficiencies	>2% cross slope	Level cross slopes.	
Big Springs	Parking Lot 1	Y	No issues documented			
Big Springs	Parking Lot 1	N	Major Deficiencies	No van accessible stall	Paint van stall and install proper signage.	1-4 Years
Big Springs	Parking Lot 1	N	Major Deficiencies	Insufficient Stalls	Provide ADA Stalls	1-4 Years
Big Springs	Parking Lot 1	N	Major Deficiencies	Stalls not dispersed		1-4 Years
Big Springs	Parking Lot 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Big Springs	Parking Lot 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 2	N	Major Deficiencies	Need ADA stall for dispersal requirements		1-4 Years
Big Springs	Parking Lot 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Big Springs	Parking Lot 3	N	Major Deficiencies	Need ADA stall for dispersal requirements		1-4 Years
Big Springs	Parking Lot 3	N	Major Deficiencies	Need ADA stall for dispersal requirements		1-4 Years
Big Springs	Routes	Y	N/A	Asphalt need of repair and need redesign		
Big Springs	Routes	Y	N/A			
Big Springs	Routes	N	Major Deficiencies	No route provided	Repair walkway and extend route to all amenities.	1-4 Years
Big Springs	Routes	N	Major Deficiencies	There is a general Asphalt walkway through the park it does not connect all the amenities and is in need of repair in several places.		7-10 Years
Big Springs	Routes	Y	N/A			
Big Springs	Routes	Y	N/A			
Big Springs	Routes	N	Many Major Deficiencies	Slopes > 5%		7-10 Years
Big Springs	Routes	N	Many Major Deficiencies	Cross slopes >2%		3-5 Years
Big Springs	Routes	Y	N/A			
Big Springs	Routes	Y	N/A			
Big Springs	Large Pavillion 1	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Big Springs	Large Pavillion 1	N	Major Deficiencies	No clear floor spaces	Rearrange or remove tables to add space or extend floor space.	3-5 Years
Big Springs	Large Pavillion 2	Y	No issues documented			
Big Springs	Large Pavillion 2	N	Major Deficiencies	No clear floor spaces		3-5 Years
Big Springs	Large Pavillion 3	Y	No issues documented			
Big Springs	Large Pavillion 3	N	Major Deficiencies	No clear floor spaces		3-5 Years
Big Springs	Restrooms	Y	No issues documented			
Big Springs	Restrooms	Y	N/A			
Big Springs	Restrooms	N	Major Deficiencies	Missing 18" vert. only	Install applicable grab bars.	1-4 Years
Big Springs	Restrooms	N	Major Deficiencies	Not provided, other dispenser not within ADA ranges	Adjust dispenser heights to compliant heights.	1-4 Years
Big Springs	Restrooms	Y	No issues documented			
Big Springs	Restrooms	Y	No issues documented			
Big Springs	Restrooms	N	Major Deficiencies	Currently there is n adequate turning space to enter the restroom main entrance	Remodel of the entrance required. May facilitate a complete remodel of the restroom.	7-10 Years
Big Springs	Restrooms	Y	No issues documented			
Big Springs	General Signage	Y	N/A			
Big Springs	General Signage	N	Major Deficiencies	No tactile and on doors	Install applicable signage.	1-4 Years
Big Springs	Picnic Pads	N	Major Deficiencies			7-10 Years
Big Springs	Picnic Pads	N	Major Deficiencies	Not on an accessible route	Extend walkway to amenity.	7-10 Years
Big Springs	Benches	N	Major Deficiencies	the only bench has no companion sitting and slope is very steep, and there's no clear floor space	Level cross slopes. Add compliant bench and add floor space.	3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Big Springs	Fire Pits/BBQ	N	Major Deficiencies	no BBQ can be accessed by wheelchair, no clear floor space, or no accessible route	Adjust BBQ height and extend walkway to reach amenity. Create pad under grill to allow for turn space.	1-4 Years
Big Springs	Fire Pits/BBQ	Y	No issues documented			
Big Springs	Trail/River Access	Y	No issues documented			
Bridal Veil	Parking 1	N	Major Deficiencies	missing	Install applicable signage.	1-4 Years
Bridal Veil	Parking 1	N	Minor Deficiencies	>2% cross slope	Level cross slopes.	3-5 Years
Bridal Veil	Parking 1	Y	No issues documented			
Bridal Veil	Parking 1	N	Major Deficiencies	No van accessible stall	Install sign at the proper height.	1-4 Years
Bridal Veil	Parking 1	N	Major Deficiencies	Insufficient Stalls	Paint and mark the required number of stalls in the parking lot.	1-4 Years
Bridal Veil	Parking 1	N	Major Deficiencies	Stalls not dispersed	Spread the stall to the appropriate locations and install the proper signage at the appropriate height.	1-4 Years
Bridal Veil	Parking 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 2	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 2	N	Major Deficiencies	Need ADA stall for dispersal requirements		1-4 Years
Bridal Veil	Parking 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Bridal Veil	Parking 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 3	N	Major Deficiencies	No ADA Stalls provided		1-4 Years
Bridal Veil	Parking 3	N	Major Deficiencies	Need ADA stall for dispersal requirements		1-4 Years
Bridal Veil	Accessible Routes	Y	N/A	Asphalt need of repair and need redesign		
Bridal Veil	Accessible Routes	Y	N/A			
Bridal Veil	Accessible Routes	N	Major Deficiencies	No route provided	Install a route to amenities.	
Bridal Veil	Accessible Routes	N	Major Deficiencies	There is a general Asphalt walkway through the park it does not connect all the amenities and is in need of repair in several places.	Repair and extend the walkway to all amenities to fit standards and requirements.	7-10 Years
Bridal Veil	Accessible Routes	Y	N/A			
Bridal Veil	Accessible Routes	Y	N/A			
Bridal Veil	Accessible Routes	N	Many Major Deficiencies	Slopes > 5%	Level cross slopes.	7-10 Years
Bridal Veil	Accessible Routes	N	Many Major Deficiencies	Cross slopes >2%	Level cross slopes.	7-10 Years
Bridal Veil	Accessible Routes	Y	N/A			
Bridal Veil	Accessible Routes	Y	N/A			
Bridal Veil	Large Pavillion 1	Y	No issues documented			
Bridal Veil	Large Pavillion 1	N	Major Deficiencies	No clear floor spaces	Either rearrange or remove tables to fit compliance or extend the pavement in the pavilion to meet the requirement.	3-5 Years
Bridal Veil	Large Pavillion 1	Y	No issues documented			
Bridal Veil	Large Pavillion 1	N	Major Deficiencies	No clear floor spaces		3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Bridal Veil	Large Pavillion 2	Y	No issues documented			
Bridal Veil	Large Pavillion 2	N	Major Deficiencies	No clear floor spaces		3-5 Years
Bridal Veil	Restrooms	Y	No issues documented			
Bridal Veil	Restrooms	Y	N/A			
Bridal Veil	Restrooms	N	Major Deficiencies	Missing 18" vert. only	Install the appropriate grab bars.	1-4 Years
Bridal Veil	Restrooms	N	Major Deficiencies	Not provided, other dispenser not within ADA ranges	Provide appropriate dispensers at the proper heights.	1-4 Years
Bridal Veil	Restrooms	Y	No issues documented			
Bridal Veil	Restrooms	Y	No issues documented			
Bridal Veil	Restrooms	N	Major Deficiencies	Currently there is n adequate turning space to enter the restroom main entrance	Remodel of the entrance required. May facilitate a complete remodel of the restroom.	7-10 Years
Bridal Veil	Restrooms	Y	No issues documented			
Bridal Veil	General Signage	Y	N/A			
Bridal Veil	General Signage	N	Major Deficiencies	No tactile and on doors	Install the appropriate tactile signage on the door.	1-4 Years
Bridal Veil	Picnic Pads	N	Major Deficiencies		Extend walkways to picnic pads	3-5 Years
Bridal Veil	Picnic Pads	N	Major Deficiencies	Not on an accessible route	Extend walkways to picnic pads	3-5 Years
Bridal Veil	Benches	N	Major Deficiencies	the only bench has no companion sitting and slope is verry steep, and there's no clear floor space	Extend floor space for companion sitting or replace the bench. Level the slopes to an appropriate level.	3-5 Years
Bridal Veil	Fire Pits/BBQ	N	Major Deficiencies	no BBQ can be accessed by wheelchair, no clear floor space, or no accessible route	Extend walkway and extend floor space. Change height to allow for accommodation.	7-10 Years
Bridal Veil	Fire Pits/BBQ	Y	No issues documented			
Bridal Veil	Trail/River Access	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Canyon Glen	Parking	N	Major Deficiencies	missing	Add the appropriate signage.	1-4 Years
Canyon Glen	Parking	N	Major Deficiencies	>2% cross slope	Level cross slopes.	3-5 Years
Canyon Glen	Parking	N	Major Deficiencies	No access aisle	Paint an access aisle to meet standard.	1-4 Years
Canyon Glen	Parking	N	Major Deficiencies	No van accessible stall	Install a van stall.	1-4 Years
Canyon Glen	Parking	N	Major Deficiencies	Only 1 at the parking lot is marked as ADA accessible	Increase the number of ADA stall to fulfill the standard.	1-4 Years
Canyon Glen	Parking	N	Major Deficiencies	Stalls not on shortest route	Relocate stalls to be on the shortest route to the park.	1-4 Years
Canyon Glen	Parking	Y	N/A			
Canyon Glen	Parking	Y	N/A			
Canyon Glen	Parking	N	Major Deficiencies	No route provided, non-compliant ramps	Adapt and fix routes to lead to all amenities with correct slopes.	3-5 Years
Canyon Glen	Accessible Routes	N	Major Deficiencies	In general the site has an asphalt walkway connecting to most amenities, currently the asphalt walkway is in need of repair and has multiple areas and issues not in compliance with chapter 4 of the 2010 ADA compliance law. To say that there is an actual accessible path in this park at all would be false.	Create an appropriate walkway to allow for all persons to access amenities.	7-10 Years
Canyon Glen	Accessible Routes	Y	N/A			
Canyon Glen	Accessible Routes	N	Major Deficiencies	Slopes > 1:12	Level slopes to meet ADA requirements.	3-5 Years
Canyon Glen	Accessible Routes	N	Major Deficiencies	Cross slopes >2%	Level slopes to meet ADA requirements.	3-5 Years
Canyon Glen	Accessible Routes	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Canyon Glen	Accessible Routes	N	Major Deficiencies	Slopes > 1:12	Level slopes to meet ADA requirements.	3-5 Years
Canyon Glen	Accessible Routes	Y	N/A			
Canyon Glen	Accessible Routes	Y	N/A			
Canyon Glen	Pavillion	Y	No issues documented			
Canyon Glen	Pavillion	N	Major Deficiencies	No clear floor space	Rearrange or remove tables to add space or extend floor space.	1-4 Years
Canyon Glen	Pavillion	Y	No issues documented			
Canyon Glen	Pavillion	Y	No issues documented			
Canyon Glen	Pavillion	N	Major Deficiencies	Accessible toilet stalls are provided, in men's restroom there are 2 urinals, at least 1 must be accessible. Currently either one does not meet height requirements. There was another Restroom found on site by the biking trail in the back, but was closed and seems to be abandoned and was not inspected. Possibly under the jurisdiction of Utah county	Install ADA toilet or urinal. Possible redo of the bathroom may be required depending on the situation.	3-5 Years
Canyon Glen	Pavillion	Y	N/A			
Canyon Glen	Pavillion	N	Major Deficiencies	Missing 18" vert. only	Install appropriate grab bars.	1-4 Years
Canyon Glen	Pavillion	N	Minor Deficiencies	Inadequate	Move amenities to the appropriate height.	1-4 Years
Canyon Glen	Pavillion	Y	No issues documented			
Canyon Glen	Pavillion	Y	No issues documented			
Canyon Glen	Pavillion	N	Major Deficiencies	Currently there is not enough clear floor space to adequately enter and exit the bathroom through the main entrances.	Redo of the bathroom is required.	7-10 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Canyon Glen	Pavillion	N	Minor Deficiencies		Move amenities to the appropriate height.	1-4 Years
Canyon Glen	Pavillion	N	Major Deficiencies	Total of 3 on site, none are compliant with either standing or wheelchair compliance	Move amenities to the appropriate height.	3-5 Years
Canyon Glen	Pavillion	N	Major Deficiencies	not within ADA parameters	Move amenities to the appropriate height.	3-5 Years
Canyon Glen	Pavillion	N	Major Deficiencies	Only 1 at the bathroom has clear floor space	Redo of the bathroom is required.	7-10 Years
Canyon Glen	Pavillion	Y	N/A			
Canyon Glen	Pavillion	N	Major Deficiencies	Not Provided	Construct Restroom that meets ADA.	7-10 Years
Canyon Glen	Pavillion	N	Major Deficiencies	Not on an accessible route	Extend walkway to meet the requirement	7-10 Years
Canyon Glen	Pavillion	N	Major Deficiencies	Not present	Install Playground Guide.	1-4 Years
Canyon Glen	Pavillion	N	Minor Deficiencies	Only 1 entrance on 1 side	Increase the number of entrances and exits to meet the standard.	7-10 Years
Canyon Glen	Pavillion	Y	N/A			
Canyon Glen	Pavillion	Y	N/A			
Canyon Glen	Pavillion	N	Major Deficiencies	No Picnic tables outside the pavilions had a path directly to the table	Extend walkways to picnic pads	3-5 Years
Canyon Glen	Pavillion	N	Major Deficiencies	No clear floor space	Either rearrange or remove tables to fit compliance or extend the pavement in the pavilion to meet the requirement.	3-5 Years
Canyon Glen	Pavillion	N	Minor Deficiencies	No turn around space	Either rearrange or remove tables to fit compliance or extend the pavement in the pavilion to meet the requirement.	3-5 Years
Canyon Glen	Pavillion	Y	No issues documented	At least 1 is accessible		
Canyon Glen	Pavillion	Y	No issues documented	At least 1 is accessible		

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Canyon Glen	Amphitheater	N	Major Deficiencies	Nothing in this Amphitheater complies with ADA or code there are too many items to list. Please see chapter 8 of 2010 ADA standards for all requirements	Further inspection of the amphitheater needed to fully access the amount of items that need to be completed to make this amenity compliant. Complete reconstruction of the amphitheater may be required.	7-10 Years
Canyon Glen	Amphitheater	N	Major Deficiencies			7-10 Years
Canyon Glen	Amphitheater	N	Major Deficiencies			7-10 Years
Canyon Glen	Trail/River Access	N	Major Deficiencies	Bike trail technically connected to a path but the slope is extremely steep outside of ADA parameters	Level the ground leading to the trail. May require significant changes to the trail to make this compliant.	7-10 Years
Carterville	Accessible Routes	Y	N/A			
Carterville	Accessible Routes	Y	N/A			
Carterville	Pavillion	Y	No issues documented			
Carterville	Pavillion	N	Major Deficiencies	No clear floor spaces	Rearrange or remove tables to add space or extend floor space.	3-5 Years
Carterville	Pavillion	Y	No issues documented			
Carterville	Pavillion	N	Major Deficiencies	No clear floor spaces	Rearrange or remove tables to add space or extend floor space.	3-5 Years
Carterville	Restrooms	N	Major Deficiencies	Inadequate, some elements provided but not all	Complete necessary items to bathroom as needed. If required, a complete remodel of the bathroom may be required to meet compliance.	7-10 Years
Carterville	Restrooms	Y	N/A			
Carterville	Restrooms	N	Major Deficiencies	Missing 18" vert. only	Install appropriate grab bars.	1-4 Years
Carterville	Restrooms	N	Major Deficiencies	Too high, some not provided	Move amenities to the appropriate height.	1-4 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Carterville	Restrooms	N	Major Deficiencies	Knee/Toe Clearance	Move amenities to the appropriate height. If fixture impedes knee toe clearance, replacement will be necessary.	7-10 Years
Carterville	Restrooms	Y	No issues documented			
Carterville	Restrooms	N	Major Deficiencies	There is not enough clear floor space for an ADA entrance into the restrooms	Remodel of the entrance required. May facilitate a complete remodel of the restroom.	7-10 Years
Carterville	Restrooms	N	Major Deficiencies	Too high	Lower fixtures to the appropriate height.	7-10 Years
Carterville	Drinking Fountains	N	Major Deficiencies	There are 2 drinking fountains, 1 at each pavilion both are not compliant heights for HI or Lo	Raise and lower fountains to the appropriate heights. Increase pad or rearrange fountain to meet the clear floor space requirement.	7-10 Years
Carterville	Drinking Fountains	N	Major Deficiencies	Too high for all types		7-10 Years
Carterville	Drinking Fountains	N	Major Deficiencies	Not Provided		7-10 Years
Carterville	Signage	Y	N/A			
Carterville	Signage	N	Major Deficiencies	No Tactile/Braille	Install appropriate signage.	1-4 Years
Carterville	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not on an accessible route	Extend walkways to amenities.	3-5 Years
Carterville	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not present	Install a playground guide.	1-4 Years
Carterville	Sports Fields/Baseball	Y	No issues documented			
Carterville	Sports Fields/Baseball	Y	N/A			
Carterville	Sports Fields/Baseball	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Carterville	Sports Fields/Soccer	Y	No issues documented	There is no distinguishable soccer field, only an open grass area		
Carterville	Sports Fields/Soccer	Y	No issues documented			
Carterville	Sports Fields/Soccer	Y	No issues documented			
Carterville	Basketball Courts	N	Minor Deficiencies	Only 1 entrance	Create a second entrance to meet requirement.	3-5 Years
Carterville	Basketball Courts	Y	N/A			
Carterville	Basketball Courts	Y	No issues documented			
Carterville	Volleyball Court	N	Major Deficiencies	Not on an accessible route	Extend walkway to reach amenity.	3-5 Years
Carterville	Volleyball Court	Y	N/A			
Carterville	Volleyball Court	Y	N/A			
Carterville	Picnic Pads	N	Major Deficiencies	Not on an accessible route	Extend walkway to reach amenity.	3-5 Years
Carterville	Picnic Pads	N	Major Deficiencies	No clear floor space	Extend pad to accommodate floor space and seating.	3-5 Years
Carterville	Benches	Y				
Carterville	Fire Pits/BBQ	N	Major Deficiencies	Not on an accessible route	Extend pad to accommodate an accessible route and entrance/exit.	3-5 Years
Carterville	Fire Pits/BBQ	Y	No issues documented			
East Bay Nature Unit	Parking	N	Major Deficiencies	This is an old parking lot is overgrown with vegetation. It is in need of repair and there is no markings placed anywhere. Since there is no infrastructure or trails provided ADA compliance is not required until infrastructure is provided.	Redo of the parking lot may be required if amenities are added. Since East Bay has no plans currently, no action is required to make this compliant.	7-10 Years
East Bay Nature Unit	Parking	Y	No issues documented			
East Bay Nature Unit	Parking	N	Major Deficiencies			7-10 Years
East Bay Nature Unit	Parking	N	Major Deficiencies			7-10 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
East Bay Nature Unit	Parking	N	Major Deficiencies			7-10 Years
East Bay Nature Unit	Parking	N	Major Deficiencies			7-10 Years
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Accessible Routes	Y	N/A			
East Bay Nature Unit	Trail/River Access	Y	N/A	There was no distinguishable trail		
Exchange	Accessible Routes	Y	N/A			
Exchange	Accessible Routes	Y	No issues documented			
Exchange	Accessible Routes	Y	No issues documented			
Exchange	Accessible Routes	N	Major Deficiencies	There are two walk ways provided from separate parking areas and the walkways do not connect. Amenities do have an	Extend walkway to reach all amenities.	3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
				accessible route, but they are not all connected		
Exchange	Accessible Routes	Y	N/A			
Exchange	Accessible Routes	Y	N/A			
Exchange	Accessible Routes	N	Minor Deficiencies	Cross slopes >2%	Level cross slopes	3-5 Years
Exchange	Accessible Routes	N	Minor Deficiencies	Cross slopes >2%	Level cross slopes.	3-5 Years
Exchange	Accessible Routes	Y	N/A			
Exchange	Accessible Routes	Y	N/A			
Exchange	Pavillion	Y	No issues documented	Not Accessible, but park provides one		
Exchange	Pavillion	Y	No issues documented			
Exchange	Pavillion 2	Y	No issues documented	This Pavillion is Accessible		
Exchange	Pavillion 2	Y	No issues documented			
Exchange	Pavillion 3	Y	No issues documented	Not Accessible, but park provides one		
Exchange	Pavillion 4	Y	No issues documented			
Exchange	Pavillion 4	Y	No issues documented	Not Accessible, but park provides one		
Exchange	Pavillion 4	Y	No issues documented			
Exchange	Restrooms	N	Many Major Deficiencies	No Accessible toilet stall provided, 2 urinals are provided and 1 is required to be accessible	Install ADA toilet or urinal. Possible redo of the bathroom may be required depending on the situation.	7-10 Years
Exchange	Restrooms	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Exchange	Restrooms	N	Major Deficiencies	Improperly Installed	Correctly install grab bars.	1-4 Years
Exchange	Restrooms	N	Major Deficiencies	Not provided, and too high	Adjust dispenser heights to compliant heights.	1-4 Years
Exchange	Restrooms	N	Minor Deficiencies	Insulated P-trap	Insulate P trap	1-4 Years
Exchange	Restrooms	N	Major Deficiencies	Too high >40"	Adjust mirrors to proper height.	1-4 Years
Exchange	Restrooms	N	Major Deficiencies	Multiple issues of no turning space in bathroom and entry to building	Possible remodel of the bathroom may be required to meet turning space requirements.	7-10 Years
Exchange	Restrooms	N	Major Deficiencies	Too high	Adjust fixture heights to meet compliance.	7-10 Years
Exchange	Drinking Fountains	N	Major Deficiencies	height does not comply with either HI or low	Adjust drinking fountain heights to meet compliance.	3-5 Years
Exchange	Drinking Fountains	N	Major Deficiencies	height does not comply with either HI or low		3-5 Years
Exchange	Drinking Fountains	Y	No issues documented			
Exchange	General Signage	Y	N/A			
Exchange	General Signage	N	Major Deficiencies	No Tactile/Braille	Install applicable signage.	1-4 Years
Exchange	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Exchange	Playground(s)/ Slash Pad/ Equipment	Y	No issues documented			
Exchange	Volleyball Court	N	Major Deficiencies	Not on an accessible route	Extend walkway to reach amenities.	3-5 Years
Exchange	Volleyball Court	Y	N/A			
Exchange	Volleyball Court	Y	N/A			
Exchange	Horseshoe Pits	N	Major Deficiencies	Not on an accessible route		3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Exchange	Benches	N	Major Deficiencies	Not on an accessible route		3-5 Years
Exchange	Fire Pits/BBQ	Y	No issues documented	at least one is on accessible route		
Exchange	Fire Pits/BBQ	Y	No issues documented			
Exchange	Trail/River Access	Y	No issues documented	Entrance at one of the parking		
Exchange	Concession	Y	N/A	Did not find a concessions stand at park		
Harbor Park	Accessible Routes	Y	N/A			
Harbor Park	Accessible Routes	Y	No issues documented			
Harbor Park	Accessible Routes	Y	N/A			
Harbor Park	Accessible Routes	N	Major Deficiencies	There is a public sidewalk that borders the park, but there is no accessible path connecting amenities	Create walkway to reach all amenities.	7-10 Years
Harbor Park	Accessible Routes	Y	N/A			
Harbor Park	Accessible Routes	Y	N/A			
Harbor Park	Accessible Routes	Y	No issues documented			
Harbor Park	Accessible Routes	Y	N/A			
Harbor Park	Accessible Routes	Y	No issues documented			
Harbor Park	Accessible Routes	Y	N/A			
Harbor Park	Accessible Routes	Y	N/A			
Harbor Park	Pavilions	N	Major Deficiencies	Not on Accessible route	Extend walkway to reach amenity. Rearrange tables or remove to create clear floor space.	3-5 Years
Harbor Park	Pavilions	N	Major Deficiencies	No clear floor spaces		3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Harbor Park	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Harbor Park	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not present	Install a playground guide.	1-4 Years
Harbor Park	Benches	N	Major Deficiencies	No Clear floor space	Expand or create a larger area to create floor space.	3-5 Years
Joaquin	Accessible Routes	Y	N/A			
Joaquin	Accessible Routes	N	Minor Deficiencies	uneven surfaces	Level public sidewalk. Add entrance to play equipment. Repair path and remove vegetation to meet compliance.	7-10 Years
Joaquin	Accessible Routes	Y	N/A			
Joaquin	Accessible Routes	Y	N/A			
Joaquin	Accessible Routes	Y	N/A			
Joaquin	Accessible Routes	N	Minor Deficiencies	uneven surfaces		3-5 Years
Joaquin	Accessible Routes	Y	N/A			
Joaquin	Accessible Routes	Y	No issues documented			
Joaquin	Accessible Routes	Y	N/A			
Joaquin	Accessible Routes	Y	N/A			
Joaquin	Pavilions	Y	No issues documented			
Joaquin	Pavilions	Y	No issues documented			
Joaquin	Restrooms	Y	No issues documented			
Joaquin	Restrooms	Y	N/A			
Joaquin	Restrooms	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Joaquin	Restrooms	N	Minor Deficiencies	Inadequate, some not provided	Adjust dispenser height and add missing items as needed. Install dispensers with either levers or another style to meet ADA requirement.	1-4 Years
Joaquin	Restrooms	N	Major Deficiencies	Knee/Toe Clearance	Adjust so that the knee toe requirement is required. May require retrofit or remodel of the restroom. Adjust bench so that obstruction is removed.	3-5 Years
Joaquin	Restrooms	Y	No issues documented			
Joaquin	Restrooms	N	Major Deficiencies	Bench installed by Restroom entrances obstructs working space to handle door hardware and enter bathroom		3-5 Years
Joaquin	Restrooms	Y	No issues documented			
Joaquin	Drinking Fountains	N	Major Deficiencies	Low Only	Install drinking fountain to meet the high height requirement.	3-5 Years
Joaquin	Drinking Fountains	N	Major Deficiencies	Low drinking fountain in compliance, high also required		3-5 Years
Joaquin	Drinking Fountains	Y	No issues documented			
Joaquin	General Signage	Y	N/A			
Joaquin	General Signage	N	Major Deficiencies	On Door, not tactile	Install applicable signage.	1-4 Years
Joaquin	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Joaquin	Playground(s)/ Slash Pad/ Equipment	N	Major Deficiencies	Not compliant	Install a playground guide.	1-4 Years
Joaquin	Picnic Pads	Y	No issues documented	At least one is accessible		
Joaquin	Picnic Pads	Y	No issues documented	At least one is accessible		
Joaquin	Benches	Y	No issues documented	At least one is accessible		
Joaquin	Fire Pits/BBQ	Y	No issues documented	At least one is accessible		
Joaquin	Fire Pits/BBQ	Y	No issues documented	At least one is accessible		

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Kiwanis	Parking	N	Major Deficiencies	missing, painting provided only	Install the appropriate signage.	1-4 Years
Kiwanis	Parking	Y	No issues documented			
Kiwanis	Parking	N	Major Deficiencies	Not large enough for van accessible	Repaint stalls to the correct widths to meet the requirement. May require that the entire parking lot be repainted and reconfigured.	1-4 Years
Kiwanis	Parking	N	Major Deficiencies	No van accessible stall	Install van stall with applicable signage.	1-4 Years
Kiwanis	Parking	N	Major Deficiencies	2 required only 1 provided	Increase the number of ADA stall to fulfill the standard.	1-4 Years
Kiwanis	Parking	Y	No issues documented			
Kiwanis	Accessible Routes	Y	N/A			
Kiwanis	Accessible Routes	Y	No issues documented			
Kiwanis	Accessible Routes	Y	No issues documented			
Kiwanis	Accessible Routes	N	Major Deficiencies	Accessible route is split in two ends of the park and does not connect, not all amenities are connected, route is in need of repair		7-10 Years
Kiwanis	Accessible Routes	Y	No issues documented			
Kiwanis	Accessible Routes	Y	No issues documented	Ones that exist are not in compliance, but have alternate accessible route		
Kiwanis	Accessible Routes	N	Major Deficiencies	Cross slopes >2%	Level Cross Slopes. May need extensive grading to meet the requirements.	3-5 Years
Kiwanis	Accessible Routes	Y	No issues documented			
Kiwanis	Accessible Routes	N	Major Deficiencies	Cross slopes >2%		3-5 Years
Kiwanis	Accessible Routes	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Kiwanis	Accessible Routes	Y	N/A			
Kiwanis	Playground Equipment	Y	No issues documented			
Kiwanis	Playground Equipment	N	Major Deficiencies	Not present	Install a playground guide.	1-4 Years
Kiwanis	Pavillion 1	Y	No issues documented			
Kiwanis	Pavillion 1	N	Major Deficiencies	No clear floor spaces	Extension of the paths to all amenities is needed. Tables either need to be removed or replaced to create floor space or the concrete pad needs to be extended to allow for the requirement.	7-10 Years
Kiwanis	Pavillion 2	N	Major Deficiencies	Not on accessible route		7-10 Years
Kiwanis	Pavillion 2	N	Major Deficiencies	No clear floor spaces		7-10 Years
Kiwanis	Pavillion 3	N	Major Deficiencies	Not on accessible route		7-10 Years
Kiwanis	Pavillion 3	N	Major Deficiencies	No clear floor spaces		7-10 Years
Kiwanis	Pavillion 4	N	Major Deficiencies	Not on accessible route		7-10 Years
Kiwanis	Pavillion 4	N	Major Deficiencies	No clear floor spaces		7-10 Years
Kiwanis	Restrooms	N	Major Deficiencies	Men's Bathroom 2 urinals provided 1 must be accessible	Install an ADA urinal to meet the requirement. Installation of grab bars and dispensers at the appropriate heights is also necessary. Since there isn't adequate turn space, a retro fit may need to be done. If that is not possible, it may require a redo of the restroom. Knee toe clearances need to be adjusted	3-5 Years
Kiwanis	Restrooms	Y	N/A			
Kiwanis	Restrooms	N	Major Deficiencies	Missing 18" vert. only		1-4 Years
Kiwanis	Restrooms	N	Major Deficiencies	Some missing, some too high		1-4 Years
Kiwanis	Restrooms	N	Major Deficiencies	Knee/Toe Clearance		3-5 Years
Kiwanis	Restrooms	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Kiwanis	Restrooms	N	Major Deficiencies	Inadequate turning space to enter building	requiring the movement of sinks.	7-10 Years
Kiwanis	Restrooms	Y	No issues documented			
Kiwanis	Drinking Fountains	N	Major Deficiencies	3 total, 1 at restroom and 2 at pavilions. Only standing persons only	Install drinking fountain to meet the high height requirement. May need to apply more depending on the current location.	3-5 Years
Kiwanis	Drinking Fountains	N	Major Deficiencies	Adequate for standing persons only		3-5 Years
Kiwanis	Drinking Fountains	N	Major Deficiencies	Adequate for restroom only		3-5 Years
Kiwanis	General Signage	Y	N/A			
Kiwanis	General Signage	Y	No issues documented			
Kiwanis	Sports Fields Soccer	Y	No issues documented			
Kiwanis	Sports Fields Soccer	Y	N/A			
Kiwanis	Sports Fields Soccer	Y	N/A			
Kiwanis	Tennis Courts	Y	No issues documented	Not on an accessible route, No accessible gate hardware		
Kiwanis	Tennis Courts	Y	N/A			
Kiwanis	Tennis Courts	Y	N/A			
Kiwanis	Benches	Y	No issues documented	At least one accessible bench is provided		
Kiwanis	Fire Pits/BBQ	N	Major Deficiencies	Not on an accessible route	Extend the route to the amenity.	3-5 Years
Kiwanis	Fire Pits/BBQ	Y	No issues documented			
Lions Park	Parking 1	N	Major Deficiencies	This is an asphalt parking lot with no parking stalls or markings. Asphalt is uneven and in need of replacement.	Parking lot may need to be replaced. If it is found that it can be repaired to meet the requirement, the cost would be significantly lower. Repaint stalls and install appropriate signage.	7-10 Years
Lions Park	Parking 1	N	Major Deficiencies	Asphalt in need of repair uneven surfaces		3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Lions Park	Parking 1	N	Major Deficiencies	No stalls		1-4 Years
Lions Park	Parking 1	N	Major Deficiencies	No stalls		1-4 Years
Lions Park	Parking 1	N	Major Deficiencies	No stalls, there are ADA stalls at the other parking, but ADA stalls need to be dispersed evenly between both parking lots		1-4 Years
Lions Park	Parking 1	N	Major Deficiencies	Asphalt in need of repair uneven surfaces		3-5 Years
Lions Park	Parking 2	N	Major Deficiencies	There is ADA stalls painted on the asphalt, but no sign posts provided	Install appropriate signage.	1-4 Years
Lions Park	Parking 2	Y	No issues documented			
Lions Park	Parking 2	Y	No issues documented			
Lions Park	Parking 2	N	Minor Deficiencies	Stall is provided, but no sign post designating the stall as van accessible	Install appropriate signage.	1-4 Years
Lions Park	Parking 2	Y	No issues documented			
Lions Park	Parking 2	Y	No issues documented			
Lions Park	Accessible Routes	Y	N/A			
Lions Park	Accessible Routes	N	Major Deficiencies	Public sidewalk at South Parking lot borders stream several feet above with no guardrails or fall protection	Installation of guard rails is needed.	7-10 Years
Lions Park	Accessible Routes	N	Major Deficiencies	Non-compliant ramps at North Parking, South parking is compliant	Redo ramps in the north parking lot.	3-5 Years
Lions Park	Accessible Routes	N	Major Deficiencies	In general there is an adequate sidewalk that connects almost all amenities on an accessible path. There are several bridges on the path that go over the stream and are not adequate with slope, surfaces, railing, guardrails etc.	Installation of guard rails is needed.	7-10 Years
Lions Park	Accessible Routes	Y	No issues documented	Where provided at south parking they are compliant,		

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Lions Park	Accessible Routes	N	Minor Deficiencies	Bridges crossing stream are all considered ramps, some surfaces uneven and not ADA compliant	Bridges will need to have a retrofit or be redone to meet the slope standards. Surfaces will need to be fixed to accommodate.	7-10 Years
Lions Park	Accessible Routes	Y	No issues documented			
Lions Park	Accessible Routes	N	Major Deficiencies		Level slopes and ramps to fit ADA standard.	3-5 Years
Lions Park	Accessible Routes	N	Major Deficiencies	There are some parts of the accessible path that exceed 1:12		7-10 Years
Lions Park	Accessible Routes	Y	N/A			
Lions Park	Accessible Routes	N	Major Deficiencies	All bridges are of different construction, but not all contain proper edge protection where guardrails are provided.	Guardrails and edge protection will need to be installed on the bridges.	7-10 Years
Lions Park	Pavilions 1	Y	No issues documented			
Lions Park	Pavillions1	Y	No issues documented			
Lions Park	Pavilions 2	Y	No issues documented			
Lions Park	Pavillion 2	Y	No issues documented	Not accessible, but north pavilion is and that complies with the ADA requirement		
Lions Park	Restrooms 1	N	Major Deficiencies	2 urinals are provided in the men's bathroom, 1 must be made accessible	Install an ADA urinal. May require a redo of the restroom.	3-5 Years
Lions Park	Restrooms 1	Y	N/A			
Lions Park	Restrooms 1	N	Major Deficiencies	Missing 18" vert. only	Install the appropriate grab bars.	1-4 Years
Lions Park	Restrooms 1	Y	No issues documented			
Lions Park	Restrooms 1	N	Major Deficiencies	Knee/Toe Clearance	Fixtures need to be adjusted to meet this requirement.	3-5 Years
Lions Park	Restrooms 1	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Lions Park	Restrooms 1	N	Major Deficiencies	Turning space to enter the restrooms is not large enough	Extend clear floor space to accommodate. Restroom may need to be redone if turning space cannot be added to the facility.	7-10 Years
Lions Park	Restrooms 1	Y	No issues documented			
Lions Park	Restrooms 2	Y	N/A	City list provided states there is another restroom, but none was found on site		
Lions Park	Restrooms 2	Y	N/A			
Lions Park	Restrooms 2	Y	N/A			
Lions Park	Restrooms 2	Y	N/A			
Lions Park	Restrooms 2	Y	N/A			
Lions Park	Restrooms 2	Y	N/A			
Lions Park	Restrooms 2	Y	N/A			
Lions Park	Restrooms 2	Y	N/A			
Lions Park	Drinking Fountains	N	Major Deficiencies	Only Hi drinking fountains provided 1 at north restroom, and 1 at North pavilion	Install low drinking fountains where appropriate.	3-5 Years
Lions Park	Drinking Fountains	N	Major Deficiencies	Only High compliant, %50 must be low		3-5 Years
Lions Park	Drinking Fountains	N	Major Deficiencies	Adequate at North restroom, but not at north pavilion	Extend clear floor space by either rearranging items in it or extending the pad.	3-5 Years
Lions Park	General Signage	Y	N/A			
Lions Park	General Signage	N	Minor Deficiencies	No Tactile/Braille, signs are on the door	Install the appropriate signage.	1-4 Years
Lions Park	Playground Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Lions Park	Playground Equipment	N	Major Deficiencies	Not compliant	Install a playground guide.	1-4 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Lions Park	Sports Fields/Baseball	N	Major Deficiencies	Not on an accessible route	Extend the route to the amenity.	3-5 Years
Lions Park	Sports Fields/Baseball	N	Major Deficiencies	Not on an accessible route		3-5 Years
Lions Park	Sports Fields/Baseball	N	Major Deficiencies	Not on an accessible route		3-5 Years
Lions Park	Sports Fields Soccer	Y	No issues documented	Just an open field there is no markings showing a soccer field		
Lions Park	Sports Fields Soccer	Y	No issues documented			
Lions Park	Sports Fields Soccer	Y	No issues documented			
Lions Park	Sports Courts/Volleyball	N	Major Deficiencies	Not on an accessible route		3-5 Years
Lions Park	Sports Courts/Volleyball	Y	N/A			
Lions Park	Sports Courts/Volleyball	Y	N/A			
Lions Park	Picnic Pads	Y	No issues documented	At least 1 picnic pad is accessible		
Lions Park	Picnic Pads	Y	No issues documented			
Lions Park	Benches	N	Major Deficiencies	No turn around space	Extend the path and pad to create floor space.	3-5 Years
Lions Park	Horseshoe Pits	N	Major Deficiencies	Not on an accessible route	Extend the route to the amenity.	3-5 Years
Lions Park	Bike Racks	Y	No issues documented	Total of 2 provided		
Lions Park	Bike Racks	Y	No issues documented			
Maeser	Accessible Routes	Y	N/A			
Maeser	Accessible Routes	Y	No issues documented	Park is only accessible from public side walk surrounding the park two entrance on either end		
Maeser	Accessible Routes	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Maeser	Accessible Routes	N	Major Deficiencies	Park has a general asphalt walkway that goes around the interior of the park not all amenities are reached by the walkway	Extend the route to all amenities.	3-5 Years
Maeser	Accessible Routes	Y	N/A			
Maeser	Accessible Routes	Y	N/A			
Maeser	Accessible Routes	N	Major Deficiencies	Asphalt walkway provided for park is old and in need of repair. Cracking, potholes and slope	Replacement of the route may be necessary if repairs are not feasible.	7-10 Years
Maeser	Accessible Routes	Y	N/A			
Maeser	Accessible Routes	N	Major Deficiencies	In general Cross slopes >2%	Level cross slopes.	3-5 Years
Maeser	Accessible Routes	Y	N/A			
Maeser	Accessible Routes	Y	N/A			
Maeser	Pavilions	Y	N/A			
Maeser	Pavilions	N	Major Deficiencies	Not identified and no clear floor space to access	Rearrange tables or remove them to create floor space for turning. Otherwise, extend the pad.	3-5 Years
Maeser	Restrooms	Y	No issues documented			
Maeser	Restrooms	Y	N/A			
Maeser	Restrooms	N	Minor Deficiencies	No vertical grab bar	Install grab bar	1-4 Years
Maeser	Restrooms	Y	No issues documented			
Maeser	Restrooms	N	Major Deficiencies	Too high	Install toilets that are compliant.	3-5 Years
Maeser	Restrooms	Y	No issues documented			
Maeser	Restrooms	N	Major Deficiencies	Both bathrooms entrances do not have the turning space to get into the building	A redo of the restroom may be needed in order to fit compliance.	7-10 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Maeser	Restrooms	N	Major Deficiencies	Too high	Lower fixtures to the appropriate height.	3-5 Years
Maeser	Drinking Fountains	N	Major Deficiencies	High only	Install a low height drinking fountain.	3-5 Years
Maeser	Drinking Fountains	N	Minor Deficiencies	Standing water fountain in compliance, but low not provided		3-5 Years
Maeser	Drinking Fountains	Y	No issues documented			
Maeser	General Signage	Y				
Maeser	General Signage	N	Major Deficiencies	Sign states that the bathroom is wheelchair accessible, but clear floor space is too small for that to be true.	A redo of the restroom may be needed in order to fit compliance.	7-10 Years
Maeser	Playground Equipment	N	Minor Deficiencies	Not on an accessible route, no ramped access	Provide ramped access to the equipment.	3-5 Years
Maeser	Playground Equipment	Y	No issues documented			
Maeser	Sports Courts/Basketball	N	Major Deficiencies	Not on an accessible route	Extend the route to the amenity.	3-5 Years
Maeser	Sports Courts/Basketball	Y	N/A			
Maeser	Sports Courts/Basketball	Y	N/A			
Maeser	Picnic Pads	N	Major Deficiencies	All Picnic benches outside the pavilion are on isolated pads, and not accessible to ADA	A endo of outside entrance may to needed in order is fit compliance.	3-5 Years
Maeser	Picnic Pads	N	Major Deficiencies	No clear floor space		3-5 Years
Maeser	Benches	Y				
Maeser	Fire Pits/BBQ	N	Major Deficiencies	Not on an accessible route, No Clear Floor Space. 2 are located within the pavilion and too many picnic benches are preventing ADA access	Extend the access to the amenity. Remove some of the picnic tables for floor space.	3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Maeser	Fire Pits/BBQ	Y	No issues documented			
Maeser	Pavilions	N	Major Deficiencies	There is an accessible route to the pavilion, but the pad is so small and the pavilion is overcrowded with picnic benches that there is no clear way ADA can access any of the amenities or maneuver through the pavilion	Additional accessible ADA access may be needed in order to fit compliance.	7-10 Years
Memorial	Accessible Routes	N	Minor Deficiencies	Bus stop borders park, but concrete path is broken and in need of repair	Partial repair of the path is needed.	7-10 Years
Memorial	Accessible Routes	N	Minor Deficiencies	in minor need of repair, uneven surfaces		7-10 Years
Memorial	Accessible Routes	Y	N/A			
Memorial	Accessible Routes	N	Major Deficiencies	Not all amenities are on an accessible route	Extend the path to all amenities.	3-5 Years
Memorial	Accessible Routes	Y	No issues documented			
Memorial	Accessible Routes	Y	N/A			
Memorial	Accessible Routes	N	Minor Deficiencies	Cross slopes >2%	Level cross slopes	3-5 Years
Memorial	Accessible Routes	Y	N/A			
Memorial	Accessible Routes	N	Minor Deficiencies	Cross slopes >2%	Level cross slopes	3-5 Years
Memorial	Accessible Routes	Y	N/A			
Memorial	Accessible Routes	Y	N/A			
Memorial	Playground Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Memorial	Playground Equipment	N	Major Deficiencies	Not present	Install a playground guide.	1-4 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Memorial	Benches	N	Major Deficiencies	Clear floor space	Extend the floor space to meet the requirement by extending the pad.	3-5 Years
Memorial	Interpretive Area	Y	No issues documented			
Memorial	Interpretive Area	Y	No issues documented			
Memorial	Picnic Benches	N	Major Deficiencies	Not on accessible route	Extend the path to all amenities.	3-5 Years
Memorial	Picnic Benches	N	Major Deficiencies	No Clear Floor space	Extend the floor space to meet the requirement by extending the pad.	3-5 Years
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	N	Major Deficiencies	Small Park, The only access is from Public walk approximately 100 ft in length. All amenities are separated by a grass field and have no accessible route to any park feature	Extend the path to all amenities.	7-10 Years
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	N	Major Deficiencies	No route provided	Extend the path to all amenities.	7-10 Years
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	Y	N/A			
Neighborhood	Accessible Routes	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Neighborhood	General Signage	Y	N/A			
Neighborhood	General Signage	Y	N/A			
Neighborhood	Playground Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	7-10 Years
Neighborhood	Playground Equipment	N	Major Deficiencies	Not present	Install a playground guide.	1-4 Years
Neighborhood	Sports Courts/Basketball	N	Major Deficiencies	Not on an accessible route	Extend the path to all amenities.	7-10 Years
Neighborhood	Sports Courts/Basketball	Y	N/A			
Neighborhood	Sports Courts/Basketball	Y	N/A			
Neighborhood	Picnic Pads	N	Major Deficiencies	Not on an accessible route	Extend the path to all amenities.	7-10 Years
Neighborhood	Picnic Pads	N	Major Deficiencies	Not on an accessible route	Extend the path to all amenities.	7-10 Years
Neighborhood	Benches	N	Major Deficiencies	Not on an accessible route or any other ADA provisions provided	Extend the path to all amenities. Benches need to have turning and clear floor space added.	3-5 Years
Neighborhood	Fire Pits/BBQ	N	Major Deficiencies	Not on an accessible route	Extend the path to all amenities.	3-5 Years
Neighborhood	Fire Pits/BBQ	N	Major Deficiencies	No clear floor space	Extend pad to increase floor space.	3-5 Years
North	Pavillion 1	N	Major Deficiencies	No accessible route	Extend the path to all amenities.	7-10 Years
North	Pavillion 1	N	Major Deficiencies	No clear floor spaces	Remove tables or rearrange them to allow for clear floor spaces.	7-10 Years
North	Restrooms	N	Major Deficiencies	Men's restroom 2 urinals are provided, currently 1 is required to be accessible	Install an ADA compliant urinal. May need to redo the restroom to accommodate it.	3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Paul Ream	Parking	N	Major Deficiencies	Currently there is no ADA Parking provided, signs, stalls, markings, etc....and the entrance from the parking to the Park/Trail is currently under construction. Cannot inspect	More information is needed in order to create a plan of action.	1-4 Years
Paul Ream	Parking	N	Major Deficiencies			3-5 Years
Paul Ream	Parking	N	Major Deficiencies			1-4 Years
Paul Ream	Parking	N	Major Deficiencies			1-4 Years
Paul Ream	Parking	N	Major Deficiencies			1-4 Years
Paul Ream	Parking	N	Major Deficiencies			1-4 Years
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	N	Major Deficiencies	Currently the path from parking to the park/Provo river trail is under construction	Extend path to all amenities	
Paul Ream	Accessible Routes	N	Major Deficiencies	There is no accessible path between amenities at the park, occasionally there is an old asphalt walk that is in need of major repair and cannot be considered an actual path.	Extend path to all amenities; apply repairs as needed.	7-10 Years
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	Y	N/A			
Paul Ream	Accessible Routes	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Paul Ream	Pavillion 1	N	Major Deficiencies	Not on accessible route	Extend path to all amenities	7-10 Years
Paul Ream	Pavillion 1	Y	No issues documented			
Paul Ream	Pavillion 2	N	Major Deficiencies	Not on accessible route	Extend path to all amenities	7-10 Years
Paul Ream	Pavillion 2	N	Major Deficiencies	No clear floor spaces	Rearrange tables or remove them to create floor space for turning. Otherwise, extend the pad.	7-10 Years
Paul Ream	Pavillion 3	N	Major Deficiencies	Not on accessible route	Extend path to all amenities	7-10 Years
Paul Ream	Pavillion 3	N	Major Deficiencies	No clear floor spaces	Rearrange tables or remove them to create floor space for turning. Otherwise, extend the pad.	7-10 Years
Paul Ream	Pavillion 4	N	Major Deficiencies	Not on accessible route	Extend path to all amenities	7-10 Years
Paul Ream	Pavillion 4	N	Major Deficiencies	No clear floor spaces	Rearrange tables or remove them to create floor space for turning. Otherwise, extend the pad.	7-10 Years
Paul Ream	Restrooms	N	Major Deficiencies	Men's bathroom provides 2 urinals, one must be accessible	Install an ADA compliant urinal. May need to redo the restroom to accommodate it.	3-5 Years
Paul Ream	Restrooms	Y	N/A			
Paul Ream	Restrooms	N	Many Major Deficiencies	Multiple bars missing		1-4 Years
Paul Ream	Restrooms	N	Major Deficiencies	Too high	Reinstall dispensers to the appropriate height.	1-4 Years
Paul Ream	Restrooms	Y	No issues documented			
Paul Ream	Restrooms	Y	N/A	Painted over		
Paul Ream	Restrooms	N	Major Deficiencies	No clear floor space to enter building to access stalls	Restroom needs reconstruction to fit the standards.	7-10 Years
Paul Ream	Restrooms	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Paul Ream	Drinking Fountains	N	Major Deficiencies	Low Only @ restroom	Install high height fountain.	3-5 Years
Paul Ream	Drinking Fountains	N	Major Deficiencies	Low ok, but must provide high also	Install appropriate signage.	3-5 Years
Paul Ream	Drinking Fountains	Y	No issues documented			
Paul Ream	General Signage	Y	N/A			
Paul Ream	General Signage	N	Major Deficiencies	On Door, not tactile/braille	Install appropriate signage.	1-4 Years
Paul Ream	Playground Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Paul Ream	Playground Equipment	N	Major Deficiencies	Not present	Install a playground guide.	1-4 Years
Paul Ream	Picnic Pads	N	Major Deficiencies	Not on an accessible route	Extend path to all amenities	7-10 Years
Paul Ream	Picnic Pads	N	Major Deficiencies	No clear floor space	Rearrange tables or remove them to create floor space for turning. Otherwise, extend the pad.	3-5 Years
Paul Ream	Benches	N	Major Deficiencies	Not on an accessible route	Extend path to all amenities	7-10 Years
Paul Ream	Fire Pits/BBQ	N	Major Deficiencies	Not on an accessible route	Extend path to all amenities	7-10 Years
Paul Ream	Fire Pits/BBQ	Y	No issues documented			
Paul Ream	Trail/River Access	N	Major Deficiencies	Under Construction		1-4 Years
Paul Ream	Concession	Y	N/A	Did not find a concession stand at park		
Pioneer	Parking 1	N	Major Deficiencies	Provo city states that there are 2 parking lots, in reality there is only angled parking around the perimeter of the park. It appears to be regular sidewalk parking not specific to the park. There		1-4 Years
Pioneer	Parking 1	N	Major Deficiencies			3-5 Years
Pioneer	Parking 1	N	Major Deficiencies			3-5 Years

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Pioneer	Parking 1	N	Major Deficiencies	are painted stalls, but none are accessible and there no route provided from the stalls to the public sidewalk		1-4 Years
Pioneer	Parking 1	N	Major Deficiencies			1-4 Years
Pioneer	Parking 1	N	Major Deficiencies			1-4 Years
Pioneer	Parking 2	Y	N/A			
Pioneer	Parking 2	Y	No issues documented			
Pioneer	Parking 2	N	Major Deficiencies	No route from parking	Extend path to all amenities	3-5 Years
Pioneer	Parking 2	N	Major Deficiencies	No route connected to parking, sidewalk and general concrete walk connect all other amenities	Extend path to all amenities	3-5 Years
Pioneer	Parking 2	Y	No issues documented			
Pioneer	Parking 2	Y	No issues documented			
Pioneer	Parking 2	Y	No issues documented			
Pioneer	Parking 2	Y	No issues documented			
Pioneer	Parking 2	Y	No issues documented			
Pioneer	Parking 2	Y	N/A			
Pioneer	Parking 2	Y	N/A			
Pioneer	Pavillion	Y	No issues documented			
Pioneer	Pavillion	Y	No issues documented			
Pioneer	Restrooms	N	Major Deficiencies	2 urinals are provided in men's restroom, 1 is required to be accessible	Install an ADA compliant urinal. May need to redo the restroom to accommodate it.	3-5 Years
Pioneer	Restrooms	Y	N/A			
Pioneer	Restrooms	N	Major Deficiencies	Missing 18" vert. only	Install grab bar	1-4 Years
Pioneer	Restrooms	N	Major Deficiencies	Some missing, some too high	Install appropriate dispensers at the appropriate heights.	1-4 Years
Pioneer	Restrooms	Y	No issues documented			
Pioneer	Restrooms	Y	No issues documented			

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Pioneer	Restrooms	N	Major Deficiencies	Currently there is not enough turning space to enter the building	Extend concrete pad to accommodate. If this doesn't fix the problem, reconstruction of the restroom may be needed.	3-5 Years
Pioneer	Restrooms	Y	No issues documented			
Pioneer	Drinking Fountains	N	Major Deficiencies	Low Only	Install high height fountain.	3-5 Years
Pioneer	Drinking Fountains	N	Major Deficiencies	Need high drinking fountain provided	Install high height fountain.	3-5 Years
Pioneer	Drinking Fountains	Y	No issues documented			
Pioneer	General Signage	Y	N/A			
Pioneer	General Signage	N	Minor Deficiencies	No Tactile/Braille	Install appropriate signage.	1-4 Years
Pioneer	Playground Equipment	N	Major Deficiencies	Curb drop from accessible route	Provide ramped access to the equipment.	3-5 Years
Pioneer	Playground Equipment	Y	No issues documented			
Pioneer	Splashpad Equipment	Y	No issues documented			
Pioneer	Splashpad Equipment	Y	No issues documented			
Pioneer	Picnic Pads	Y	No issues documented	at least one is accessible		
Pioneer	Picnic Pads	Y	No issues documented			
Pioneer	Benches	Y	No issues documented	at least one is accessible		
Pioneer	Interpretive Area	Y	No issues documented	Pioneer memorial		
Pioneer	Interpretive Area	Y	No issues documented			
Pioneer	Bike Racks	Y	No issues documented			
Pioneer	Bike Racks	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Provost	Accessible Routes	Y		This Park borders Provo ST School. Currently there is no way of accessing the park from the public way. East side of Public way has sidewalk currently under construction. The only way of accessing this park is by parking in the rear portion of the School Parking which is not part of the park, but it can be assumed that the Public will use this parking to access the Park. No curb ramps are provided from the rear school parking to the park. Accessible parking is only provided at the front of the school and this parking only access the front entrance of the school and does not lead to the park on an accessible route		
Provost	Accessible Routes	Y	N/A			
Provost	Accessible Routes	Y	N/A			
Provost	Accessible Routes	N	Major Deficiencies	No route provided, specifically for the 1 pavilion	Extend path to all amenities.	3-5 Years
Provost	Accessible Routes	N	Missing			7-10 Years
Provost	Accessible Routes	Y	N/A			
Provost	Accessible Routes	Y	N/A			
Provost	Accessible Routes	Y	N/A			
Provost	Accessible Routes	Y	N/A			
Provost	Accessible Routes	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Provost	Accessible Routes	Y	N/A			
Provost	General Signage	Y	N/A			
Provost	General Signage	Y	N/A			
Provost	Playground Equipment	Y	N/A	Provo Master sheet states that there is a playground, but according to google maps and inspection playground equipment is clearly on the school property side		
Provost	Playground Equipment	Y	N/A			
Provost	Pavillion	N	Major Deficiencies	There is only 1 pavilion in the park and is not on an accessible route. Pavillion stands on a concrete pad in the middle of a field	Extend path to all amenities.	7-10 Years
Provost	Pavillion	Y	No issues documented			
Lakewood	Benches	N	Major Deficiencies	No Clear floor space	Extend clear floor space at the bench sites.	3-5 Years
Powerline #3	Accessible Routes	Y	N/A			
Powerline #3	Accessible Routes	Y	No issues documented	Park is a small greenspace only bordering the public sidewalk. No infrastructure is provided so ADA compliance is met		
Powerline #3	Accessible Routes	Y	N/A			
Powerline #3	Accessible Routes	Y	N/A			
Powerline #3	Accessible Routes	Y	N/A			
Powerline #3	Accessible Routes	Y	N/A			
Powerline #3	Accessible Routes	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Powerline #3	Accessible Routes	Y	N/A	Park is a small greenspace only bordering the public sidewalk. No infrastructure is provided so ADA compliance is met		
Powerline #3	Accessible Routes	Y	N/A			
Powerline #3	Accessible Routes	Y	N/A			
Powerline #3	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	No issues documented	Park is a small greenspace only bordering a street there is no public sidewalk provided and No infrastructure is provided so ADA compliance is met		
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
Powerline #4	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	No issues documented	It appears to be an alleyway entrance from the public sidewalk to the Lakewood trail there is a closed gated access with no accessible route once you leave the public sidewalk. The natural area has no infrastructure apart from the river trail that is not part of this assessment		
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Accessible Routes	Y	N/A			
The Rivers	Trail/River Access	N	Major Deficiencies	The route from the sidewalk to the river trail is not accessible, multiple issues. It appears that this access was never meant for public use.		7-10 Years
Riverside	Parking 1	N	Major Deficiencies	Asphalt parking provided with stalls, none have markings or signage for ADA stalls. Currently Parking for this park does not provide any ADA Parking to inspect.	Repainting of the lot is needed. Add ADA stalls as needed with the proper dimensions, isles, and signage.	1-4 Years
Riverside	Parking 1	N	Major Deficiencies			1-4 Years
Riverside	Parking 1	N	Major Deficiencies			1-4 Years
Riverside	Parking 1	N	Major Deficiencies			1-4 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Riverside	Parking 1	N	Major Deficiencies	Asphalt parking provided with stalls, none have markings or signage for ADA stalls. Currently Parking for this park does not provide any ADA Parking to inspect.	Repainting of the lot is needed. Add ADA stalls as needed with the proper dimensions, isles, and signage.	1-4 Years
Riverside	Parking 1	N	Major Deficiencies			1-4 Years
Riverside	Parking 2	N	Major Deficiencies			1-4 Years
Riverside	Parking 2	N	Major Deficiencies			1-4 Years
Riverside	Parking 2	N	Major Deficiencies			1-4 Years
Riverside	Parking 2	N	Major Deficiencies			1-4 Years
Riverside	Parking 2	N	Major Deficiencies			1-4 Years
Riverside	Parking 2	N	Major Deficiencies			1-4 Years
Riverside	Accessible Routes	Y	N/A			
Riverside	Accessible Routes	Y	N/A			
Riverside	Accessible Routes	N	Major Deficiencies	No route provided	Extend path to all amenities.	7-10 Years
Riverside	Accessible Routes	N	Major Deficiencies	There is no accessible route interconnecting the amenities of the park, there is a small non compliant walkway connecting 1 parking lot to the Provo river trail, and one parking lot to the restroom	Extend path to all amenities.	7-10 Years
Riverside	Accessible Routes	Y	N/A			
Riverside	Accessible Routes	Y	N/A			
Riverside	Accessible Routes	Y	No issues documented			
Riverside	Accessible Routes	Y	N/A			
Riverside	Accessible Routes	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Riverside	Accessible Routes	Y	N/A			
Riverside	Accessible Routes	Y	N/A			
Riverside	Pavillion 1	N	Major Deficiencies	Not on accessible route	Extend path to all amenities.	7-10 Years
Riverside	Pavillion1	N	Major Deficiencies	No clear floor spaces	Tables need to either be rearranged or removed to create floor space to meet the requirement or extend the concrete pad.	7-10 Years
Riverside	Pavillion 2	N	Major Deficiencies	Not on accessible route	Extend path to all amenities.	7-10 Years
Riverside	Pavillion 2	N	Major Deficiencies	No clear floor spaces	Tables need to either be rearranged or removed to create floor space to meet the requirement or extend the concrete pad.	7-10 Years
Riverside	Restrooms	N	Many Major Deficiencies	Missing 1 accessible toilet stall, and 1 accessible urinal stall		7-10 Years
Riverside	Restrooms	Y	N/A			
Riverside	Restrooms	N	Major Deficiencies	Improperly Installed	Reinstall grab bars to appropriate dimensions and location.	1-4 Years
Riverside	Restrooms	N	Major Deficiencies	Not provided, and some are too high	Reinstall reach ranges paper towel toilet paper soap to appropriate dispensers and location.	1-4 Years
Riverside	Restrooms	N	Minor Deficiencies	Insulated P-trap	Insulate P trap	1-4 Years
Riverside	Restrooms	N	Major Deficiencies	Too high >40"	Too high	3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Riverside	Restrooms	N	Major Deficiencies	Not enough clear floor space to enter building and/or use bathrooms	Reinstall turning space to appropriate dimensions and location.	7-10 Years
Riverside	Restrooms	N	Major Deficiencies	Too high	Reinstall fixture heights to appropriate dimensions and location.	3-5 Years
Riverside	Drinking Fountains	N	Major Deficiencies	Low Only	Install high height fountain.	3-5 Years
Riverside	Drinking Fountains	N	Major Deficiencies	Height for Low ok, High not provided	Install high height fountain.	3-5 Years
Riverside	Drinking Fountains	Y	No issues documented			
Riverside	General Signage	Y	N/A			
Riverside	General Signage	N	Major Deficiencies	No Tactile/Braille	Install proper signage.	1-4 Years
Riverside	Playground Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Riverside	Playground Equipment	Y	No issues documented			
Riverside	Benches	N	Major Deficiencies	Not on an accessible route	Extend path to all amenities.	3-5 Years
Riverside	Trail/River Access	Y	No issues documented	Entrance to Provo River Parkway trail		
Riverview	Pavillion 1	N	Minor Deficiencies	Inadequate	Tables need to either be rearranged or removed to create floor space to meet the requirement or extend the concrete pad.	7-10 Years
Riverview	Pavillion1	N	Major Deficiencies	No clear floor spaces		7-10 Years
Riverview	Pavillion 2	N	Minor Deficiencies	Inadequate		7-10 Years
Riverview	Pavillion 2	N	Major Deficiencies	No clear floor spaces		7-10 Years
Riverview	Restrooms 1	Y	No issues documented			
Riverview	Restrooms 1	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Riverview	Restrooms 1	N	Major Deficiencies	Missing Vertical Grab bars	Install grab bars.	1-4 Years
Riverview	Restrooms 1	Y	No issues documented			
Riverview	Restrooms 1	Y	No issues documented			
Riverview	Restrooms 1	Y	No issues documented			
Riverview	Restrooms 1	N	Major Deficiencies	The turning space entering the bathrooms is too small and would not allow a wheelchair to gain access making the entire bathroom not accessible to ADA	Reconstruction of the bathroom is required to make it compliant.	7-10 Years
Riverview	Restrooms 1	Y	No issues documented			
Riverview	Restrooms 2	Y	No issues documented			
Riverview	Restrooms2	Y	N/A			
Riverview	Restrooms 2	N	Major Deficiencies	Missing Vertical Grab bars	Install grab bars.	1-4 Years
Riverview	Restrooms 2	Y	No issues documented			
Riverview	Restrooms 2	Y	No issues documented			
Riverview	Restrooms 2	Y	No issues documented			
Riverview	Restrooms 2	N	Major Deficiencies	The turning space entering the bathrooms is too small and would not allow a wheelchair to gain access making the entire bathroom not accessible to ADA	Reconstruction of the bathroom is required to make it compliant.	7-10 Years
Riverview	Restrooms 2	Y	No issues documented			
Riverview	Drinking Fountains	N	Major Deficiencies	4 drinking fountains 1 at each pavilion and 1 at each restroom	Install hi lo provided.	
Riverview	Drinking Fountains	N	Major Deficiencies	All Drinking fountains for standing persons were above the 43" Maximum height.	Install heights.	3-5 Years
Riverview	Drinking Fountains	N	Major Deficiencies	Not Provided	Install clear floor spaces.	3-5 Years
Riverview	General Signage	Y				
Riverview	General Signage	Y	No issues documented			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Riverview	Benches	N	Minor Deficiencies	No companion seating	Install entrance exit.	3-5 Years
Riverview	Fire Pits/BBQ	N	Major Deficiencies	No clear floor space, All located at pavilions	Install entrance exit.	3-5 Years
Riverview	Fire Pits/BBQ	Y	No issues documented			
Riverview	Trail/River Access	Y	No issues documented			
Riverview	Bike Racks	Y	No issues documented			
Riverview	Bike Racks	N	Major Deficiencies	No Clear floor space	Install service space.	3-5 Years
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	No issues documented	The Public sidewalk is the only entrance to the park very small. General Sidewalk is old, but maintains proper slope		
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	N/A			
Roadside	Accessible Routes	Y	N/A			
Roadside	Picnic Pads	N	Major Deficiencies	Total of 3 All Not on an accessible route	Extend route to all amenities.	3-5 Years
Roadside	Picnic Pads	N	Major Deficiencies	No clear floor space	Install seating.	3-5 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Rock Canyon	Parking NE	N	Major Deficiencies	>2% cross slope		7-10 Years
Rock Canyon	Parking SE	N	Major Deficiencies	No ADA Stalls, and no ADA elements		1-4 Years
Rock Canyon	Parking SE	N	Major Deficiencies	>2% cross slope		7-10 Years
Rock Canyon	Parking SE	N	Major Deficiencies	No Marked ADA stalls		1-4 Years
Rock Canyon	Parking SE	N	Major Deficiencies	No van accessible stall		1-4 Years
Rock Canyon	Parking SE	N	Major Deficiencies	Insufficient Stalls		1-4 Years
Rock Canyon	Parking SE	N	Major Deficiencies	No Stalls		1-4 Years
Rock Canyon	Parking N	N	Major Deficiencies	No ADA Stalls, and no ADA elements		1-4 Years
Rock Canyon	Parking N	N	Major Deficiencies	>2% cross slope		7-10 Years
Rock Canyon	Parking N	N	Major Deficiencies	No Marked ADA stalls		1-4 Years
Rock Canyon	Parking N	N	Major Deficiencies	No van accessible stall		1-4 Years
Rock Canyon	Parking N	N	Major Deficiencies	Insufficient Stalls		1-4 Years
Rock Canyon	Parking N	N	Major Deficiencies	No Stalls		1-4 Years
Rock Canyon	Parking M	N	Major Deficiencies	No ADA Stalls, and no ADA elements		1-4 Years
Rock Canyon	Parking M	N	Major Deficiencies	>2% cross slope		7-10 Years
Rock Canyon	Parking M	N	Major Deficiencies	No Marked ADA stalls		1-4 Years
Rock Canyon	Parking M	N	Major Deficiencies	No van accessible stall		1-4 Years
Rock Canyon	Parking M	N	Major Deficiencies	Insufficient Stalls		1-4 Years
Rock Canyon	Parking M	N	Major Deficiencies	No Stalls		1-4 Years

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Rock Canyon	Parking NW	N	Major Deficiencies	No ADA Stalls, and no ADA elements		1-4 Years
Rock Canyon	Parking NW	N	Major Deficiencies	>2% cross slope		7-10 Years
Rock Canyon	Parking NW	N	Major Deficiencies	No Marked ADA stalls		1-4 Years
Rock Canyon	Parking NW	N	Major Deficiencies	No van accessible stall		1-4 Years
Rock Canyon	Parking NW	N	Major Deficiencies	Insufficient Stalls		1-4 Years
Rock Canyon	Parking NW	N	Major Deficiencies	No Stalls		1-4 Years
Rock Canyon	accessible Routes	Y	N/A			
Rock Canyon	accessible Routes	Y	No issues documented	One entrance located at West side of park to public curb		
Rock Canyon	Accessible Routes	N	Major Deficiencies	Non-compliant slopes	Level slopes. Will require a significant amount of renovation.	7-10 Years
Rock Canyon	Accessible Routes	N	Major Deficiencies	Non-compliant slopes		7-10 Years
Rock Canyon	Accessible Routes	N	Major Deficiencies	Non-compliant slopes		7-10 Years
Rock Canyon	Accessible Routes	N	Major Deficiencies	Non-compliant slopes		7-10 Years
Rock Canyon	Accessible Routes	N	Major Deficiencies	Non-compliant slopes		7-10 Years
Rock Canyon	accessible Routes	Y	N/A			
Rock Canyon	accessible Routes	Y	N/A			
Rock Canyon	Pavillion 1	Y	N/A			
Rock Canyon	Pavillion 1	Y	No issues documented			
Rock Canyon	Pavillion 2	Y	N/A			

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Rock Canyon	Pavillion 2	Y	No issues documented			
Rock Canyon	Pavillion 3	Y	N/A			
Rock Canyon	Pavillion 3	Y	No issues documented			
Rock Canyon	Pavillion 4	Y	N/A			
Rock Canyon	Pavillion 4	Y	No issues documented			
Rock Canyon	Restroom 1	N	Major Deficiencies	Men's bathroom contains 2 urinals, one must be made to ADA standards per 213.3.3 & 605.2	Install an ADA compliant urinal. May need to redo the restroom to accommodate it.	3-5 Years
Rock Canyon	Restroom 1	Y	N/A			
Rock Canyon	Restroom 1	Y	No issues documented			
Rock Canyon	Restroom 1	Y	No issues documented			
Rock Canyon	Restroom 1	Y	No issues documented			
Rock Canyon	Restroom 1	N	Major Deficiencies	Too high >40"	Reinstall mirrors to the proper height.	3-5 Years
Rock Canyon	Restroom 1	N	Major Deficiencies	The Entry door is less than 36" wide and the door handle is too high, the door swing auto closes into the turning space. Currently this bathroom cannot be accessed by wheelchair, but has ADA signage.	Renovation of this restroom will be required to make the doorway compliant.	7-10 Years
Rock Canyon	Restroom 1	Y	No issues documented			
Rock Canyon	Sports Fields Soccer	N	Major Deficiencies	Not on an accessible route	Install dispensers at appropriate height. Install missing dispensers	7-10 Years
Rock Canyon	Sports Fields Soccer	Y	N/A			
Rock Canyon	Sports Fields Soccer	Y	N/A			
Rock Canyon	Sports Courts Volleyball	N	Major Deficiencies	Not on an accessible route	Install dispensers at appropriate height. Install missing dispensers	7-10 Years

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Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Rock Canyon	Sports Courts Volleyball	Y	N/A			
Rock Canyon	Sports Courts Volleyball	Y	N/A			
Rock Canyon	Disc Golf	Y	No issues documented	Not covered under 2010 ADA		
Rock Canyon	Picnic Pads	N	Major Deficiencies	Not on an accessible route for picnic pads outside of pavilions	Install dispensers on an accessible route for picnic at appropriate height. Install missing dispensers	3-5 Years
Rock Canyon	Picnic Pads	N	Major Deficiencies	No clear floor space	Install at appropriate height. Install missing dispensers	3-5 Years
Rock Canyon	Benches	N	Major Deficiencies	No turn around space, no companion seating		3-5 Years
Rock Canyon	Horseshoe Pits	N	Major Deficiencies	Not on an accessible route	Reinstall dispensers at appropriate height. Install missing dispensers	3-5 Years
Rock Canyon	Trail/River Access	N	Major Deficiencies	Not on an accessible route	Reinstall dispensers at appropriate height. Install missing dispensers	3-5 Years
Rock Canyon	Fire Pits/BBQ	Y	No issues documented			
Rock Canyon	Fire Pits/BBQ	N	Major Deficiencies	Not on Accessible Route & Not adequate turning space	Extend route to all amenities. Extend or install concrete pad to create space.	3-5 Years
Sherwood Hillside	Accessible Routes	Y	N/A			
Sherwood Hillside	Accessible Routes	N	Major Deficiencies	Slopes too steep	The path needs to be redone to fit compliance. During the process, slopes should be levelled and ramps need to be installed that meet the appropriate guidelines. Hand rails need to be installed where needed.	7-10 Years
Sherwood Hillside	Accessible Routes	Y	N/A			
Sherwood Hillside	Accessible Routes	N	Major Deficiencies	The general asphalt path has portions that are very steep and transitions to amenities that are either not possible or obstructed. The path going through the park cannot be considered for ADA use.		7-10 Years

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Sherwood Hillside	Accessible Routes	Y	N/A	Non-compliant slopes		
Sherwood Hillside	Accessible Routes	N	Major Deficiencies	Slopes > 1:12		7-10 Years
Sherwood Hillside	Accessible Routes	N	Major Deficiencies	Slopes > 5%		7-10 Years
Sherwood Hillside	Accessible Routes	Y	N/A	Cross slopes >2%		
Sherwood Hillside	Accessible Routes	N	Major Deficiencies	Slopes > 1:12		7-10 Years
Sherwood Hillside	Accessible Routes	N	Major Deficiencies	Missing		7-10 Years
Sherwood Hillside	Accessible Routes	N	Major Deficiencies	Inadequate		7-10 Years
Sherwood Hillside	Pavillion 1	Y	N/A			
Sherwood Hillside	Pavillion 1	N	Major Deficiencies	No clear floor spaces	Tables need to either be rearranged or removed to create floor space to meet the requirement or extend the concrete pad.	3-5 Years
Sherwood Hillside	Pavillion 2	Y	N/A			
Sherwood Hillside	Pavillion 2	N	Major Deficiencies	No clear floor spaces		3-5 Years
Sherwood Hillside	Restrooms	Y	No issues documented			
Sherwood Hillside	Restrooms	Y	N/A			
Sherwood Hillside	Restrooms	N	Minor Deficiencies	Missing 18" vert. only	Install appropriate grab bars.	1-4 Years
Sherwood Hillside	Restrooms	N	Minor Deficiencies	Too high	Reinstall dispensers to the appropriate range.	1-4 Years
Sherwood Hillside	Restrooms	Y	No issues documented			
Sherwood Hillside	Restrooms	Y	No issues documented			
Sherwood Hillside	Restrooms	N	Major Deficiencies	Restroom entrance cannot be accessed by wheelchair with insufficient turn space	Renovation of the building may be required if concrete pad can not be adjusted to meet the requirements.	7-10 Years
Sherwood Hillside	Restrooms	Y	No issues documented			

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Sherwood Hillside	Drinking Fountains	N	Major Deficiencies	Low Only	Install high height drinking fountains at the locations where other fountains are found.	3-5 Years
Sherwood Hillside	Drinking Fountains	Y	No issues documented			
Sherwood Hillside	Drinking Fountains	Y	No issues documented			
Sherwood Hillside	General Signage	Y	N/A			
Sherwood Hillside	General Signage	N	Major Deficiencies	On Door, not tactile or Braille	Install appropriate signage.	1-4 Years
Sherwood Hillside	Playground Equipment	N	Major Deficiencies	Not on an accessible route	Extend Walkway to Amenities.	3-5 Years
Sherwood Hillside	Playground Equipment	N	Major Deficiencies	Not present	Install a playground guide.	1-4 Years
Sherwood Hillside	Sports Courts Tennis	N	Major Deficiencies	Not on an accessible route, No accessible gate hardware, cant access both sides	Extend path to all amenities. ADA compliant hardware needs to be installed to make it compliant.	7-10 Years
Sherwood Hillside	Sports Courts Tennis	Y	N/A			
Sherwood Hillside	Sports Courts Tennis	Y	No issues documented			
Sherwood Hillside	Picnic Pads	Y	No issues documented	In pavilion		
Sherwood Hillside	Picnic Pads	N	Major Deficiencies	No accessible dinning space	Increase the size of the picnic pads to accommodate space.	3-5 Years
Sherwood Hillside	Benches	N	Missing			
Sherwood Hillside	Fire Pits/BBQ	N	Major Deficiencies	Not on an accessible route, No Clear floor space	Extend the path to amenity and extend or install pad underneath to meet the requirement.	3-5 Years
Sherwood Hillside	Fire Pits/BBQ	Y	No issues documented			
Sherwood Hillside	Trail/River Access	Y	N/A			
Sherwood Hillside	Bike Racks	Y	N/A			

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Sherwood Hillside	Bike Racks	Y	N/A			
Slate Canyon	Parking 1	N	Major Deficiencies	missing	Install the appropriate signage.	1-4 Years
Slate Canyon	Parking 1	Y	No issues documented			
Slate Canyon	Parking 1	Y	No issues documented			
Slate Canyon	Parking 1	N	Major Deficiencies	No signage for van accessible stall		1-4 Years
Slate Canyon	Parking 1	Y	No issues documented			
Slate Canyon	Parking 1	Y	No issues documented	Stalls not on shortest route		
Slate Canyon	Parking 2	Y	No issues documented	No ADA parking provided other parking lot is sufficient. This parking lot is adjacent to the other and connects to the same trailhead.		
Slate Canyon	Parking 2	Y	No issues documented			
Slate Canyon	Parking 2	Y	No issues documented			
Slate Canyon	Parking 2	Y	No issues documented			
Slate Canyon	Parking 2	Y	No issues documented			
Slate Canyon	Parking 2	Y	No issues documented			
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	N	Major Deficiencies	The only amenity is a dirt trail head, there is no clear path from the ADA stall to the trailhead	Path needs to be installed.	3-5 Years
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Accessible Routes	Y	N/A			

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Slate Canyon	Accessible Routes	Y	N/A			
Slate Canyon	Restrooms	N	Missing	There was no restrooms found on site		
Slate Canyon	Restrooms	N	Missing			
Slate Canyon	Restrooms	N	Missing			
Slate Canyon	Restrooms	N	Missing			
Slate Canyon	Restrooms	N	Missing			
Slate Canyon	Restrooms	N	Missing			
Slate Canyon	Restrooms	N	Missing			
Slate Canyon	Restrooms	N	Missing			
Slate Canyon	Trail/River Access	Y	No issues documented			
South Fork	Parking 1	Y	No issues documented	Gravel only no parking or signage provided. If parking isn't provided ADA parking is not required		
South Fork	Parking 1	Y	No issues documented			
South Fork	Parking 1	Y	No issues documented			
South Fork	Parking 1	Y	No issues documented			
South Fork	Parking 1	Y	No issues documented			
South Fork	Parking 1	Y	No issues documented			
South Fork	Parking 2	Y	No issues documented	Gravel only no parking or signage provided. If parking isn't provided ADA parking is not required		
South Fork	Parking 2	Y	No issues documented			
South Fork	Parking 2	Y	No issues documented			
South Fork	Parking 2	Y	No issues documented			
South Fork	Parking 2	Y	No issues documented			
South Fork	Parking 2	Y	No issues documented			
South Fork	Accessible Routes	Y	N/A	there is no accessible route provided in the park just a gravel walkway.		
South Fork	Accessible Routes	Y	N/A			
South Fork	Accessible Routes	N	Major Deficiencies	No route provided	Route needs to be paved.	7-10 Years

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
South Fork	Accessible Routes	N	Major Deficiencies	here is no accessible route provided in the park just a gravel walkway.		7-10 Years
South Fork	Accessible Routes	Y	N/A			
South Fork	Accessible Routes	Y	N/A			
South Fork	Accessible Routes	Y	N/A			
South Fork	Accessible Routes	Y	N/A			
South Fork	Accessible Routes	Y	N/A			
South Fork	Accessible Routes	Y	N/A			
South Fork	Accessible Routes	Y	N/A			
South Fork	Pavillion 1	N	Major Deficiencies	Not on accessible route	Extend route to the pavilions.	3-5 Years
South Fork	Pavillion 1	Y	No issues documented			
South Fork	Pavillion 2	N	Major Deficiencies	Not on accessible route		3-5 Years
South Fork	Pavillion 2	Y	No issues documented			
South Fork	Restrooms	N	Major Deficiencies	This bathroom is almost 100% not compliant with any ADA requirement. See chapter 6 for all requirements	Restroom will need to be reconstructed to ADA standards.	7-10 Years
South Fork	Restrooms	Y	N/A			
South Fork	Restrooms	N	Major Deficiencies			7-10 Years
South Fork	Restrooms	N	Major Deficiencies			7-10 Years
South Fork	Restrooms	N	Major Deficiencies			7-10 Years
South Fork	Restrooms	N	Major Deficiencies			7-10 Years

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
South Fork	Restrooms	N	Major Deficiencies			7-10 Years
South Fork	Restrooms	N	Major Deficiencies			7-10 Years
South Fork	Picnic Pads	N	Major Deficiencies	Not on accessible route	Extend route to all amenities.	7-10 Years
South Fork	Picnic Pads	N	Major Deficiencies		Expand pads or install pads to meet requirement.	3-5 Years
South Fork	Benches	N	Major Deficiencies	Not on accessible route	Extend route to all amenities.	7-10 Years
South Fork	Horseshoe Pits	N	Major Deficiencies	Not on accessible route	Extend route to all amenities.	3-5 Years
South Fork	Fire Pits/BBQ	N	Major Deficiencies	Not on accessible route	Extend route to all amenities.	3-5 Years
South Fork	Fire Pits/BBQ	Y	No issues documented			
South Fork	Amphitheater	N	Missing	Did not find any amphitheater when walking the park		
South Fork	Amphitheater	N	Missing			
South Fork	Amphitheater	N	Missing			
South Fork	Trail/River Access	Y	No issues documented			
South Fork	Bike Racks	N	Missing			
South Fork	Bike Racks	N	Missing			
Spring Creek	Parking	Y	No issues documented			
Spring Creek	Parking	Y	No issues documented			
Spring Creek	Parking	Y	No issues documented			
Spring Creek	Parking	Y	No issues documented	1 Van Accessible Stall		
Spring Creek	Parking	Y	No issues documented	40 stalls- 1 van 1 accessible		
Spring Creek	Parking	Y	No issues documented			
Spring Creek	Accessible Routes	Y	N/A			
Spring Creek	Accessible Routes	Y	No issues documented			

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Accessible Routes	N	Major Deficiencies		Reconstruct ramps to meet compliance standard.	3-5 Years
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Accessible Routes	Y	No issues documented			
Spring Creek	Pavilions 1	Y	No issues documented			
Spring Creek	Pavilions 1	Y	No issues documented			
Spring Creek	Pavilions 2	Y	No issues documented			
Spring Creek	Pavilions 2	Y	No issues documented			
Spring Creek	Pavilions 3	Y	No issues documented			
Spring Creek	Pavilions 3	Y	No issues documented			
Spring Creek	Restrooms	Y	Very Minor Deficiencies	The SE Restroom is the only ADA compliant bathroom and should have signage posted as such, currently no sign showing it is for ADA use		
Spring Creek	Restrooms	Y	N/A			
Spring Creek	Restrooms	Y	No issues documented			
Spring Creek	Restrooms	Y	No issues documented			

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Spring Creek	Restrooms	Y	No issues documented			
Spring Creek	Restrooms	Y	No issues documented			
Spring Creek	Restrooms	Y	No issues documented			
Spring Creek	Restrooms	Y	No issues documented	SE Restroom is the only bathroom that has a 17"-19" toilet height, signage for bathroom showing wheelchair access needs to be posted		
Spring Creek	Drinking Fountains	N	Minor Deficiencies	Low provided but not high only a bottle filler see 211.2	Install appropriate drinking fountains at the appropriate heights where needed.	3-5 Years
Spring Creek	Drinking Fountains	N	Minor Deficiencies	Correct Height for Wheel chair, secondary higher drinking fountain not provided		3-5 Years
Spring Creek	Drinking Fountains	Y	No issues documented			
Spring Creek	General Signage	Y	N/A	Non existent may be required		
Spring Creek	General Signage	N	Minor Deficiencies	Tactile signage is present but SE Restroom needs signage indicating that it is the only wheelchair accessible stall, All signage is on doors	Install the appropriate signage.	1-4 Years
Spring Creek	Playground Equipment	Y	No issues documented			
Spring Creek	Playground Equipment	Y	No issues documented			
Spring Creek	Sports Courts Basketball	Y	No issues documented			
Spring Creek	Sports Courts Basketball	Y	N/A			
Spring Creek	Sports Courts Basketball	Y	No issues documented			
Spring Creek	Picnic Pads	Y	No issues documented	Multiple benches not all accessible but enough along accessible route for compliance		
Spring Creek	Picnic Pads	Y	No issues documented			

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Spring Creek	Benches	Y	No issues documented	Multiple benches along accessible route		
Spring Creek	Bike Racks	Y	No issues documented	On Accessible route		
Spring Creek	Bike Racks	Y	No issues documented			
Wells Fargo	Accessible Routes	Y	N/A	Small Green space off University Ave sidewalk access. 2 benches provided.		
Wells Fargo	Accessible Routes	Y	No issues documented			
Wells Fargo	Accessible Routes	Y	No issues documented			
Wells Fargo	Accessible Routes	Y	No issues documented			
Wells Fargo	Accessible Routes	Y	N/A			
Wells Fargo	Accessible Routes	Y	N/A			
Wells Fargo	Accessible Routes	Y	N/A			
Wells Fargo	Accessible Routes	Y	N/A			
Wells Fargo	Accessible Routes	Y	N/A			
Wells Fargo	Accessible Routes	Y	N/A			
Wells Fargo	Accessible Routes	Y	N/A			
Wells Fargo	Benches	Y	No issues documented			
Shooting Sports Park	Site Assessment	This site has no accessible features anywhere on site, therefore no specific items were analyzed. In order to be ADA 2010 compliant the following features will need to be added.				
Shooting Sports Park	Parking	N	Major Deficiencies	Currently Parking is only a gravel road with no defined parking. No accessible parking is required unless parking is installed.		7-10 Years
Shooting Sports Park	Accessible Routes	N	Major Deficiencies	1 Accessible compliant route connecting all amenities at the site		7-10 Years

Americans with Disabilities Act Transition Plan for Provo City Public Works

Location	Facility/Element	Compliant Y/N	Status:	Notes:	Corrective Action	Timeline
Shooting Sports Park	Routes to Firing Ranges	N	Major Deficiencies	Accessible route connecting a minimum of 1 firing range to each unique type of firing. E.G. Rifle, skeet, etc....		7-10 Years
Shooting Sports Park	Restrooms	N	Major Deficiencies	Currently site has only 2 portable restrooms, a minimum of 1 ADA portable restroom on the accessible route will b required		7-10 Years



Provo City Council 8/11/2026 Work Session

Sales Tax Increment Post Performance
Payments to Day's Market

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: Cody Hill

Presenter: Cody Hill, Economic Development Division Director

Department: Development Services

Requested Meeting Date: August 11, 2026

Requested Duration (Minutes): 10

CityView or Issue File Number:

SUBJECT: Day's Market Post Performance Sales Tax Reimbursement Agreement –
Seventh payment – Budget Appropriation

RECOMMENDATION: Budget appropriation approval of \$14,171.11 from General Fund. This is for both the Work and Council Meeting.

FISCAL IMPACT: \$14,171.11

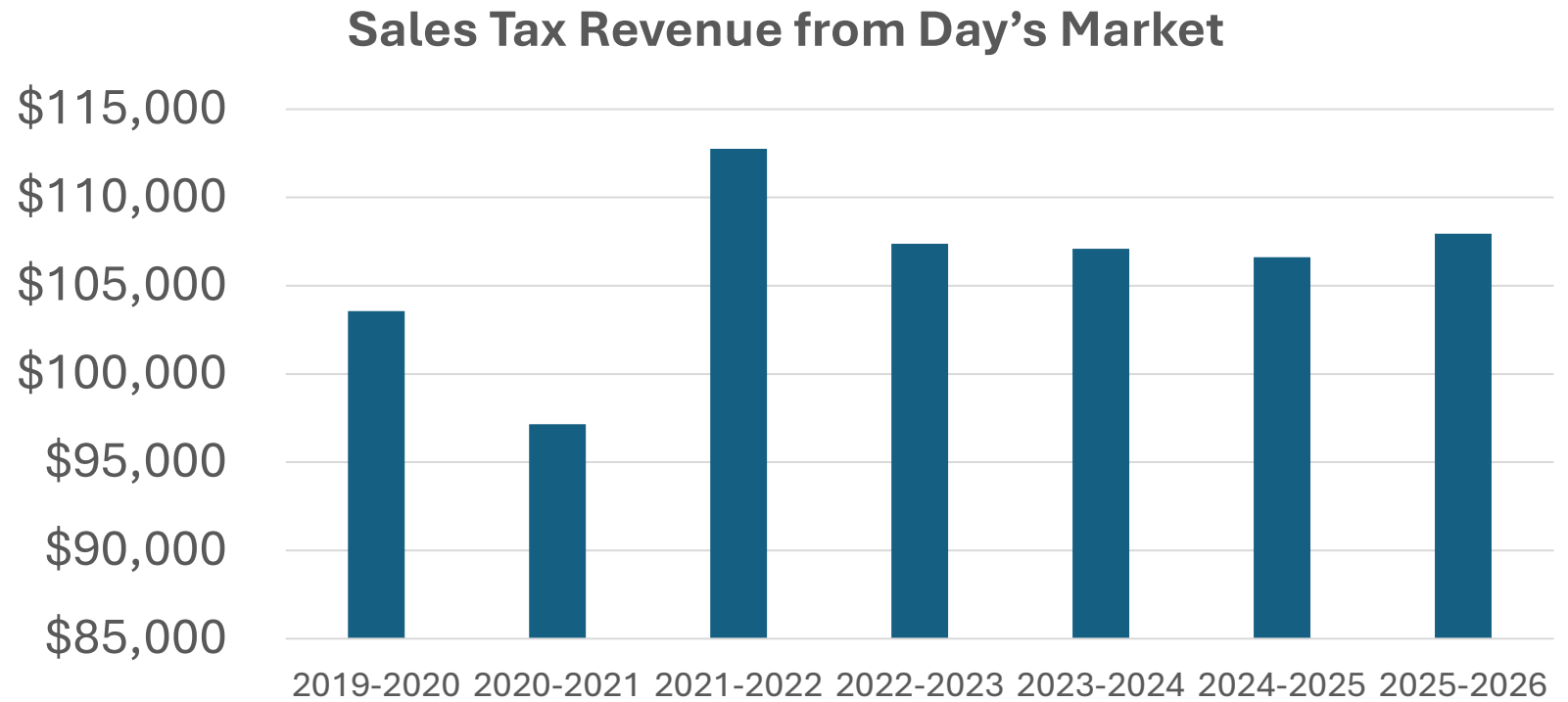
COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

Support economic retail growth and mitigate sales tax leakage.

Overview of Sales Tax Increment Obligations

Property	Day's Market
Resolution Date	3/8/2019
Term	5/1/2019 - 2029
Max Reimbursement	\$100,000
Total Paid to Date	\$78,460
Base Amount	\$39,800
2025 Payment	\$13,509
2026 Payment	\$14,171

Growth



Base Sales Tax Revenue Amount: \$39,800

Base Sales Tax Revenue Amount Adjusted for Inflation: \$51,065

2025-2026 Sales Tax Revenues: \$107,942

Total Increase in Sales Tax Revenues to the City: \$56,877 or 111%

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: JAHILL
Presenter: Cody Hill, Economic Development Division Director
Department: Development Services
Meeting Date: 8/11/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-036

SUBJECT: 4 A resolution approving the appropriation of \$14,171.11 in the general fund for a contractual sales tax increment post-performance payment to Day's Market. (26-036)

ADMINISTRATIVE RECOMMENDATION: Budget appropriation approval of \$14,171.11 from General Fund. This is for both the Work and Council Meeting.

ADMINISTRATIVE MEMO: In March 2019, the Municipal Council approved a resolution authorizing the Mayor to execute an agreement between Provo City and Day's Family Market, LLC, the ownership group of Day's Market located at 3121 N Canyon Rd, Provo, UT 84604 for Post Performance Sales Tax Reimbursement. Per the Agreement, Provo City will reimburse the ownership group for half of the costs associated with the remodel of their store, which would retain the grocer in the area and mitigate sales tax leakage. The reimbursement is funded through point-of-sale retail sales tax increment above the base value, \$39,800.

Provo City continues to receive this base amount of \$39,800. The developer / owner receives half of the point-of-sale revenue less this base amount on an annual basis.

The term of this agreement runs for ten years. The Commencement Date for this agreement was May 1, 2019. The target reimbursement amount as per the agreement is \$100,000 which is one half of the total out-of-pocket expenses. This is the seventh payment in the ten-year agreement and amounts to \$14,171.11. The total received in seven years, including this payment will be \$92,632.

FISCAL IMPACT: \$14,171.11

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPROVING THE APPROPRIATION OF \$14,171.11 IN
4 THE GENERAL FUND FOR A CONTRACTUAL SALES TAX INCREMENT
5 POST-PERFORMANCE PAYMENT TO DAY'S MARKET. (26-036)
6

7 RECITALS:
8

9 It is proposed that \$14,171.11 be appropriated in the General Fund for a contractual sales
10 tax increment post-performance payment to Day's Market;
11

12 In March 2019, Provo City entered into a sales tax increment agreement with Day's
13 Market to offset and incentivize the remodel of their development located in Provo on North
14 Canyon Road;
15

16 The funding source for the appropriation is the increased General Fund sales tax revenues
17 received based on performance of Day's Market;
18

19 On August 11, 2026, the Municipal Council met to consider the facts regarding this
20 matter and receive public comment, which facts and comments are found in the public record of
21 the Council's consideration; and
22

23 After considering the facts presented to the Municipal Council, the Council finds that (i)
24 the proposed action should be approved as described herein, and (ii) such action furthers the
25 health, safety, and general welfare of the citizens of Provo City.
26

27 THEREFORE, the Provo Municipal Council resolves as follows:
28

29 PART I:
30

31 The Mayor is authorized to appropriate \$14,171.11 in the General Fund for a contractual
32 sales tax increment post-performance payment to Day's Market.
33

34 PART II:
35

36 This resolution takes effect immediately.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: Cody Hill

Presenter: Cody Hill, Economic Development Division Director

Department: Development Services

Requested Meeting Date: August 11, 2026

Requested Duration (Minutes): 10

CityView or Issue File Number:

SUBJECT: Day's Market Post Performance Sales Tax Reimbursement Agreement – Seventh payment – Budget Appropriation

RECOMMENDATION: Budget appropriation approval of \$14,171.11 from General Fund. This is for both the Work and Council Meeting.

BACKGROUND: In March 2019, the Municipal Council approved a resolution authorizing the Mayor to execute an agreement between Provo City and Day's Family Market, LLC, the ownership group of Day's Market located at 3121 N Canyon Rd, Provo, UT 84604 for Post Performance Sales Tax Reimbursement. Per the Agreement, Provo City will reimburse the ownership group for half of the costs associated with the remodel of their store, which would retain the grocer in the area and mitigate sales tax leakage. The reimbursement is funded through point-of-sale retail sales tax increment above the base value, \$39,800.

Provo City continues to receive this base amount of \$39,800. The developer / owner receives half of the point-of-sale revenue less this base amount on an annual basis.

The term of this agreement runs for ten years. The Commencement Date for this agreement was May 1, 2019. The target reimbursement amount as per the agreement is \$100,000 which is one half of the total out-of-pocket expenses. This is the seventh payment in the ten-year agreement and amounts to \$14,171.11. The total received in seven years, including this payment will be \$92,632.

FISCAL IMPACT: \$14,171.11

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Support economic retail growth and mitigate sales tax leakage.

Exhibit A

PARTICIPATION AND REIMBURSEMENT AGREEMENT

Day's Family Market
3121 North Canyon Road, Provo, Utah 84604

THIS PARTICIPATION AND REIMBURSEMENT AGREEMENT ("**Agreement**") is made and entered into as of the 21st day of Mar '19 ("**Effective Date**"), between the City of Provo ("**City**"), and Day's Family Market, LLC, a Utah limited liability company ("**Day's**"). Day's is referred to herein individually as an "**Owner**". City and Day's are referred to herein individually as a "**Party**", and collectively, as the "**Parties**".

RECITALS

- A.** This Agreement concerns Day's, located generally at 3121 North Canyon Road, Provo, Utah.
- B.** As of the Effective Date, Day's is the lessee of a building (located on the "**Subject Lot**") The Subject Lot is more particularly described in **Exhibit A and B** to this Agreement.
- C.** A breakdown of the Owner's Costs, estimated as of the Effective Date, is set forth on **Exhibit C** to this Agreement. As of the Effective Date, the Owner's Costs are estimated to be approximately One Million Three Hundred Thousand Dollars (\$1,300,000) ("**Owner's Estimated Costs**"), for interior renovations, along with the purchase of necessary equipment for the operation of their business.
- D.** Day's has requested that City provide reimbursement for a portion of the Owner's Actual Costs (defined in **Section 1.5**) and City Approval Fees which are estimated to be up to, but probably less than \$100,000.00 (defined in Section 1.3)
- E.** City has determined that the requested reimbursements are necessary to offset the costs of the Project, as described in Section D, for the purpose of retaining a local grocery store and continuing to capture the grocery leakage identified in retail studies and to demonstrate local support for the completion of the upgrades, and to recognize the positive impact that this investment will have on assessed values of Day's, and nearby business properties.
- F.** City has determined that the Project advances the purposes of City by retaining a large grocery store in the Northeast area of the City, continuing to capture the grocery leakage identified in retail studies and providing improvements to Day's.
- City is willing to assist the Project by reimbursing Owner a portion of the sales tax increment generated from the Subject Lot to pay for a portion of the Owner's Actual Costs expended to improve Day's as defined in Section A and B.
- G.** Subject to the terms and conditions contained herein, the Owner shall make improvements to Day's particularly the interior of the building.

NOW, THEREFORE, in consideration of the foregoing Recitals, Owner's agreements with City, and the terms and conditions hereby agreed to, and other good and valuable consideration, the Parties hereby agree as follows:

1. **DEFINED TERMS.** The Recitals set forth above, and any exhibits attached hereto, are hereby incorporated as integral parts of this Agreement. As used herein, the following terms shall have the meanings respectively indicated:

1.1 **"Annual Sales Taxes"** for a particular Tax Year (defined in **Section 1.10**) means the amount of sales taxes received by City upon taxable retail sales generated by the Subject Lot for such Tax Year at Point of Sale (defined in **Section 1.6**), which, as of the Effective Date, is 0.5% (one-half (1/2) of one (1) percent) of such taxable retail sales.

1.2 **"Base Sales Tax Amount"** means the Annual Sales Tax received by the City for the twelve (12) month period ending March of 2018, which totaled Thirty Nine Thousand, Eight Hundred Dollars (\$39,800) associated with as defined in Section A and B.

1.3 **"City Approval Fees"** means all fees paid by Owner or any entity controlled by Owner, to City in connection with any City approval, entitlement or permit, or application or submittal for any City approval, entitlement or permit, with respect to the Project in the pursuit of accomplishing Section G of the Recitals above. Owner shall pay any City Approval Fees to the City up-front.

Without limitation of the foregoing, City Approval Fees shall include any permit fees, plan check fees, impact or development fees or assessments, traffic mitigation fees, utility connection fees, or comparable fees or charges paid to the City or any department or agency of the City in the pursuit of accomplishing Section G of the Recitals above; provided however, that City Approval Fees shall not include any fees or charges paid to any party other than the City.

1.4 **"Commencement Date"** shall mean the first (1st) day of the first (1st) full calendar month following the date on which the Project, as defined in **Recital G** above, is completed. For purposes of determining the Commencement Date, the Project shall be deemed to be completed on the date when the Certificate of Completion has been issued.

1.5 **"Owner's Actual Costs"** means, collectively, the actual amount of Owner's Costs, to be determined after the Commencement Date, plus any City Approval Fees paid by Owners. Owner's Actual Costs shall be cost of construction of the interior store remodel, improvements, demolition, additions, retrofits or otherwise related to improving the interior of the store, estimated to be approximate \$1,300,000.00, but shall not include legal fees or broker commissions.

Within a reasonable period following the Commencement Date, City, and Day's shall enter into an agreement, substantially in the form attached as **Exhibit D** to this Agreement ("**Owner's Actual Costs Confirmation Agreement**"), to confirm the amount of the Owner's Actual Costs, including without limitation, the amount of the City Approval Fees paid through the Commencement Date.

1.6 “Point of Sale” with respect to Annual Sales Taxes, refers to sales tax revenues received by City based on all taxable transactions made at the Subject Lot as the geographical point of sale. Point of Sale and/or Annual Sales Taxes do not include any sales tax revenues received by the City based on the City’s population as a percentage of the overall population of the State of Utah.

1.7 “Reimbursement Payment” means, with respect to each Tax Year during the Reimbursement Term, a payment to Day’s, equal to the Sales Tax Increment (defined below) for the applicable Tax Year, until Owner has collectively become entitled to total Reimbursement Payments during the Reimbursement Term up to the Target Reimbursement Amount (defined in **Section 1.9**).

Notwithstanding the foregoing, once Owner has become entitled to Reimbursement Payments up to the Target Reimbursement Amount, Owners, shall thereafter be entitled to Additional Incentive Payments (defined in **Section 3.1**) in accordance with **Section 3**, until such Owner has become entitled to Reimbursement Payments and Additional Incentive Payments up to the amount of Owner’s Actual Costs.

“Sales Tax Increment” means the difference between (a) the Annual Sales Tax received by the City from the Subject Lot for the applicable Tax Year, and (b) the Base Sales Tax Amount. If in a given Tax Year the Sales Tax Increment is negative, such negative Sales Tax Increment will be offset against the positive Sales Tax Increment in subsequent Tax Years.

1.8 “Reimbursement Term” shall mean the term of this Agreement, beginning on the Commencement Date, and ending on the date which immediately precedes the tenth (10th) anniversary of the Commencement Date (**“Expiration Date”**).

1.9 “Target Reimbursement Amount” shall be fifty percent (50%) of the Owner’s Actual Costs, including fifty percent (50%) of the amount of any City Approval Fees (as defined in **Section 1.3**) paid by Owner.

1.10 “Tax Year” shall mean the initial twelve (12) month period beginning on the Commencement Date, and ending on the day immediately preceding the first (1st) anniversary of the Commencement Date, and each succeeding twelve (12) month period during the Reimbursement Term beginning on each successive anniversary of the Commencement Date.

2. ANNUAL REIMBURSEMENT PAYMENTS.

2.1 Address for Payments. For the period commencing on the Commencement Date and continuing through the expiration of the Reimbursement Term, City shall make annual Reimbursement Payments to Owner at the address for Reimbursement Payments to Owner set forth in **Section 7.1**, or such other address as Owner may designate from time to time in accordance with **Section 7.1**; provided however, that the total amount of the Reimbursement Payments shall not exceed the Target Reimbursement Amount.

2.2 Timing of Payments & Supporting Documentation. Reimbursement Payments pursuant to this Agreement shall be made by City within one hundred-twenty (120)

days after the end of each Tax Year and after: (i) Annual Sales Taxes for the Subject Lot for the applicable Tax Year are received by City; and (ii) documentation is received by City from the Utah State Tax Commission providing support for the Annual Sales Taxes received for the Subject Lot for the applicable Tax Year. City shall contemporaneously provide Owner with a written accounting by month, in the aggregate, of the annual Reimbursement Payment, demonstrating the City's determination of the amount of the Annual Sales Taxes (based on Point of Sale) for the Subject Lot for the applicable Tax Year and the amount of such Reimbursement Payment.

2.3 Confidentiality. Except for the amount and timing of Reimbursement Payments and any Additional Incentive Payments (defined in **Section 3.1**) made to Owner under this Agreement (if and to the extent such amounts and timing are public information), City and Owner shall keep Annual Sales Tax information confidential, unless disclosure is otherwise required by law.

2.4 Remedies. The failure of the City to timely make any Reimbursement Payment or Additional Incentive Payments hereunder in accordance with this Agreement shall constitute a material default by City under this Agreement, unless City pays any such Reimbursement Payment or Additional Incentive Payment to Owners in full in accordance with this Agreement within fifteen (15) days after City's receipt of a notice of non-payment from Owner. Upon the occurrence of a default by City, Owner shall have all remedies available to it in law or equity, including without limitation, specific performance.

3. ADDITIONAL INCENTIVE PAYMENTS.

3.1 Additional Incentive Payments - Examples. If, on or before the Expiration Date, Owner has become entitled to Reimbursement Payments equal to the Target Reimbursement Amount, then (i) the date on which the total Reimbursement Payments that Owners has become entitled to reaches the Target Reimbursement Amount shall be the "**Target Reimbursement Date**", and (ii) Owner shall be entitled to additional incentive payments equal to fifty percent (50%) of the Sales Tax Increment from the Target Reimbursement Date through the Expiration Date ("**Additional Incentive Payment**"), provided however, that in no event shall the total of all Reimbursement Payments and Additional Incentive Payments received by Owner exceed the Owner's Actual Costs.

The following examples of how the Reimbursement Payments and Additional Incentive Payments would be calculated are set forth below for purposes of illustration only. For each of the following examples, assume that the Owner's Actual Costs, without including any City Approval Fees, are the same as the Owner's Estimated Costs (\$1,300,000):

Example: Example #1:

Assume that during the Reimbursement Term, the total Sales Tax Increment is Six Hundred Fifty Thousand Dollars (\$650,000), and Day's has paid City Approval Fees totaling One Hundred Thousand Dollars (\$100,000).

Step 1: Owner's eligible costs and fees: \$1,300,000 (owner's actual costs + \$100,000 (owner's actual fees) = \$1,400,000.

Step 2: Eligible reimbursable costs:
 $.50 \times 1,400,000 = 700,000$

Step 3: Increment calculation
 $650,000 \times 100\% = 650,000$

Step 4: Total to owner is \$650,000 since the amount calculated in step 3 is less than the amount calculated in step 1.

Example #2: Assume that during the Reimbursement Term, the total Sales Tax Increment is Eight Hundred Thousand Dollars (\$800,000), and Day's has paid no City Approval Fees during the Reimbursement Term.

Step 1: Owner's eligible costs and fees: \$1,300,000 (owner's actual costs + \$0 (owner's actual fees) = \$1,300,000.

Step 2:
Eligible reimbursable costs:
 $.50 \times 1,300,000 = 650,000$

Step 3: Increment calculation
 $650,000 \times 100\% = 650,000$
 $800,000 - 650,000) \times .50 = 75,000$
 $650,000 + 75,000 = 725,000$

Step 4: Total to owner is \$725,000 since the amount calculated in step 3 is less than the amount calculated in step 1.

Example #3: Assume that during the Reimbursement Term, the total Sales Tax Increment is Nine Hundred Thousand Dollars (\$900,000), and Day's has paid Approval Fees totaling One Hundred Thousand Dollars (\$100,000) City Approval Fees during the Reimbursement Term.

Step 1: Owner's eligible costs and fees: \$1,300,000 (owner's actual costs + \$100,000 (owner's actual fees) = \$1,400,000.

Step 2:
Eligible reimbursable costs:
 $.50 \times 1,400,000 = 700,000$

Step 3: Increment calculation
 $700,000 \times 100\% = 700,000$
 $900,000 - 700,000) \times .50 = 100,000$
 $700,000 + 100,000 = 800,000$

Step 4: Total to owner is \$800,000 since the amount calculated in step 3 is less than the amount calculated in step 1.

Example #4: Assume that during the Reimbursement Term, the total Sales Tax Increment is Two Million Five Hundred Thousand Dollars (\$2,500,000), and Day's has paid City Approval Fees during the Reimbursement Term totaling One Hundred Thousand Dollars (\$100,000).

Step 1: Owner's eligible costs and fees: \$1,300,000 (owner's actual costs + \$100,000 (owner's actual fees) = \$1,400,000.

Step 2:
Eligible reimbursable costs:
 $.50 \times 1,400,000 = 700,000$

Step 3: Increment calculation
 $700,000 \times 100\% = 700,000$
 $2,500,000 - 700,000) \times .50 = 900,000$
 $700,000 + 900,000 = 1,600,000$

Step 4: Total to owner is \$1,400,000 since the amount calculated in step 1 is less than the amount calculated in step 3.

3.2 Timing of Additional Incentive Payments. Additional Incentive Payments shall be made by the City within one hundred-twenty (120) days after the end of each Tax Year ending after the Target Reimbursement Date, and after: (i) Annual Sales Taxes for the Subject Lot for the applicable Tax Year are received by City; and (ii) documentation is received by the City from the Utah Department of Revenue verifying the accuracy of the amount of Annual Sales Taxes for the Subject Lot for the applicable Tax Year. The City shall contemporaneously provide Owner with a written accounting with the Additional Incentive Payments, demonstrating the City's determination of the amount of the Annual Sales Taxes

(based on Point of Sale) for the Subject Lot for the Reimbursement Term through the end of the applicable Tax Year, the amounts of all Reimbursement Payments and Additional Incentive Payments during the Reimbursement Term through the end of the applicable Tax Year, and the amount of the applicable Additional Incentive Payment.

3.3 Cap on Payments. Notwithstanding anything in this Agreement to the contrary, in no event shall the total amount of the Reimbursement Payments and any Additional Incentive Payments exceed the Owner's Actual Costs.

3.4 Acknowledgment of the Parties' Intent – Owner Incentive. The Parties acknowledge that the intent of this Agreement, including without limitation this **Section 3**, is intended to incentivize Owner to invest in the Subject Lot and to cause the Subject Lot to be improved, managed, and operated so as to generate increased Annual Sales Taxes. Accordingly, if Annual Sales Taxes are sufficient to result in a Sales Tax Increment exceeding the Target Reimbursement Amount pursuant to **Section 1.9**, then the Parties intend for City and Owner to share equally in the Sales Tax Increment during the Reimbursement Term above the Target Reimbursement Amount.

4. TERMINATION. The Parties acknowledge that any Reimbursement Payments and Additional Incentive Payments are to be made after the end of the applicable Tax Year, in accordance with **Section 2.2**, and **Section 3.2** (if applicable).

This Agreement shall automatically terminate and be of no further force or effect after the latest of the following have occurred: (i) the Expiration Date has occurred, and (ii) Owners have received the full amount of the Reimbursement Payments and Additional Incentive Payments to which Owner are entitled hereunder, for the final Tax Year during the Reimbursement Term and all prior Tax Years; provided however, that the Parties hereby disclaim any representation or warranty that the total Reimbursement Payments and Additional Incentive Payments will equal the amount of Owner's Actual Costs or any particular percentage of Owner's Actual Costs.

This Agreement shall also automatically terminate if construction of the Project has not commenced on or before December 31, 2019.

Upon termination of this Agreement, no Party shall have any further obligations to the other Parties. Following termination of this Agreement, upon request from any Party, the Parties agree to execute any reasonable documentation which may be necessary to confirm expiration and/or termination of this Agreement.

5. ASSIGNMENT OF AGREEMENT OR PAYMENTS.

5.1 Rights of Assignees. No future owner or tenant of all or any part of the Subject Lot, other than Owner, shall be entitled to claim any right or benefit by, through or under this Agreement, including, but not limited to, the right to receive all or any portion of any Reimbursement Payments or any Additional Incentive Payments, and no future owner or tenant of the Subject Lot, other than Owner, shall be deemed to be a third party beneficiary of this Agreement, unless and until Owner have expressly assigned such right, including any right to receive any portions of any Reimbursement Payments or any Additional Incentive Payments in

writing.

5.2 Assignment. Owner shall not have any right to assign this Agreement, in whole or in part, or the right to any Reimbursement Payments or any Additional Incentive Payments, except to Day's, or a successor to Day's as a fee owner of a Subject Lot. A conveyance of a fee ownership interest in the Subject Lot shall not by itself constitute or result in an assignment of this Agreement or the right to any Reimbursement Payment or any Additional Incentive Payments, and neither this Agreement nor the right to payment of any Reimbursement Payment or any Additional Incentive Payments shall run with the land.

An assignment or partial assignment of this Agreement or the right to any Reimbursement Payments or any Additional Incentive Payments may only be effected by a writing executed by Owner. No assignment or partial assignment of this Agreement or any right to any Reimbursement Payments or any Additional Incentive Payments shall be binding on City unless and until City has received (i) a written notice of such assignment, together with a copy of the applicable assignment document, from Owner, (ii) complete contact information and an address for payment of any Reimbursement Payments or any Additional Incentive Payments to any assignee to which any right to any Reimbursement Payments or any Additional Incentive Payments has been assigned, (iii) and the tax or employer identification number of any assignee to which any right to any Reimbursement Payments or any Additional Incentive Payments has been assigned. City shall be entitled to rely on any notice of any assignment or partial assignment of this Agreement and/or right to any Reimbursement Payments or any Additional Incentive Payments which the City receives from Owner.

7. NOTICES.

7.1 Addresses. Any notice, payment, demand, or communication required or permitted to be given to any Party pursuant to any provision of this Agreement shall be deemed to have been sufficiently given or served for all purposes if sent by registered or certified mail (return receipt requested), postage and charges prepaid, or by Federal Express or other reputable overnight delivery service which maintains delivery records and requires a signature upon receipt, addressed as follows:

Notices to Day's:

Day's Family Market LLC
3121 N Canyon Rd
Provo, Utah 84604
Attn: Steven Day

Reimbursement Payments &
Additional Incentive Payment:

Day's Family Market, LLC
3121 N Canyon Rd
Provo, Utah 84604

Notices to City:

City of Provo
351 West Center Street

Provo, UT 84601
Attn.: Dixon Holmes

7.2 Receipt. Notices shall be deemed effective upon receipt. The person and place to which notices are to be given may be changed by any Party by written notice to the other Parties. For purposes of this Agreement, the term "receipt" shall mean the earlier of any of the following: (i) the date of delivery of the notice or other document to the address specified pursuant to this **Section 8** as shown on the return receipt, (ii) the date of actual receipt of the notice or other document by the person or entity specified by this **Section 7**, or (iii) in case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of (A) the date of the attempted delivery or refusal to accept delivery, (B) the date of the postmark on the return receipt, or (C) the date of receipt of notice or refusal or notice of non-delivery by the sending party.

8. MISCELLANEOUS.

8.1 Attorneys' Fees. If any Party to this Agreement commences a dispute resolution proceeding, whether litigation, arbitration, or otherwise, respecting any question between the Parties to this Agreement arising out of or relating to this Agreement or the breach thereof, the prevailing Party in such dispute resolution proceeding shall be entitled to the recovery of a reasonable attorneys' fee and all other reasonably incurred costs and expenses of the successful prosecution or defense of such proceeding. The term "dispute resolution proceeding" as used above shall be deemed to include appeals from a lower court judgment or arbitration award and it shall include proceedings in the Federal Bankruptcy Court, whether or not they are adversary proceedings or contested matters. For purposes of proceedings in the Federal Bankruptcy Court, the term "prevailing Party" as used above shall be deemed to mean the prevailing Party in an adversary proceeding or contested matter, or any other actions taken by the non-bankrupt Party which are reasonably necessary to protect its rights.

8.2 Governing Law. This Agreement is intended to be performed in the State of Utah, and the laws of Utah shall govern the validity, construction, enforcement and interpretation of this Agreement.

8.3 Amendments. This Agreement may be amended or supplemented only by an instrument in writing executed by all of the Parties hereto.

8.4 Invalid Provisions. If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never composed a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement.

8.5 Further Acts. In addition to the acts and deeds recited herein and contemplated to be performed, executed, and delivered by the Parties, the Parties agree to perform, execute, and deliver or cause to be performed, executed, and delivered any and all such

further acts, deeds and assurances as may be necessary to consummate the transactions contemplated hereby.

8.6 Warranty Against Payment of Consideration for Agreement. Day's represent and warrant that neither it nor any of its members, managers, employees or officers has: (1) provided an illegal gift or payoff to an City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in City's conflict of interest ordinance; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, an City officer or employee or former City officer or employee to breach any of the ethical standards set forth in the City's conflict of interest ordinance.

8.7 Non-liability of City Officials and Employees. No member, official, or employee of City shall be personally liable to Owner or any of their successors in interest, in the event of any default or breach by City, or for any amount which may become due to Owner or its successor, or on any obligation under the terms of this Agreement.

8.8 Governmental Immunity. Nothing in this Agreement shall be deemed to constitute or imply a waiver, modification or alteration of the caps or limitations on liability or privileges, immunities or other protection available to City under the Utah Governmental Immunity Act or such other statutes or laws affording governmental agencies caps or limitations on liability or privileges, immunities or other protections.

8.9 No Relationship of Principal and Agent. Nothing contained in this Agreement, nor any acts of the Parties or the City, the City planning director, the Planning Commission (or its designee), shall be deemed or construed to create the relationship of principal and agent, or of limited or general partnership, or of joint venture or of any other similar association between City and Owner.

8.10 No Presumption. This Agreement shall be interpreted and construed only by the contents hereof and there shall be no presumption or standard of construction in favor of or against any Party.

8.11 Captions. The captions, headings, and arrangements used in this Agreement are for convenience only and do not in any way affect, limit, amplify or modify the terms and provisions of this Agreement.

8.12 Non-Disclosure. The Parties agree that the terms of this Agreement are confidential and constitute proprietary information of the respective Parties (collectively, the "**Information**"). Each of the Parties agrees that such Party, and its respective partners, members, managers, officers, directors, employees, advisors, consultants and attorneys, shall not disclose the Information to any other person without the prior written consent of the other Parties except pursuant to an order of a court of competent jurisdiction, or to the extent required as part of any statutory public approval process required for this Agreement and/or any Reimbursement Payments; provided, however, that any Party may disclose the Information to its lenders or

prospective lenders or the accountants who audit its financial statements or prepare its tax returns, to its constituent members, partners, shareholders, to its attorneys and consultants, to any prospective transferee of all or any portions of the Subject Lot, to any governmental entity, agency or person to whom disclosure is required by applicable law, regulation or duty of diligent inquiry and in connection with any action brought to enforce the terms of this Agreement, on account of the breach or alleged breach hereof or to seek a judicial determination of the rights or obligations of the parties under this Agreement. Notwithstanding anything to the contrary contained in this Agreement, the term, "Information", shall not include information which, at the time it is disclosed and through no fault of any Party, is in the public domain or is available or becomes available to the general public. Notwithstanding anything to the contrary contained in this Agreement, City will release information required by Utah Code 63G-2-101 et seq, Government Records and Access Management Act.

8.13 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one Agreement. Any Party may effectuate the execution and delivery of this Agreement by sending a signed copy to the other Parties by email (with .pdf attachment) or other form of electronic transmission. Any document sent in the foregoing manner shall be deemed and treated in all respects as an original instrument bearing the original signature of the transmitting party.

[this space intentionally left blank]

EXHIBIT A

Aerial Photo of the Subject Lot



Remodel Plans

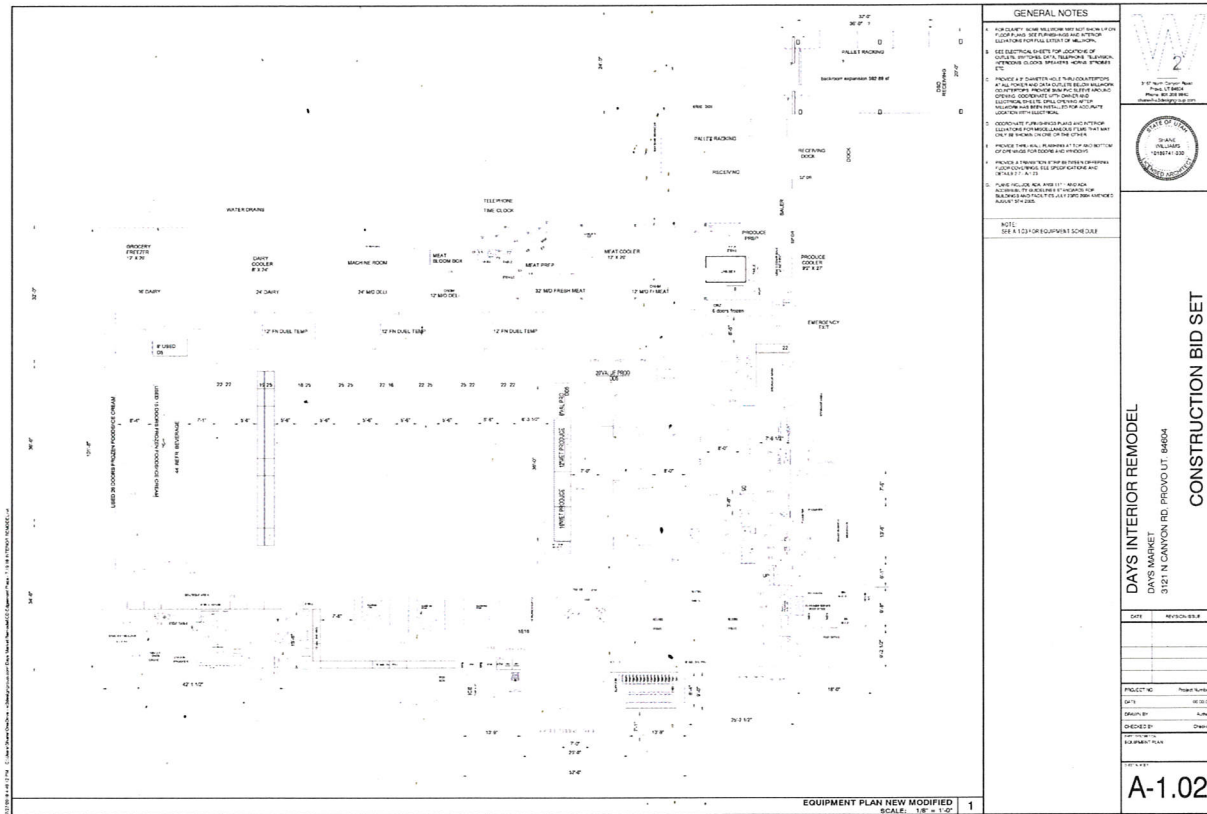


EXHIBIT C

Breakdown of Owner's Estimated Costs

Owners Shopping Center Sales Tax Participation Plan

City Approval Fees(estimated)	\$ 100,000	
Construction, Demolition, Remodel Expenses	\$1,300,000	
Total	\$1,400,000	

EXHIBIT D

FORM OF OWNER'S ACTUAL COSTS CONFIRMATION AGREEMENT

OWNER'S ACTUAL COSTS CONFIRMATION AGREEMENT

This Owner's Actual Costs Confirmation Agreement ("**Confirmation Agreement**") is entered into as of _____, 20__, by and between the City of Provo ("**City**"), Day's Family Market, LLC, a Utah limited liability company ("**Day's**") ("**Owner**"), pursuant to Section 1.5 of that certain Participation and Reimbursement Agreement, dated _____, 2018 ("**Reimbursement Agreement**").

City, and Day's, hereby acknowledge and agree that the amount of the Owner's Actual Costs (as defined in Section 1.5 of the Reimbursement Agreement) is _____ and ____/100ths Dollars (\$_____.____), including City Approval Fees (as defined in Section 1.3 of the Reimbursement Agreement) paid through the Commencement Date (defined in Section 1.4 of the Reimbursement Agreement) totaling _____ and ____/100ths Dollars (\$_____.____).

This Confirmation Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one Confirmation Agreement. Any party may effectuate the execution and delivery of this Confirmation Agreement by sending a signed copy to the other parties by email (with .pdf attachment) or other form of electronic transmission. Any document sent in the foregoing manner shall be deemed and treated in all respects as an original instrument bearing the original signature of the transmitting party.

*[this space intentionally left blank –
signatures on following pages]*

IN WITNESS WHEREOF, the parties have executed this Confirmation Agreement as of the date first above written.

Attest: Amanda Grcubrack
Provo City Recorder, 21-Mar-2019



CITY OF PROVO

By: Michelle Kaufusi

Name: Michelle Kaufusi

Its: Mayor

"CITY"

Day's Family Market, LLC

By: Steven L Day

Name: Steven L Day

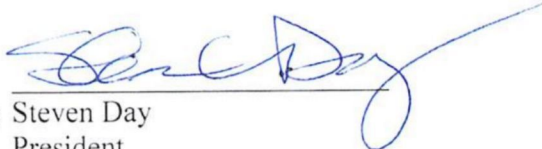
Its: President

"Day's"

Signature Page of Day's Family Market, LLC to
Participation and Reimbursement Agreement

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective
Date first above written.

Day's Family Market, LLC,
a Utah limited liability corporation

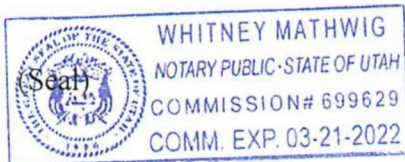
By: 
Name: Steven Day
Title: President

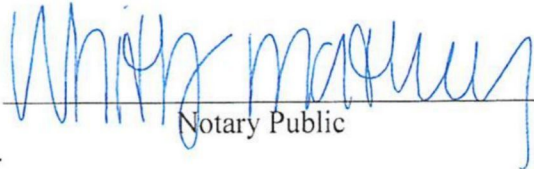
"Day's"

State of Utah
County of Utah

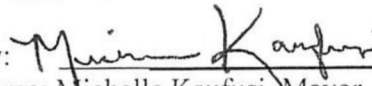
The foregoing instrument was acknowledged before me this 3-18-19 by Steven Day
President Day's Family Market, LLC.

Witness my hand and official seal




Notary Public

CITY OF PROVO

By: 
Name: Michelle Kaufusi, Mayor

Attest:

By: 



313 E 200 N



Zoning

Existing:
Residential Conservation
(RC) Zone

- Does not allow new units or lots

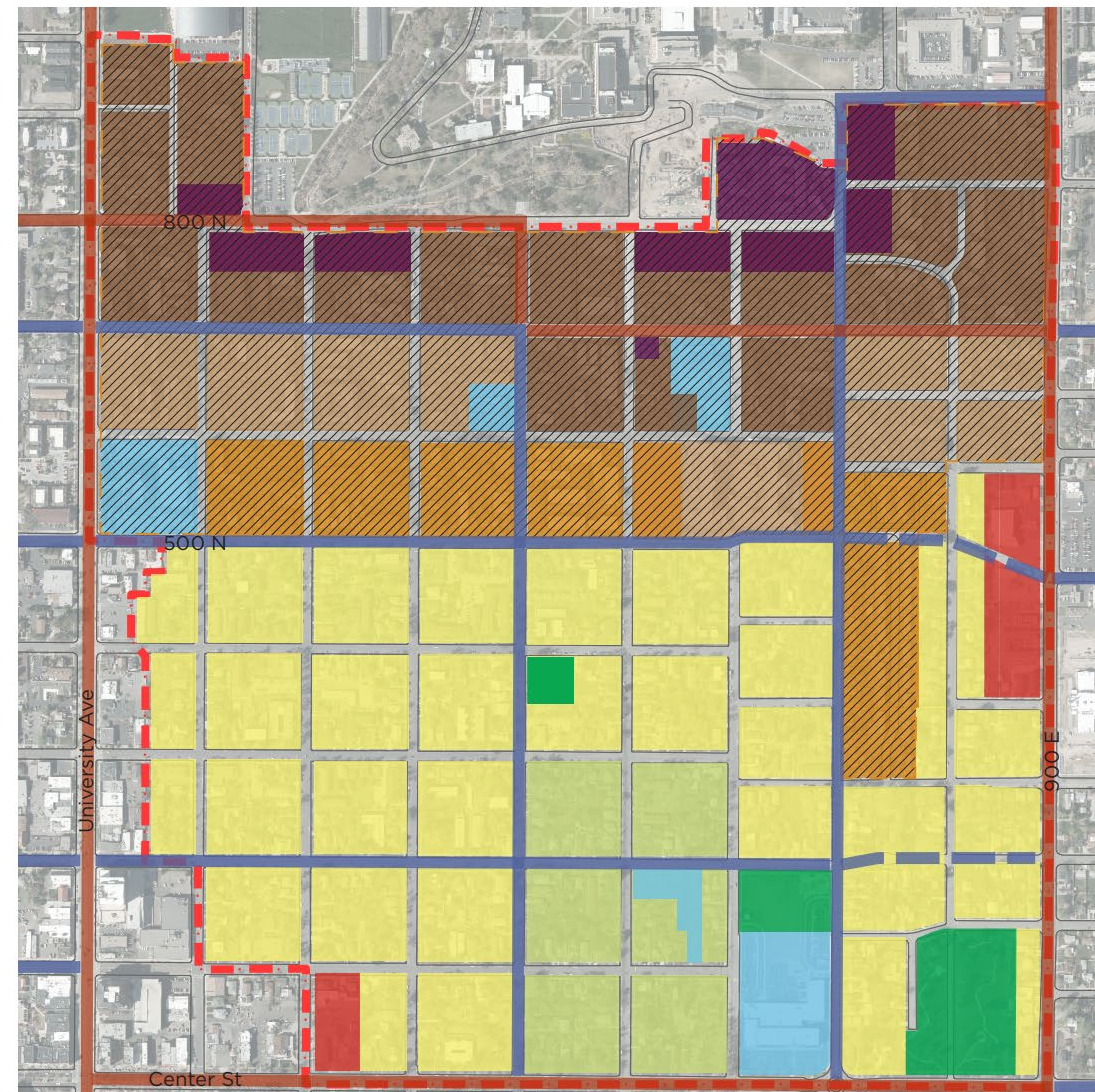
Requesting:
High Density Residential
(HDR) Zone

- Allows 50 units/acre
- Proposing 27 units/acre



Joaquin

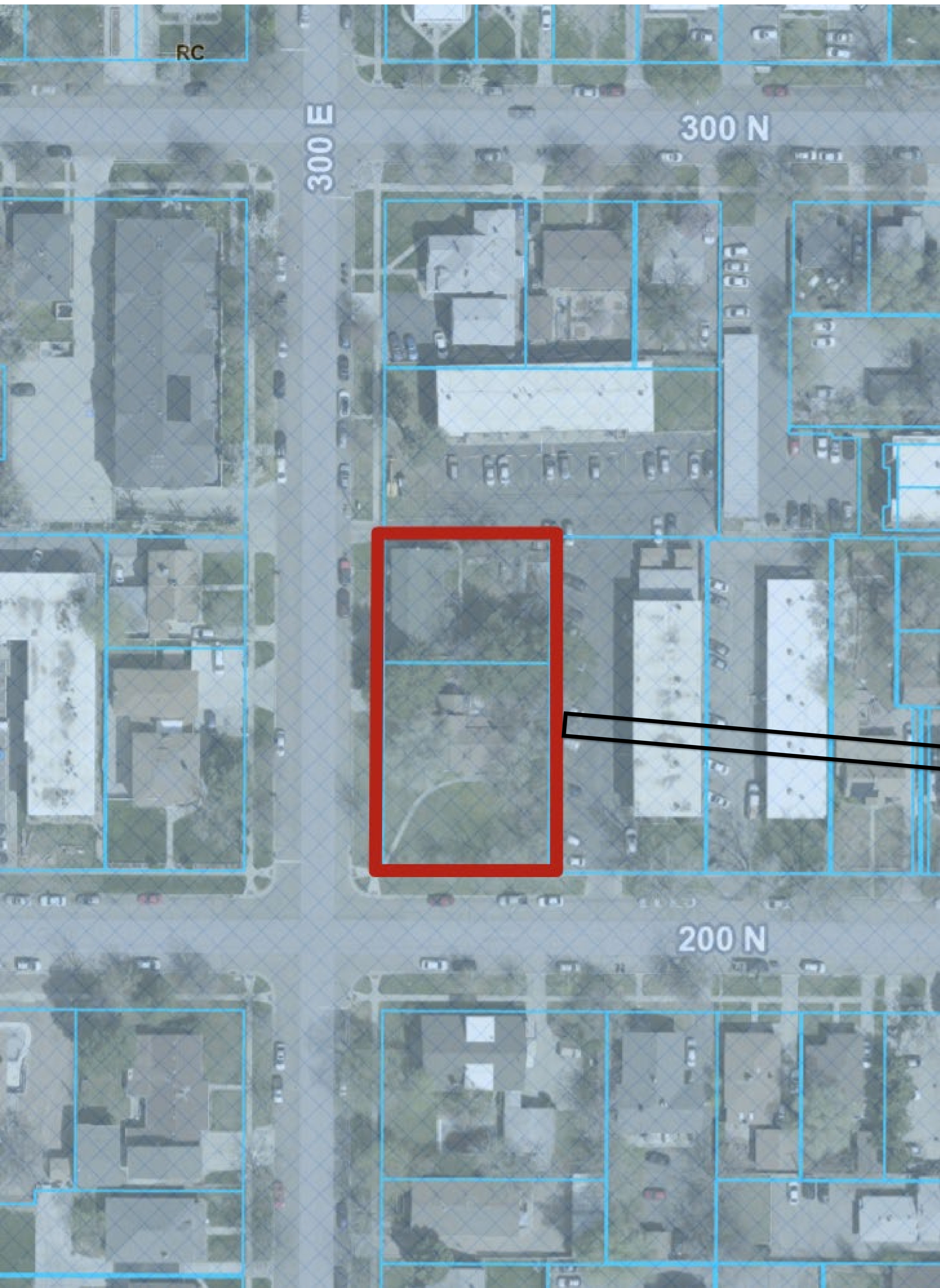
Neighborhood Plan



- | | | | | |
|--------------------|--------------------|-------------------|-------|-----------------|
| RC | R1.6(A) | MDR | HDR | CMU |
| CMU (mix req'd.) | Commercial | Civic/Religious | Parks | Baching Overlay |
| Existing Collector | Proposed Collector | Existing Arterial | | |

Figure 3.3 - Joaquin Neighborhood Future Land Use

Zoning



Future Land Use Map

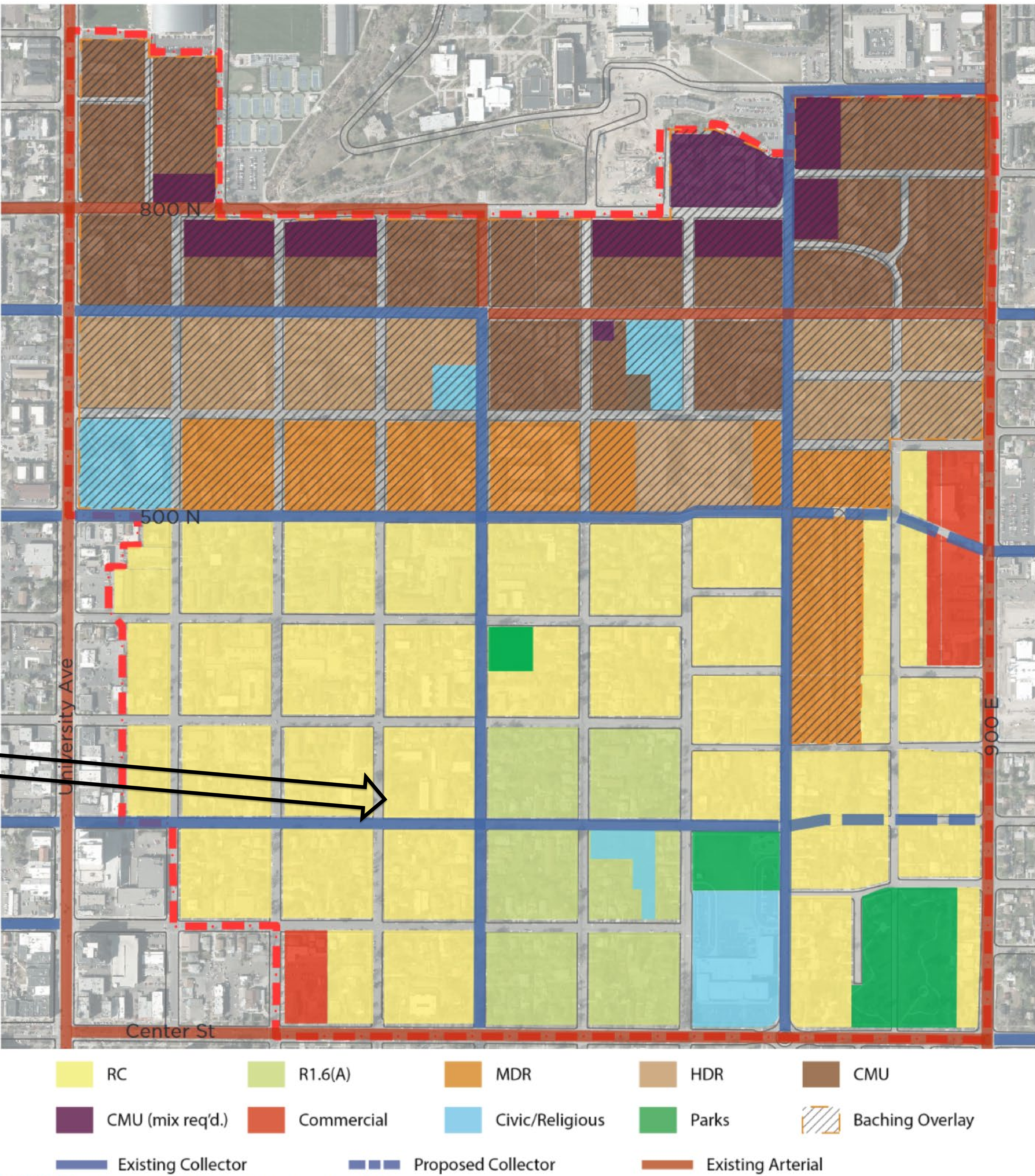
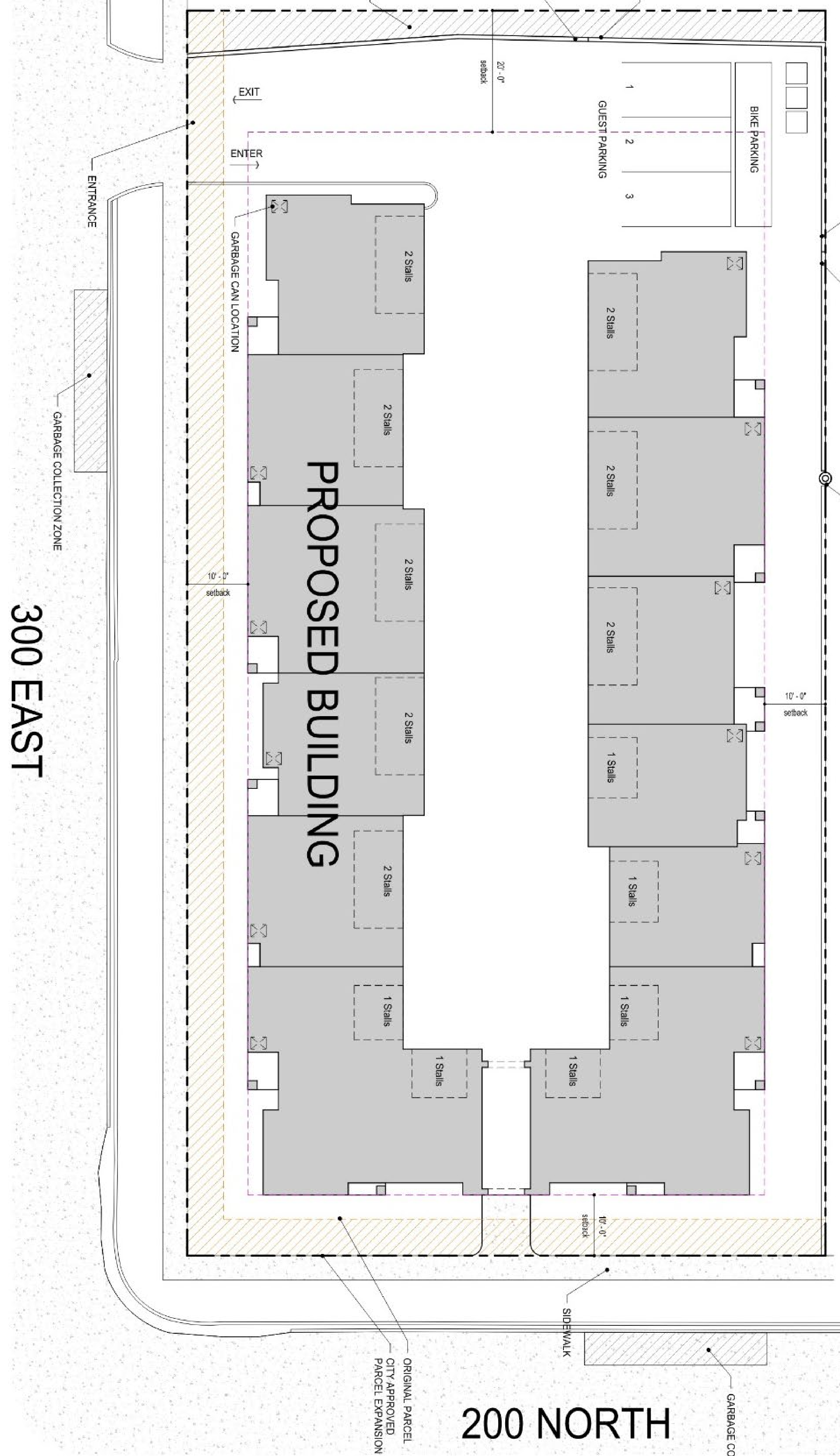
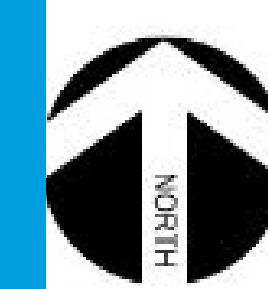


Figure 3.3 - Joaquin Neighborhood Future Land Use

Concept Plan



Elevations



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: DWRIGHT
Presenter: Dustin Wright, City Planner
Department: Development Services
Meeting Date: 8/11/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: PLRZ20250330

SUBJECT: 8 An ordinance amending the zone map classification of real property, generally located at 313 E 200 N, from the residential conservation (RC) zone to the high density residential (HDR) zone. Joaquin Neighborhood. (PLRZ20250330)

ADMINISTRATIVE RECOMMENDATION: Planning Commission recommended denial.

ADMINISTRATIVE MEMO: Zone map amendment for property located at approximately 313 E. 200 N. to allow for the property to be developed for 12 new townhome units. The property is currently zoned as Residential Conservation (RC). This zone does not allow new units to be created, and this is why the applicant is seeking a rezone. The applicant is looking for the property to be rezoned to the High Density Residential (HDR) zone to allow for the proposed development as this zone has the needed setbacks for the proposed development to work. The future land use designation in the Joaquin plan identifies this location as an area to not allow for increased density. That plan aims to increase density in the northern half of the neighborhood, near BYU campus, and preserve the single-family residential character in the lower half of the neighborhood. Because the HDR zone allows for more development potential, like density and building height, than what the applicant is proposing to do, they have proffered to do a development agreement. This agreement would aim to limit the density, height, and require owner occupancy for each unit for at least one year after purchase.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF
REAL PROPERTY, GENERALLY LOCATED AT 313 E 200 N, FROM THE
RESIDENTIAL CONSERVATION (RC) ZONE TO THE HIGH DENSITY
RESIDENTIAL (HDR) ZONE. JOAQUIN NEIGHBORHOOD.
(PLRZ20250330)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 0.45 acres of real property, generally located at 313 E 200 N (an approximation of which is shown ~~or described~~ in Exhibit A and a more precise description of which will be attached as Exhibit B after the Zone Map has been updated), be amended from the Residential Conservation (RC) Zone to the High Density Residential (HDR) Zone;

On July 8, 2026, the Planning Commission held a public hearing to consider the proposal, and after the hearing the Planning Commission recommended **denial** of the proposal to the Municipal Council by a 6:0 vote;

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

On August 11, 2026, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, and having considered the impact of the proposed ordinance on family health, stability, and formation, the Council finds that (i) the proposed action should be approved, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The classification on the Provo Zoning Map is amended from the Residential Conservation (RC) Zone to the High Density Residential (HDR) Zone for the real property described in this ordinance.

41 PART II:

42 The Mayor is authorized to negotiate and execute a development agreement as proposed
43 by the applicant for this zone change, consistent with the representations made by the applicant
44 and the applicant's representatives to the Council. An executed copy of the agreement will be
45 attached as Exhibit C after execution. The zone map classification change described in Part I is not
46 effective until the date of final execution of the development agreement.

47 PART III:

- 48
- 49 A. If a provision of this ordinance conflicts with a provision of a previously adopted
50 ordinance, this ordinance controls.
51
- 52 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
53 sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the
54 remainder of the ordinance is not affected by that determination.
55
- 56 C. Except as otherwise stated in Part II, this ordinance takes effect immediately after it has
57 been posted or published in accordance with Utah Code Section 10-3-711, presented to the
58 Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with
59 Utah Code Section 10-3-713.
60
- 61 D. The Municipal Council directs that the Provo Zoning Map be updated and codified to
62 reflect the provisions enacted by this ordinance.
63
- 64 E. Notwithstanding any provision or language to the contrary in this ordinance, if the
65 Development Agreement authorized in Part II has not been fully executed by the necessary
66 parties within one year from the date of the Municipal Council's approval of this ordinance,
67 the entire ordinance expires, becoming null and void as if it had never been approved.
68 Because the zone map classification change contemplated in Part I cannot come into effect
69 if the Development Agreement is not executed, neither the applicant nor any successor(s)
70 in interest has any vested rights under this ordinance if it expires.
71

Exhibit A



Exhibit B

Legal Description

-
- *ITEM 2** 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, located at 313 E 200 N. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20250330
-

APPLICANT:	Tuscanel Townhomes LLC
PROPERTY OWNER:	S & R TRIPLEX LLC and S & R 313 LLC
PARCEL ID:	05:033:0008 05:033:0009
ACREAGE:	0.45
CURRENT LEGAL USE:	Residential
GENERAL PLAN DESIGNATION:	Residential Conservation
CURRENT ZONE:	Residential Conservation
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

NEIGHBORHOOD FEEDBACK

Multiple neighborhood meetings have been held for the rezoning of this property; on May 26, 2022, another on March 30, 2023, and the most recent was on June 17, 2026. Some comments supported this type of development in this location, while others were opposed to it and referenced the efforts in the Joaquin Neighborhood Plan to protect the single-family designation in this area with a Residential Conservation designation in the future land use map. The project has decreased in density since the earlier neighborhood meetings, where a 17-unit apartment was proposed.

The Chair of the Central Neighborhoods District reached out to remind staff that there was strong opposition to this development as it deviates from the neighborhood plan.

PROJECT SUMMARY

The applicant has submitted a zone map amendment and concept plan applications for the property located at approximately 313 E. 200 N. to allow for the property to be developed for 12 new townhome units. The property is currently zoned as Residential Conservation (RC). This zone does not allow new units to be created, and this is why the applicant is seeking a rezone. The applicant is looking for the property to be rezoned to the High Density Residential (HDR) zone to allow for the proposed development as this zone has the needed setbacks for the proposed development to work. The Medium Density Residential (MDR) zone would not allow the development to work because of greater setback requirements.

In 2014, Provo City adopted the Joaquin Neighborhood Plan, which is part of the Provo City General Plan. The future land use designation in the Joaquin plan identifies this location as an area to not allow for increased density. That plan aims to increase density in the northern half of

the neighborhood, near BYU campus, and preserve the single-family residential character in the lower half of the neighborhood.

Because the HDR zone allows for more development potential, like density and building height, than what the applicant is proposing to do, they have proffered to do a development agreement. This agreement would aim to limit the density, height, and require owner occupancy for each unit for at least one year after purchase.

The property surrounding this property is zoned Residential Conservation (RC).

STAFF ANALYSIS

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

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

Applicant Response:

This amendment allows a long-held family property to transition into a high-quality, owner-occupied residential community that promotes homeownership, long-term residency, and reinvestment in central Provo.

The proposal expands housing opportunities within an established area already served by public infrastructure, schools, parks, transportation networks, and community services. The project is designed to provide housing for individuals and families who intend to live, invest, and contribute to the community, aligning with the General Plan's emphasis on housing availability, complete neighborhoods, and long-term community stability.

Staff Response:

A neighborhood plan was created that calls for this area to remain low density to help preserve this historic character and encourage higher density to be in the northern portion of the Joaquin Neighborhood closer to BYU Campus.

The properties are part of the National Register of Historic Places in the East Central Historic District. The home on the corner was built in 1880, and the 3-unit row house was built in 1885. Both properties are listed as contributing to the East Central Historic District and are eligible to be nominated to our local Landmarks Register. Properties on the National Register are not protected from demolition.

FINDING:

Does not comply with the Joaquin Neighborhood Plan designation of Residential Conservation.

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

Applicant Response:

This proposal represents approximately four years of collaboration with City staff, neighboring property owners, and elected officials. Multiple concepts were evaluated and refined to arrive at a townhome community that balances neighborhood concerns with the City's goals for high-quality ownership housing.

The proposed development introduces a housing type that bridges the gap between detached single-family homes and larger apartment developments, expanding housing

choice within an established neighborhood. The amendment allows the property to contribute meaningfully to the City's housing supply while utilizing existing infrastructure and supporting the General Plan's direction for infill development.

Staff Response:

Preserving the historic character of this part of the neighborhood while providing increased density closer to BYU would serve the public. The existing structures would be eligible to receive historic rehabilitation tax credits. The proposed amendment would bring that increased density further south from campus.

FINDING:

Does not comply with the Joaquin Neighborhood future land use map that calls for residential conservation zone to remain.

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

Applicant Response:

The proposal is consistent with the goals and policies of the General Plan, particularly those related to housing choice, homeownership opportunities, efficient use of infrastructure, and responsible infill redevelopment.

The project provides ownership housing in a central location, promotes long-term community investment through proposed deed restrictions, and reinvests in an established neighborhood. It supports the General Plan's broader vision of accommodating future residents within developed areas while maintaining high-quality design and contributing to complete, well-functioning neighborhoods.

Staff Response:

The Joaquin Neighborhood Plan identifies 500 North as the transition line for housing density. Increased density is planned for the area north of this transition line and residential conservation is planned for the areas south of 500 North. The plan aims to reduce development pressure on the homes in the lower half of the neighborhood by allowing much higher density closer to BYU campus where the density makes more sense.

FINDING:

Does not comply with the Joaquin Neighborhood future land use map that calls for residential conservation zone to remain.

In section E of chapter 3 in the Joaquin Neighborhood Plan, goal number 2 reads "Require that all future development complies with the future land use map".

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

Applicant Response:

The surrounding area has evolved significantly over time, and the property's current context is substantially different than when earlier planning decisions were made. The amendment allows the site to respond to existing conditions while utilizing established

infrastructure and public services.

The proposal represents logical infill redevelopment within an already urbanized area and does not require expansion into undeveloped portions of the City. As such, it is consistent with the General Plan's principles of orderly, efficient, and fiscally responsible growth.

Staff Response:

Public Works looks at the General Plan and Neighborhood Plans as they plan infrastructure needs. Engineering review comment for this development reads: "Our existing Utilities cannot handle proposed HDR development. If this plan makes it to the project plan phase, then some sort of solution needs be proposed to address deficiency in our existing infrastructures to support this development."

FINDING:

Does not comply with Neighborhood Plan as it is proposing higher density than anticipated at this location.

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

Applicant Response:

The proposal is not expected to hinder General Plan objectives. The requested zoning flexibility is intended to achieve a better overall site plan—improving circulation, parking, open space, building placement, and neighborhood compatibility—rather than to maximize density or height.

The project remains below the allowable density and height standards while advancing key General Plan objectives related to housing availability, efficient land use, and infill development. The proposal reflects a balanced approach to growth that supports the City's long-term planning goals.

Staff Response:

In section E of chapter 3 in the Joaquin Neighborhood Plan, goal number 2 reads "Require that all future development complies with the future land use map".

FINDING:

Does not comply with the Joaquin Neighborhood future land use map that calls for residential conservation zone to remain, and the request is for High Density Residential.

(f) Adverse impacts on adjacent land owners; and

Applicant Response:

Minimizing impacts on surrounding properties has been a central focus throughout the planning process. Over approximately four years, the project has undergone multiple revisions to improve compatibility, site design, circulation, and neighborhood integration. The current proposal incorporates reduced density, reduced height, private garages, enhanced landscaping, and proposed owner-occupancy deed restrictions. There is also a willingness to formalize these commitments through a Development Agreement. These measures are intended to ensure the project integrates well with surrounding properties

and contributes positively to the neighborhood.

Staff Response:

The proposed change would allow for higher density housing in the area. There would be an increase in traffic. The existing homes and structures that contribute to the historic district would be demolished and the character of the block would be altered with the new development.

FINDING:

There would be impacts from the proposed change on adjacent land owners.

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

Applicant Response:

The requested amendment does not suggest that the original zoning or General Plan designation was incorrect at the time it was adopted. Rather, it reflects how the surrounding area has evolved and how the property functions today.

The site is now surrounded by multifamily developments, including Apollo Apartments, Aspenwood Apartments, Fleur de Lis, and Casa Linda, which have substantially changed the character and context of the area. These changes have altered the relationship of the property to its surroundings, including significant impacts on privacy, with approximately 30 Apollo units directly overlooking portions of the property. The proposed amendment recognizes these changes and responds to current conditions and housing needs.

Staff Response:

The zoning is correct.

FINDING:

No issues.

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

Applicant Response:

While portions of the Joaquin Neighborhood Plan contemplate lower-intensity development patterns, this property occupies a unique location within an area that is already characterized by multifamily residential development.

After several years of refinement, the proposal reflects an effort to create the right project for this specific location—not the largest project possible. The project remains below the density and height permitted within the requested zone and utilizes the zoning primarily to achieve improved setbacks, site design, and compatibility.

The proposal also includes proposed owner-occupancy deed restrictions and a willingness to formalize commitments through a Development Agreement. When viewed in the context of the General Plan's broader policies, supporting housing choice, infill redevelopment, efficient use of infrastructure, and sustainable growth, the amendment is consistent with the intent and long-term vision of the General Plan.

Staff Response:

No issues with the maps and related policies.

FINDING:

No issues.

APPLICABLE ZONING CODES

Provo City Code 14.14C – High Density Residential (HDR)

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. Motion to recommend approval to the City Council with the condition that a development agreement restricts the height and density to what has been proposed in the concept plan.
2. **Recommend Denial:** The proposal is not consistent with the General Plan. Motion to recommend denial to the City Council for the proposed zone change.
3. **Continue:** New information presented at the public hearing or additional study needs to be done.
Motion to continue this item. (State findings/reasons)

ATTACHMENTS

1. Map of Property Located at Approximately 313 E 200 N
2. Map of Existing Zoning
3. Future Land Use Map of the Joaquin Neighborhood Plan
4. Neighborhood Meeting Minutes – May 26, 2022
5. Neighborhood Meeting Minutes – March 30, 2022
6. Neighborhood Meeting Minutes – June 17, 2026

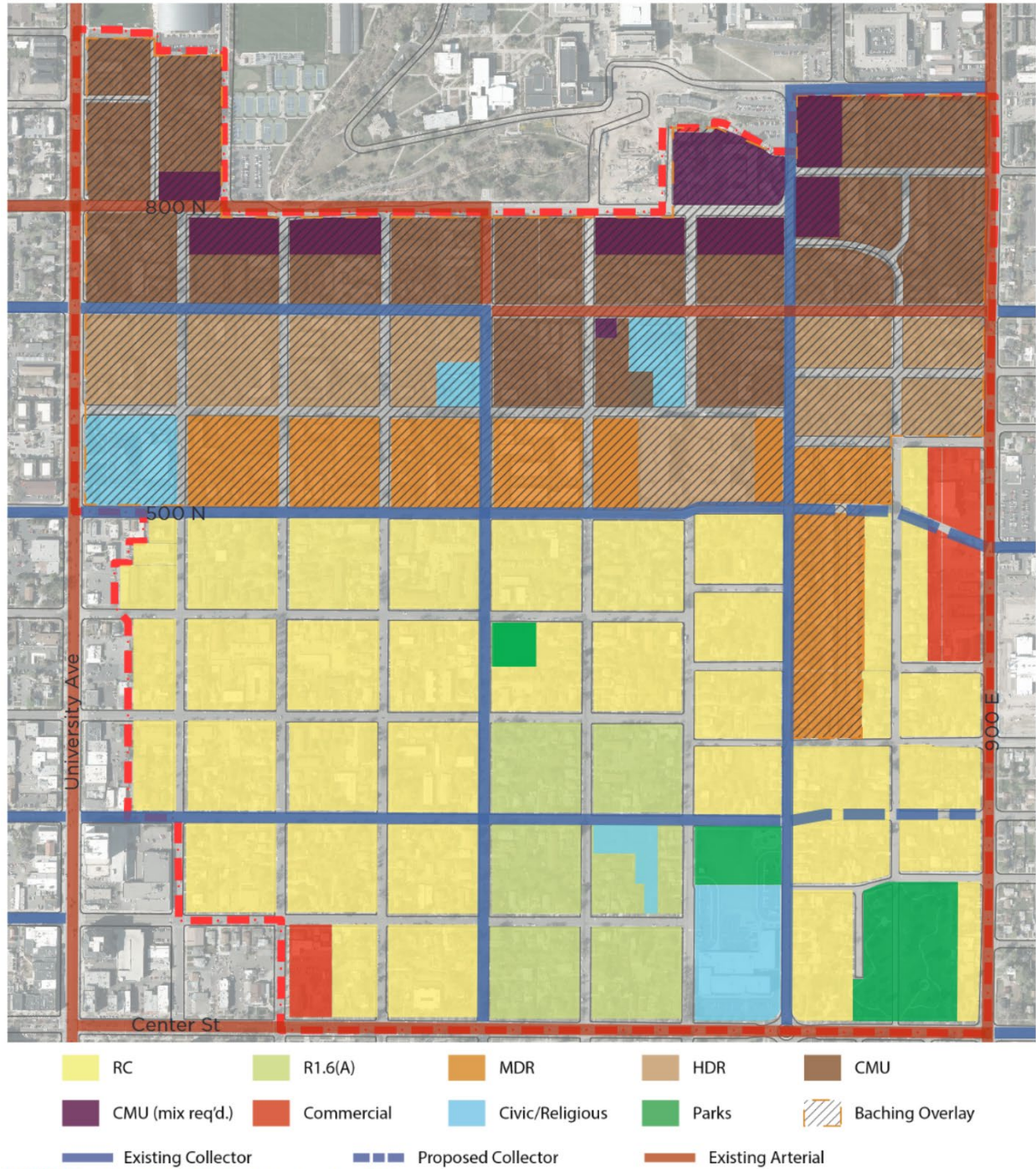
**ATTACHMENT 1 – MAP OF PROPERTY LOCATED AT
APPROXIMATELY 313 E 200 N**



ATTACHMENT 2 – MAP OF EXISTING ZONING



ATTACHMENT 3 – FUTURE LAND USE MAP FROM THE JOAQUIN NEIGHBORHOOD PLAN



ATTACHMENT 4 – NEIGHBORHOOD MEETING MINUTES FROM MAY 26, 2022



Neighborhood Meeting Report

An online version of this form is available at neighborhood.provo.org (on right-hand side of page)

Neighborhood Joaquin Meeting Date 5-26-22

File # PLRZ20220159

Meeting conducted by (name and title): Leo Lines Joaquin Neighborhood Chair

Meeting location: Library @ the academy Bullock Room 309 Number in attendance: 34 3 city council members
1 staff

Applicant name or project description: The Denali multi family student housing project

Was applicant or their designee in attendance at this meeting? Yes No Did applicant contact you within 7 days of the notice of application (as required by Provo City Code)? Yes No

Have other neighborhood meetings been held on this project? No

Relevant history of property/area:

With the growth of BYU & UVU this neighborhood been turned into a multi family student neighborhood. The number of full time residents has rapidly declined.

Other methods of outreach (note number of residents informed and input received)

Facebook group:

Email:

Phone calls:

Face-to-face (in person):

Fliers: By the developer

Overall responses

Positive/in favor: 1 person was in favor that spoke up

In favor if some changes were made: 5-6

Negative/against: most comments were negative

How many of each type of response came from those who live closest to the project:

90% there were some in attendance that did not speak during the meeting

Favorable feedback (be specific):

only build 6 units
couples instead of singles

Concerns raised (be specific):

Needs to be north of 700 N or 500 N
will start a bunch of huge developments
does not fit the Neighborhood plan
Because a former general Authority owned the home previously there should be no changes

doesn't fit the neighborhood
not enough parking
project too big for the neighborhood
does not match neighborhood architecture.

Has the applicant worked with the neighbors to address their concerns, if any?

I do not know

Are there specific parts of the City Code, General Plan, or the neighborhood/area plan that should be considered?

Conclusions/summary from Neighborhood Chair:

The meeting was mainly attended by the residents that live closest to the project. Those attending were overwhelmingly opposed to any development with ~~an~~ increased density that was already there. With the students gone for the summer & Landlords feeling like they do not have a say concerning their property's 34 people are not even 1% of the residents of the neighborhood. There were mainly 12 people that made most of the comments.

Date of this report:

5-30-2022

Submit this form to neighborhoodprogram@provo.org within five (5) days of the meeting date.

ATTACHMENT 5 - NEIGHBORHOOD MEETING MINUTES FROM **MARCH 30, 2023**

Neighborhood District 5 Meeting, March 30, 2023

21 residents signed in as attending, 1 attended on Zoom. The meeting was held in the council chambers because the police were using the community room.

Executive members in attendance included Quinn Petersen, David Harding, Leo Lines, Sariah Hillam, Jason Ream, Dylan Cindrich and Shannon Bingham. Chair Laura Leavitt conducted. City Council member Rachel Whipple also attended.

Land Use Items

- a. **Denali Project** Taryn Denali requests approval of a Zone Map Amendment from the RC (Residential Conservation) zone to the HDR (High Density Residential) zone in order to build a new **17**-unit apartment building, located at 313 East 200 North. Joaquin Neighborhood.

City Staff mentioned that this project is under staff review and will still need to go up before the Planning Commission.

Taryn made an extensive presentation of the project, focusing on the Italian design inspiration from her parents and the upgrade in style that was made after feedback in a previous Joaquin Neighborhood meeting. She stated that there would be **23** units, 20 of which would be 3 bedrooms and several 1 bedrooms in order to encourage long-term residency. There would be lots of trees, a central courtyard with a fountain, wrought iron flowerboxes, and underground parking for the three-story project. There would be contractual limitations on parking to allow for the parking variance that the project would require. This would all sit on less than an acre of ground, so they are working on updates with public works and are developing an agreement with Provo city to build nothing more, nothing less. She felt that the current residential conservation zoning inhibits restoration of old houses fallen into disrepair, and showed pictures of the rundown triplex and house currently on the property that her family has owned for 40 years. A friend who walked around the area noted that there are already a number of large complexes nearby. She ended with her mother's motto of "siempre familia".

Time was opened up for comments, and for the first few Taryn remained at the front to respond.

David Keller was the first to comment. He lives ½ block from the proposed development and objected that Taryn had quoted only parts of his statement from the earlier Joaquin meeting, where 70% had been opposed to a building that large on that property. He reminded her that they had been through this before in a long meeting and he was still not convinced because it is too dense for this part of Joaquin. He thought it would be beautiful farther north. He would be okay with a modest increase, but going from the current 4 units to 23 is not what the Joaquin plan says. He was surprised this project keeps coming back. Some things were better but not for the long term.

Sam Oman from Maeser commented next, pointing out that this still looked like it was designed for short term rather than long term student housing. He noted the property has not been maintained by the owners to this point and that the owners will not be changing with the new project.

Spencer near the Bright Building mentioned that it has been hard looking to find a place to live. He thought the project design actually looks nice and was wondering what type of price range they were looking at.

Staff mentioned that this part of the meeting was meant for comments to the board so they could report to the Planning Commission; that if residents had questions for the developer they should talk after the meeting. Taryn sat down and other residents continued with comments.

Zachary Chamberlain mentioned that he lived here in Provo until COVID and is now in Layton. He recently got a job here in Provo and would like to live here but has had a hard time finding a place. He thinks that the design looks like a huge upgrade. He has lived in places in Joaquin where the owners did not upkeep the property and thinks this could help out the community.

Shannon Bingham from Timpanogos spoke strongly that she knows how long Joaquin worked on their neighborhood plan. They drew the line at 500 North for continued building of high density to the north, with the current residential conservation zone to the south of that line. The placement of this type of density is directly counter to that decision. She knows of 20 houses in her neighborhood of that same type that was shown to be dilapidated that have been restored. She asked whether the proposal would really allow residents to live long term while, taking away the opportunity for 3 lots that could be used by longer term residents. She noted that in her neighborhood 9% are homeowners and 91% are rentals, and that they really need the long-term residents.

Dylan Cindritch thought it was a great project, as the cheapest home you can find now in Provo is \$400K for a fixer upper.

Kim McIntyre lives a block away from the proposed development. He is concerned with the parking issue, as heavy traffic was responsible for a roundabout crash just this last week at 200 East and 200 South. The cost for each apartment is going to be a lot. Many will not be able to afford to live there, even though it is being sold as more affordable housing. It looks nice, but is not right for the neighborhood.

Leo Lines from Joaquin noted that 20 of the units will have 3 bedrooms, and that it will be possible to rent each to 3 singles. He talked about angled parking out front for visitors, and that you can't control how many cars a tenant will have, since they will bring more and park two blocks away.

(Attendee) mentioned that he owns houses south of campus and in his experience, he can't keep yards nice. The houses are old and will never be a place to keep it up with too many students around. He doesn't think hanging on to the houses makes sense.

It was noted that no floor plans for the apartments in the project were included in the presentation.

An opinion poll of those in attendance showed 15 in support and 8 opposed. This totaled more than the number of residents who signed in as attending, even though Laura mentioned three times that only people currently residing in District 5 were allowed to vote.

Quinn Petersen asked about the setup for these meetings, including topics for neighborhood feedback and feedback polls. Leo proposed that development and staff present and then open up to board members to comment, and then to open to other attendees. Staff responded that the neighborhood executive board is not a legislative body; it is here for feedback. If the project goes forward, it first goes to the Planning Commission and then to the City Council, who makes the actual decision.

ATTACHMENT 6 NEIGHBORHOOD MEETING MINUTES FROM JUNE 17, 2026

Update on a proposed Zone Change from RC (Residential Conservation) to HDR (High Density Residential) for a 12-unit townhome project at 313 East 200 North in the Joaquin Neighborhood – Planning Supervisor Aaron Ardmore

Planning Supervisor Aaron Ardmore presented an update on a proposed zone change at 313 East 200 North in the Joaquin Neighborhood, from RC (Residential Conservation) to HDR (High Density Residential), to accommodate a 12-unit townhome development. Ardmore noted this is a revised iteration of a previously presented project; earlier proposals had sought approval for over 20 apartment units, whereas the current proposal has shifted to townhomes. The HDR zone is being sought primarily to address setback requirements, as the actual density proposed is well below what HDR would allow. The item was previously continued by the Planning Commission due to the applicant's scheduling conflict and will go before the Planning Commission on July 8th and to the City Council in August. A waterline upgrade to an 8-inch main is included as part of the project's infrastructure improvements.

Resident feedback:

- A longtime resident offered detailed historical context, noting that the RC zone was established following a City Council moratorium on high-density development in South Joaquin, in direct response to earlier projects that replaced historic single-family homes with multifamily structures. The resident argued that the applicant's characterization of the surrounding area as having "evolved" toward high-density housing was inaccurate, as the developments cited predated the RC zone. Staff's report was cited favorably, noting that it found the proposal non-compliant with the Joaquin Neighborhood Plan and the future land use map on multiple points.
- Several others expressed their disapproval of the proposal based on the grounds that the proposal was incongruent with the Joaquin Neighborhood Plan and the RC zone in South Joaquin.
- A Zoom attendee was in support of the proposal, noting that townhomes seemed like a good fit for the area and expressed support for housing diversity and density.
- One resident questioned the aesthetics of the design, describing it as uniform and unwelcoming.

- A resident called for any future applicants to be required to disclose projected water usage for their developments.
- A non-resident landlord expressed general support for the project's intent, noting the deed restrictions and infrastructure upgrades, while acknowledging the planning concerns raised.
- A question was raised regarding owner-occupancy enforcement, to which Ardmore responded that the city uses deed restrictions and withholds rental licenses for one year following a change of ownership, with the one-year period resetting upon each subsequent conveyance.
- Councilor Whipple addressed water usage concerns, clarifying that indoor water use remains within the municipal system and does not represent a net loss. She further noted the city is currently engaged in a strategic planning process related to water use recommendations and is in the process of selecting a consultant to conduct a comprehensive review of zoning enforcement procedures.
- A question was raised regarding whether the project includes any affordable or replacement housing units for displaced residents; Ardmore confirmed there is no current requirement to that effect.
- Regarding Denali project: Part of the benefit of townhomes over apartments is access to private outdoor space, which I did not see in this project. If we are talking about this being good housing for “families,” families want outdoor space. This project removes several old trees and does not provide much space to support plants. [This comment was submitted later in the suggestion box.]

Attendees were encouraged to submit written comments to the Planning Commission prior to the July 8th hearing and to the City Council prior to any subsequent council action.

Provo City Planning Commission

Report of Action

July 08, 2026

-
- *ITEM 2** 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, located at 313 E 200 N. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20250330
-

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 08, 2026:

RECOMMENDED DENIAL

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

Motion By: Jon Lyons

Second By: Melissa Kendall

Votes in Favor of Motion: Jon Lyons, Melissa Kendall, Matt Wheelwright, Jonathon Hill, Tosh Metzger, Joel Temple
Matt Wheelwright was present as Chair.

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

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the High Density Residential (HDR) Zone is described in the attached Exhibit A.

RELATED ACTIONS

Item 1 – Planning Commission on July 8, 2026 - PLCP20250331– Denied the Concept Plan

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 5/26/2022, 3/30/2023 and 06/17/2026.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- The district chair pointed out that the proposed project does not comply with the requirements.
- There are many apartments in the neighborhood that existed prior to 2002 when the RC zone was put in place.
- There needs to be better buffers between adjacent properties.
- There are needs in the city for homes.

- This does not follow the overall plan that was created for the neighborhood.
- This project will be an improvement to what is there now.
- This doesn't meet the parking requirements.
- On-street parking will be lost to garbage and recycling cans for the 12 units.
- A lot of work went into the Joaquin Plan to improve the neighborhood.
- The RC zone is protecting the single-family housing.
- The applicant has made several changes to the plans to try and meet the feedback from neighbors and the city.
- This will become a gathering space.
- Schools are being lost to a lack of families.
- The design will help it fit into the neighborhood.

APPLICANT RESPONSE

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

- The plan is to use the HDR zone because of the setbacks that it allows.
- The applicant expressed a willingness to do a development agreement that would meet the commitments that the applicant has made.
- The applicant expressed a willingness to for a deed restriction to ensure that the properties are owner-occupied for the first year, and is willing to increase this to two years.
- Pick-up trucks would fit in the garages and there would be room for storage.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The percentage of units that would be allowed to be rented at any given time should be determined.
- Looking for owner-occupancy for longer than just one year.
- The parking requirement is short one stall from being met.
- The RC zone has frozen the neighborhood.
- The architecture is great and it is good to have more types of housing.
- There is a concern about high density creeping into other parts of the neighborhood if this is approved.
- The neighborhood plan saw this development pressure coming and sought to protect the neighborhood and provide a location for the development.



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

COM. AT SW COR OF BLK 33, PLAT B, PROVO CITY SURVEY; E 6 RODS; N 124.06 FT; W 6 RODS; W 124.06 FT TO BEG. AREA 0.45 OF AN ACRE.

And

COM. AT NW COR OF LOT 3, BLK 33, PLAT B, PROVO CITY SURVEY; S 75 FT; E 6 RODS; N 75 FT; W 6 RODS TO BEG.



ITEM 1 Tuscanel Townhomes LLC requests Concept Plan approval for a 12-unit townhome project in a proposed HDR (High Density Residential) Zone, located at 313 E 200 N. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov
PLCP20250331

APPLICANT:	Tuscanel Townhomes LLC
PROPERTY OWNER:	S & R TRIPLEX LLC and S & R 313 LLC
PARCEL ID:	05:033:0008 05:033:0009
ACREAGE:	0.45
CURRENT LEGAL USE:	Residential
GENERAL PLAN DESIGNATION:	Residential Conservation
CURRENT ZONE:	Residential Conservation
APPLICATION TYPE:	Administrative Decision – must be approved if it meets all city standards.

NEIGHBORHOOD FEEDBACK

Multiple neighborhood meetings have been held for the rezoning of this property; on May 26, 2022, another on March 30, 2023, and the most recent was on June 17, 2026. Some comments supported this type of development in this location, while others were opposed to it and referenced the efforts in the Joaquin Neighborhood Plan to protect the single-family designation in this area with a Residential Conservation designation in the future land use map. The project has decreased in density since the earlier neighborhood meetings, where a 17-unit apartment was proposed.

The Chair of the Central Neighborhoods District reached out to remind staff that there was strong opposition to this development as it deviates from the neighborhood plan.

PROJECT SUMMARY

The applicant has submitted a zone map amendment and concept plan applications for the property located at approximately 313 E. 200 N. to allow for the property to be developed for 12 new townhome units. The property is currently zoned as Residential Conservation (RC). This zone does not allow an increase in housing density, and this is why the applicant is seeking a rezone of the property to allow for the proposed redevelopment of the site. The applicant is looking for the property to be rezoned to the High Density Residential (HDR) zone to allow for the proposed development as this zone has the needed setbacks for the proposed development to work. The Medium Density Residential (MDR) zone would not allow the development to work because of greater setback requirements.

Because the HDR zone allows for more development potential, like density and building height, than what the applicant is proposing to do, they have proffered to do a development agreement.

This agreement would aim to limit the density, height, and require owner occupancy for each unit for at least one year after purchase.

The property surrounding this property is zoned Residential Conservation (RC).

STAFF ANALYSIS

Proposed Use

12 new residential townhomes.

Lot Standards

Required:

- (1) Minimum Lot Area: One-family attached: ten thousand (10,000) sf.
- (2) Housing density maximum: fifty (50) units per acre.
- (3) Minimum lot frontage: thirty-five (35) feet.
- (4) Minimum lot width: fifty (50) feet and Corner lot: seventy (70) feet.
- (5) Minimum lot depth: ninety (90) feet.
- (6) Maximum lot coverage by structures: seventy-five percent (75%).

Proposed:

- (1) Lot Area: 19,600
- (2) Housing density: 27 units per acre.
- (3) Lot frontage: 100 feet.
- (4) Lot width: 100 feet.
- (5) Lot depth: 200 feet.
- (6) Lot coverage by structures: 44% (8,605 sf).

Finding: Complies

Setback Requirements

Required: Front: 10' min 20' max; Side: 10'; Rear: 20'

Proposed: Front: 10', Side: 10', Rear: over 20'

Finding: Complies

Building Height and Distance

Required: 55' max.

Proposed: 42'

Finding: Complies

Parking and Access

Required: 26

Proposed: 25

Finding: Does not Comply. Code requires 25.5 and it up so 26. A parking reduction would be needed at project plan application.

Landscaping

Required: 1 tree per 2,000 sf of landscape area.

Proposed: 1,907 sf of landscape provided.

Finding: Complies (at project plan application)

Design Standards

Required: 14.34.287

Proposed: Designed to meet standards

Finding: Complies in concept.

APPLICABLE ZONING CODES

Provo City Code 14.14C – HDR Zone

Provo City Code 14.34.287 – Design Standards

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may make any of the following findings:

1. **Approve:** The proposal is consistent with city code.
Motion to approve the proposed concept plan for 12 new townhome units at approximately 313 E 200 N.
2. **Deny:** The proposal is not consistent with city code.
Motion to deny the proposed concept plan for 12 new townhome units at approximately 313 E 200 N.
3. **Continue:** New information presented at the public hearing or additional study needs to be done.
Motion to continue this item.

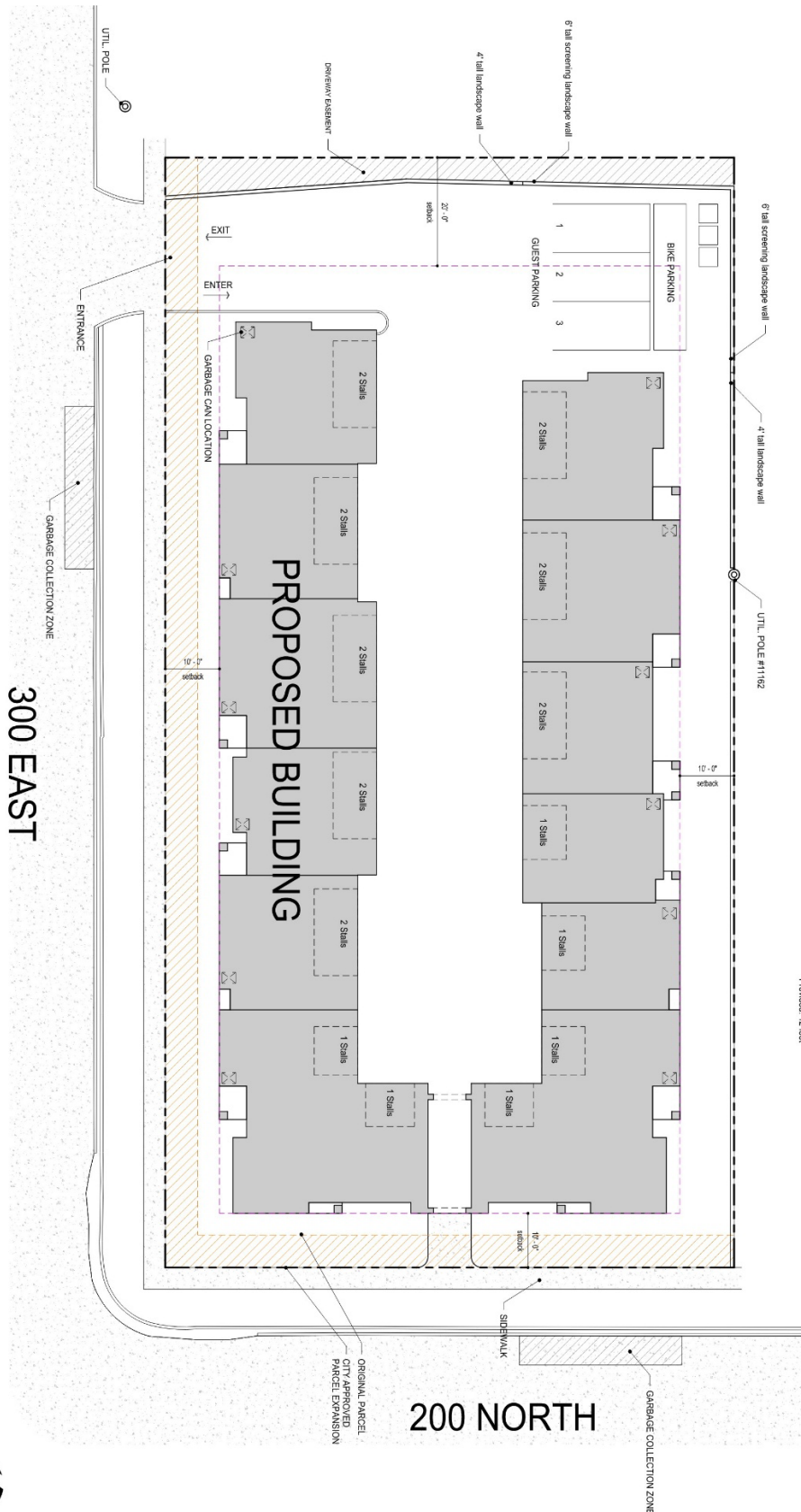
ATTACHMENTS

1. Area Map
2. Concept Plan
3. Landscape Plan
4. Floor Plans
5. Elevations

**ATTACHMENT 1 – MAP OF PROPERTY LOCATED AT
APPROXIMATELY 313 E 200 N**



ATTACHMENT 2 – CONCEPT PLAN

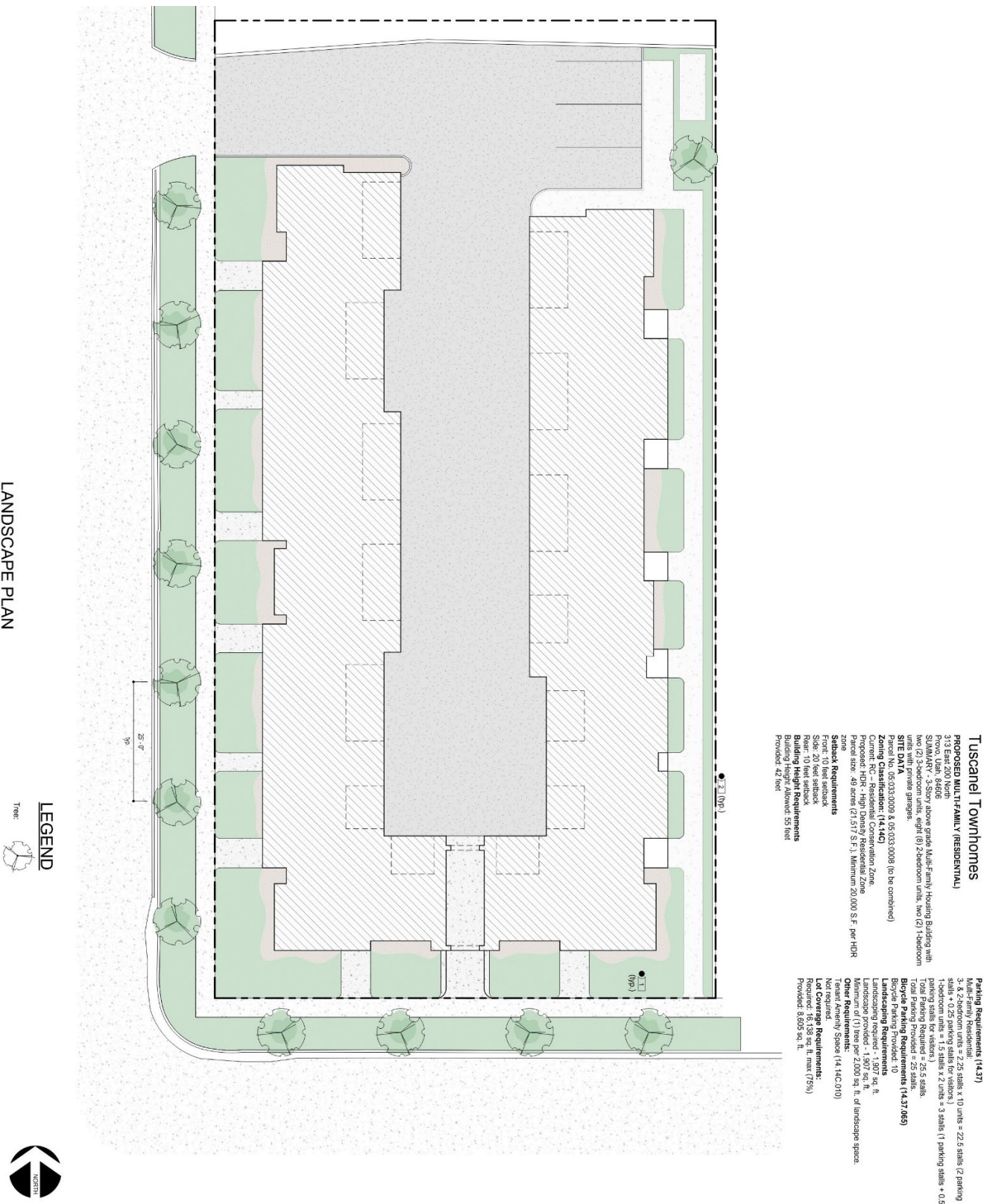


Tuscanel Townhomes
PROPOSED MULTIFAMILY (RESIDENTIAL)
313 East 200 North
From: UTM, 84808
Site: 100' x 100' (10,000 S.F.)
Proposed: 100' x 100' (10,000 S.F.)
Total: 100' x 100' (10,000 S.F.)
Units: 10 units (10 x 1000 S.F.)
Total: 10,000 S.F.
Zoning: R-1 (Residential Single-Family)
Current: R-1 (Residential Single-Family)
Proposed: R-1 (Residential Single-Family)
Setback Requirements:
Front: 10 feet
Side: 10 feet
Rear: 10 feet
Building Height Requirements:
Maximum: 10 feet
Provided: 10 feet

Parking Requirements (14.37)
Multi-Family Residential:
3- & 2-bedroom units = 2.25 stalls x 10 units = 22.5 stalls (2 parking stalls + 0.25 parking stalls for visitors)
Total Parking Required = 22.5 stalls
Total Parking Provided = 22.5 stalls (14.37.065)
Bicycle Parking Provided: 10
Landscaping Requirements:
Landscaping required: 1 sq. ft. per 100 sq. ft. of lot area
Minimum of (1) tree per 2,000 sq. ft. of landscape space.
Other Requirements:
Not required
Lot Coverage Requirements:
Required: 16,138 sq. ft. max (75%)
Provided: 6,000 sq. ft.



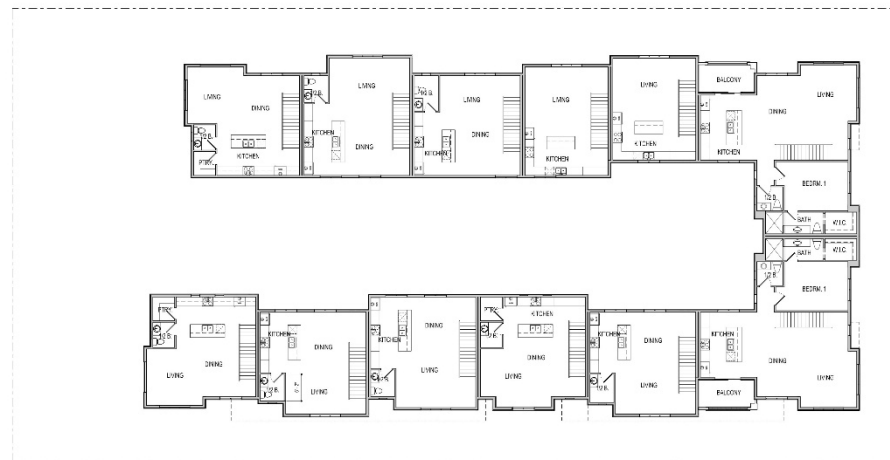
ATTACHMENT 3 – LANDSCAPE PLAN



ATTACHMENT 4 – FLOOR PLANS



GROUND LEVEL FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

ATTACHMENT 5 – ELEVATIONS



Provo City Planning Commission

Report of Action

July 08, 2026

ITEM 1 Tuscanel Townhomes LLC requests Concept Plan approval for a 12-unit townhome project in a proposed HDR (High Density Residential) Zone, located at 313 E 200 N. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLCP20250331

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 08, 2026:

DENIED

On a vote of 4:2, the Planning Commission denied the above noted application.

Motion By: Jon Lyons

Second By: Melissa Kendall

Votes in Favor of Motion: Jon Lyons, Melissa Kendall, Matt Wheelwright, Jonathon Hill

Votes opposed to Motion: Tosh Metzger, Joel Temple

Matt Wheelwright 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.

RELATED ACTIONS

Item 2 – Planning Commission on July 8, 2026 - PLRZ20250330 – Recommended Denial of Rezone

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 5/26/2022, 3/30/2023 and 06/17/2026.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present /addressed the Planning Commission during the public hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- The district chair pointed out that the proposed project does not comply with the requirements.
- There are many apartments in the neighborhood that existed prior to 2002 when the RC zone was put in place.
- There needs to be better buffers between adjacent properties.

- There are needs in the city for homes.
- This does not follow the overall plan that was created for the neighborhood.
- This project will be an improvement to what is there now.
- This doesn't meet the parking requirements.
- On-street parking will be lost to garbage and recycling cans for the 12 units.
- A lot of work went into the Joaquin Plan to improve the neighborhood.
- The RC zone is protecting the single-family housing.
- The applicant has made several changes to the plans to try and meet the feedback from neighbors and the city.
- This will become a gathering space.
- Schools are being lost to a lack of families.
- The design will help it fit into the neighborhood.

APPLICANT RESPONSE

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

- The plan is to use the HDR zone because of the setbacks that it allows.
- The applicant expressed a willingness to do a development agreement that would meet the commitments that the applicant has made.
- The applicant expressed a willingness to for a deed restriction to ensure that the properties are owner-occupied for the first year, and is willing to increase this to two years.
- Pick-up trucks would fit in the garages and there would be room for storage.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The percentage of units that would be allowed to be rented at any given time should be determined.
- Looking for owner-occupancy for longer than just one year.
- The parking requirement is short one stall from being met.
- The RC zone has frozen the neighborhood.
- The architecture is great and it is good to have more types of housing.
- There is a concern about high density creeping into other parts of the neighborhood if this is approved.
- The neighborhood plan saw this development pressure coming and sought to protect the neighborhood and provide a location for the development.



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.

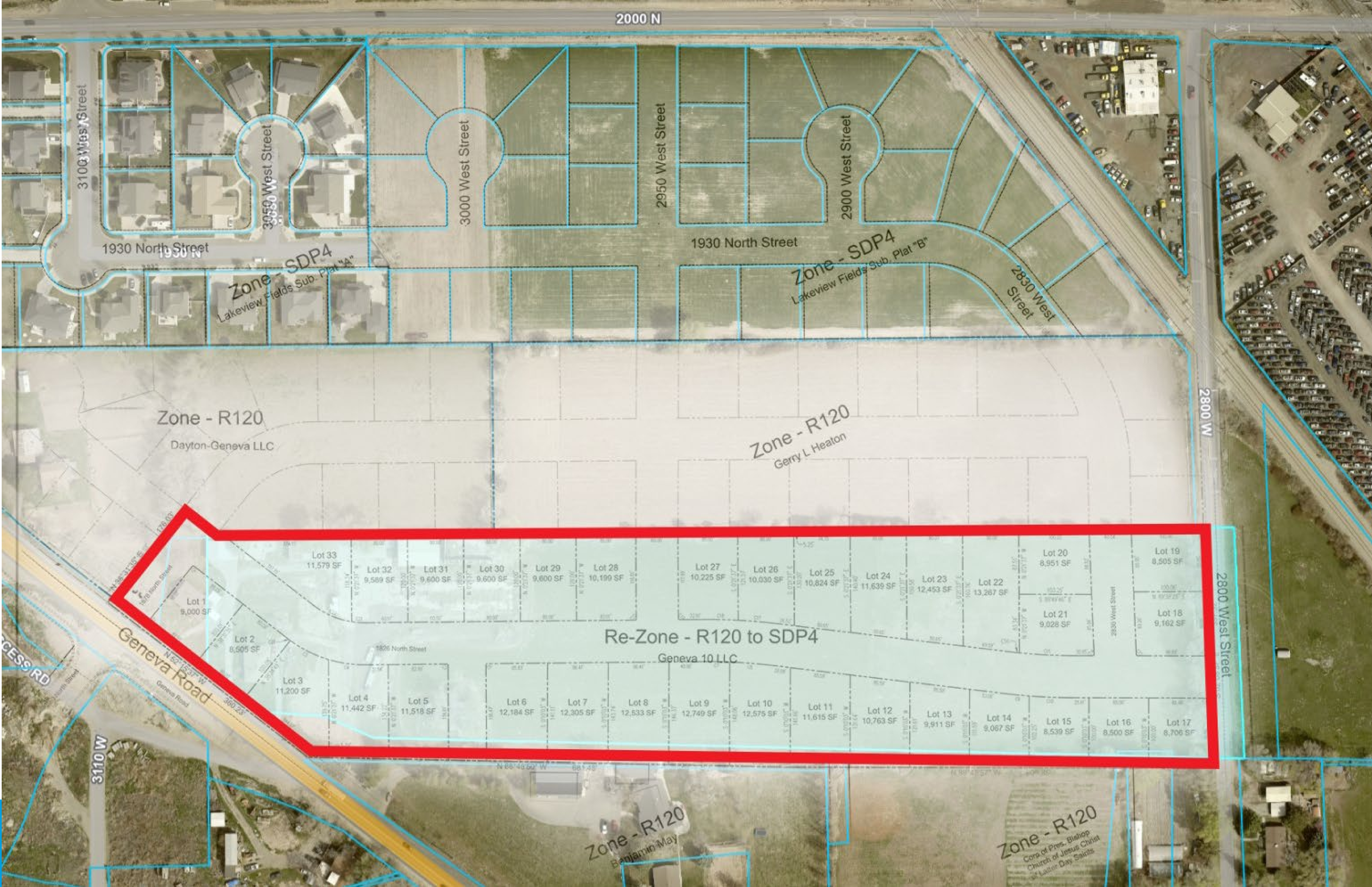
Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar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

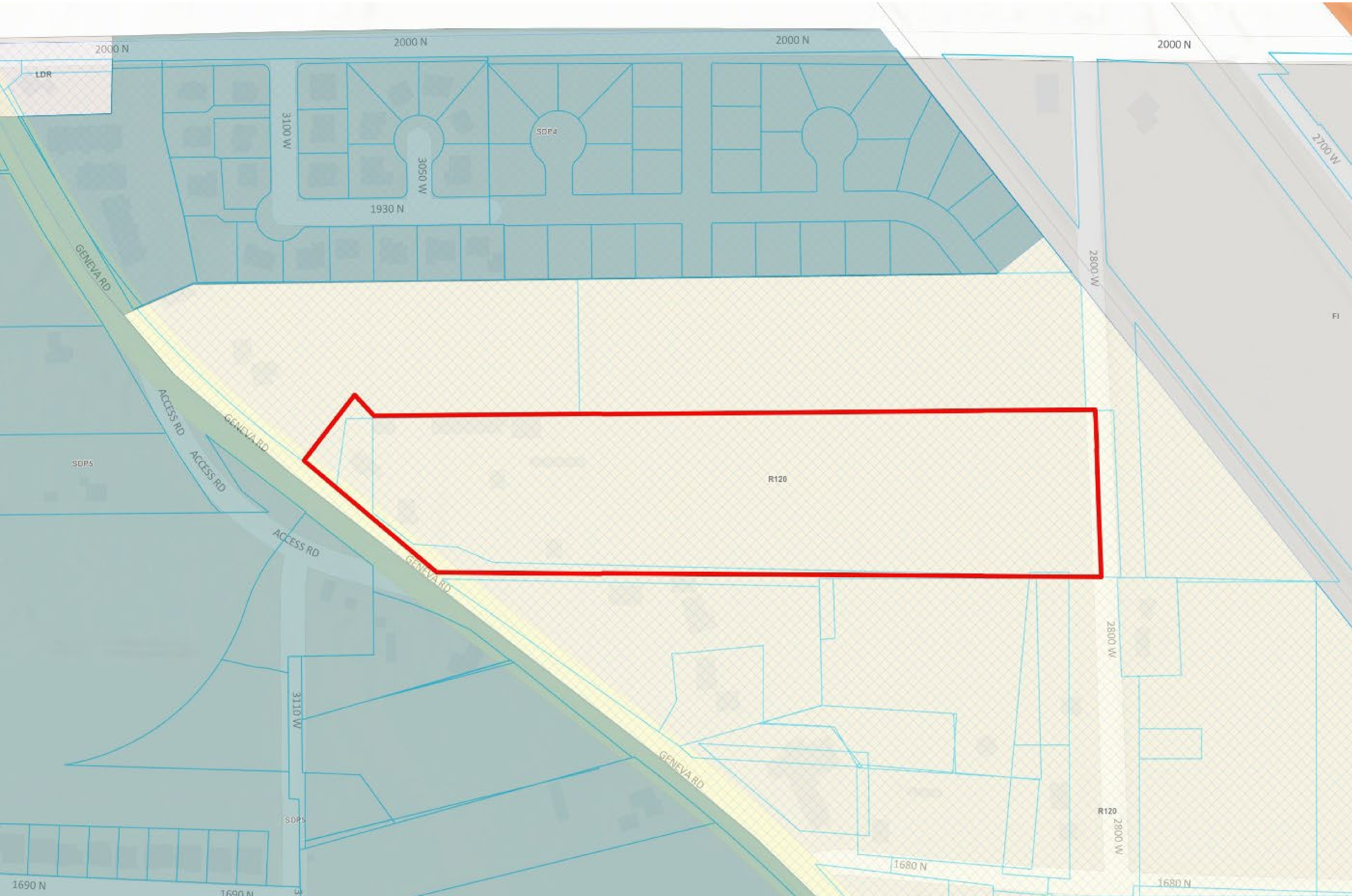
1804 N. Geneva Rd.



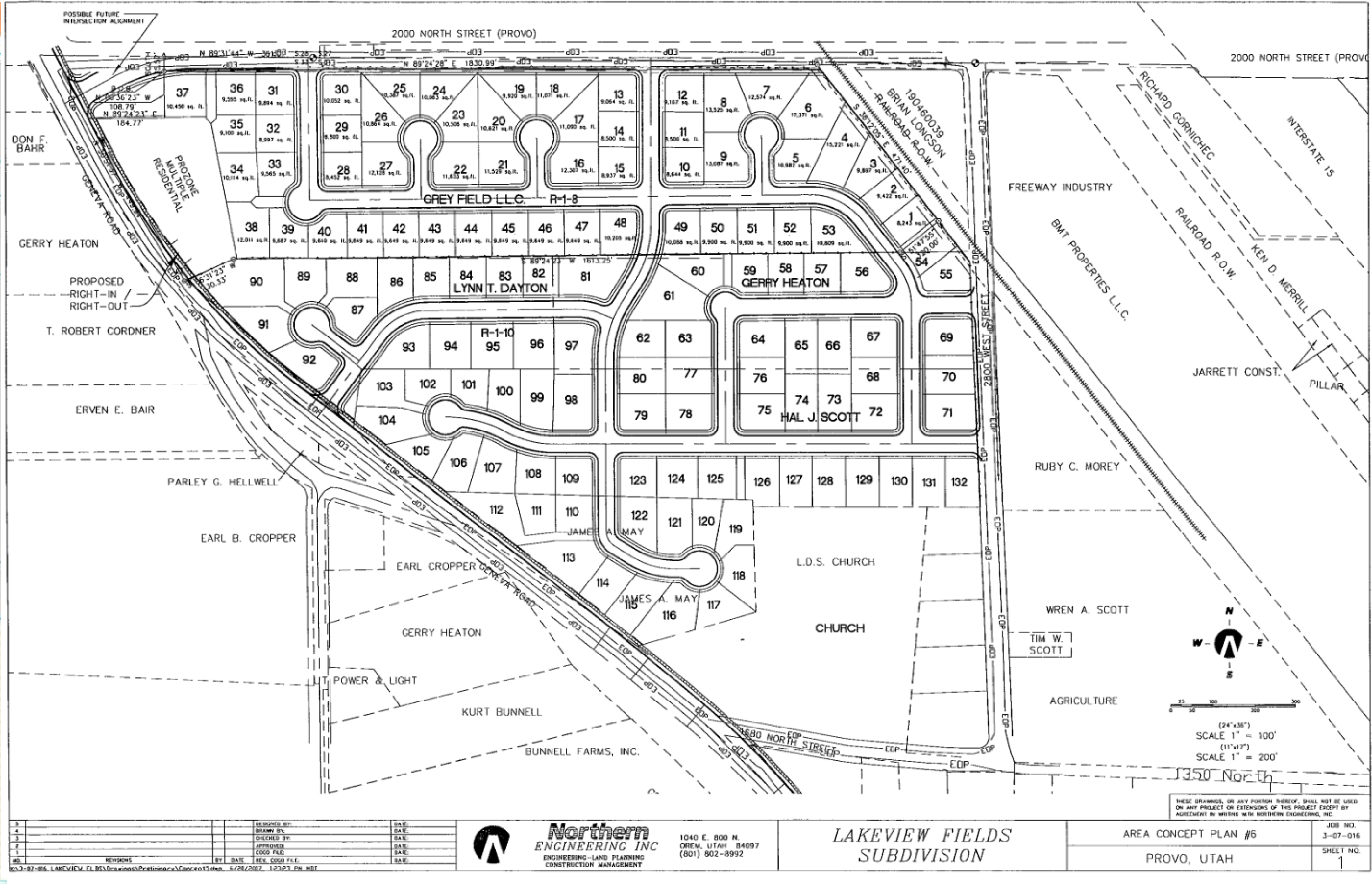
Proposed Subdivision Layout



Existing Zoning Map



General Plan Map - Appendix N



PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: DWRIGHT
Presenter: Dustin Wright, City Planner
Department: Development Services
Meeting Date: 8/11/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: PLRZ20260092

SUBJECT: 9 An ordinance amending the zone map classification of real property, generally located at 1804 North Geneva Road, from the one-family residential zone to the specific development plan - Lakeview Fields zone. Lakeview North. (PLRZ20260092)

ADMINISTRATIVE RECOMMENDATION: Planning Commission Recommended Approval with a condition to add pedestrian access to the property to the south.

ADMINISTRATIVE MEMO: The property is currently zoned for single-family, but the R1.20 zone requires a minimum 20,000 square foot lot size. The applicant would like to develop smaller single-family lots on this large plot of land, and this is why he is looking to have the property rezoned.
The proposed SDP4 (Lakeview Fields) zone was created for this area and is included in the General Plan Appendix N / C-5.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 1804 NORTH GENEVA ROAD, FROM THE ONE-FAMILY RESIDENTIAL (R1.20) ZONE TO THE SPECIFIC DEVELOPMENT PLAN (SDP4) ZONE. LAKEVIEW NORTH NEIGHBORHOOD. (PLRZ20260092)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 10.81 acres of real property, generally located at 1804 N. Geneva Road (an approximation of which is shown in Exhibit A and a more precise description of which is attached as Exhibit B), be amended from the One-family Residential (R1.20) Zone to the Specific Development Plan – Lakeview Fields (SDP4) Zone;

On June 24, 2026, the Planning Commission held a public hearing to consider the proposal, and after the hearing the Planning Commission recommended **approval with conditions** of the proposal to the Municipal Council by a 7:0 vote;

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

On August 11, 2026, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, and having considered the impact of the proposed ordinance on family health, stability, and formation, the Council finds that (i) the proposed action should be approved, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The classification on the Provo Zoning Map is amended from the One-family Residential (R1.20) Zone to the Specific Development Plan – Lakeview Fields (SDP4) Zone for the real property described in this ordinance.

PART II:

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

47 B. This ordinance and its various sections, clauses, and paragraphs are severable. If
48 any part, sentence, clause, or phrase is judicially determined to be unconstitutional or
49 invalid, the remainder of the ordinance is not affected by that determination.
50

51 C. This ordinance takes effect immediately after it has been posted or published in
52 accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance
53 with Utah Code Section 10-3b-204, and recorded in accordance with Utah
54 Code Section 10-3-713.
55

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

Exhibit A

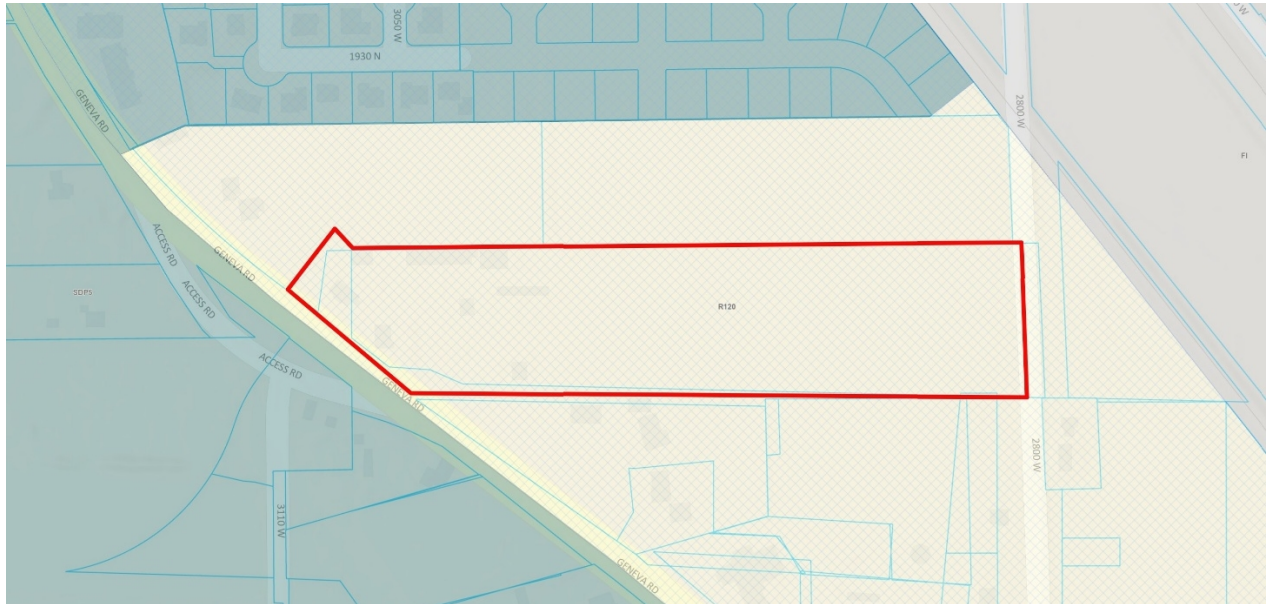


Exhibit B

Legal Description:

Commencing at a point located South $00^{\circ}36'37''$ East along the Section line 873.34 feet and East 72.93 feet from the Northwest corner of Section 34, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North $08^{\circ}54'00''$ East 125.95 feet; thence North $89^{\circ}26'23''$ East 915.35 feet; thence North $89^{\circ}38'23''$ East 581.70 feet; thence South $02^{\circ}08'37''$ East 337.32 feet; thence North $89^{\circ}49'57''$ West 609.85 feet; North $88^{\circ}48'50''$ West 681.48 feet; North $52^{\circ}15'37''$ West 300.86 feet, to the point of beginning.

AREA=471,092 sq. ft. or 10.81 acres

Provo City Planning Commission

Report of Action

June 24, 2026

***ITEM 1** R. Jay Henrie requests approval of a Zone Map Amendment from the R1.20 (One-Family Residential) Zone to the SDP4 (Lakeview Fields) Zone in order to create a 33-lot single-family subdivision, located at 1804 N Geneva Road. Lakeview North Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20260092

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 24, 2026:

RECOMMENDED APPROVAL WITH CONDITIONS

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

Conditions of Approval:

1. That a pedestrian access to the property to the south for future access to the church property near lot 11 is added to the site layout.

Motion By: Lisa Jensen

Second By: Melissa Kendall

Votes in Favor of Motion: Lisa Jensen, Melissa Kendall, Anne Allen, Jon Lyons, Jonathon Hill, Joel Temple, Matt Wheelwright

Matt Wheelwright was present as Chair.

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

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the SDP4 (Lakeview Fields) Zone is described in the attached Exhibit A.

APPROVED/RECOMMENDED OCCUPANCY

- 33-35 Total Units
- Type of occupancy approved: Family

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.

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 05/06/2026.

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. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Neighbors or other interested parties did not address the Planning Commission.

APPLICANT RESPONSE

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

- They have owned the property for about 6 years and did come in the past asking for townhomes, and that was not approved by the city. They have gone back to this layout that is part of the General Plan.
- The property to the northwest will be coming before the city in the coming weeks.
- The property to the southwest will remain as is and don't want to have the stub road provided to them.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The reason for the SDP4 request instead of the R1.8 zone is because of the General Plan designation and the existing zoning to the north and the anticipated intervening zone being SDP4.
- The city has seen a lot of townhome applications in recent years and recognized the need for affordable housing. There is also a need for single-family lots of this size, as we have not seen as much of this development type.
- The stub road may help reduce future trips on Geneva. It would help pedestrian walkability to have a stub or pedestrian access to the south. Public Works will look into the option to have a potential access for future use.



Planning Commission Chair



Director of Development Services

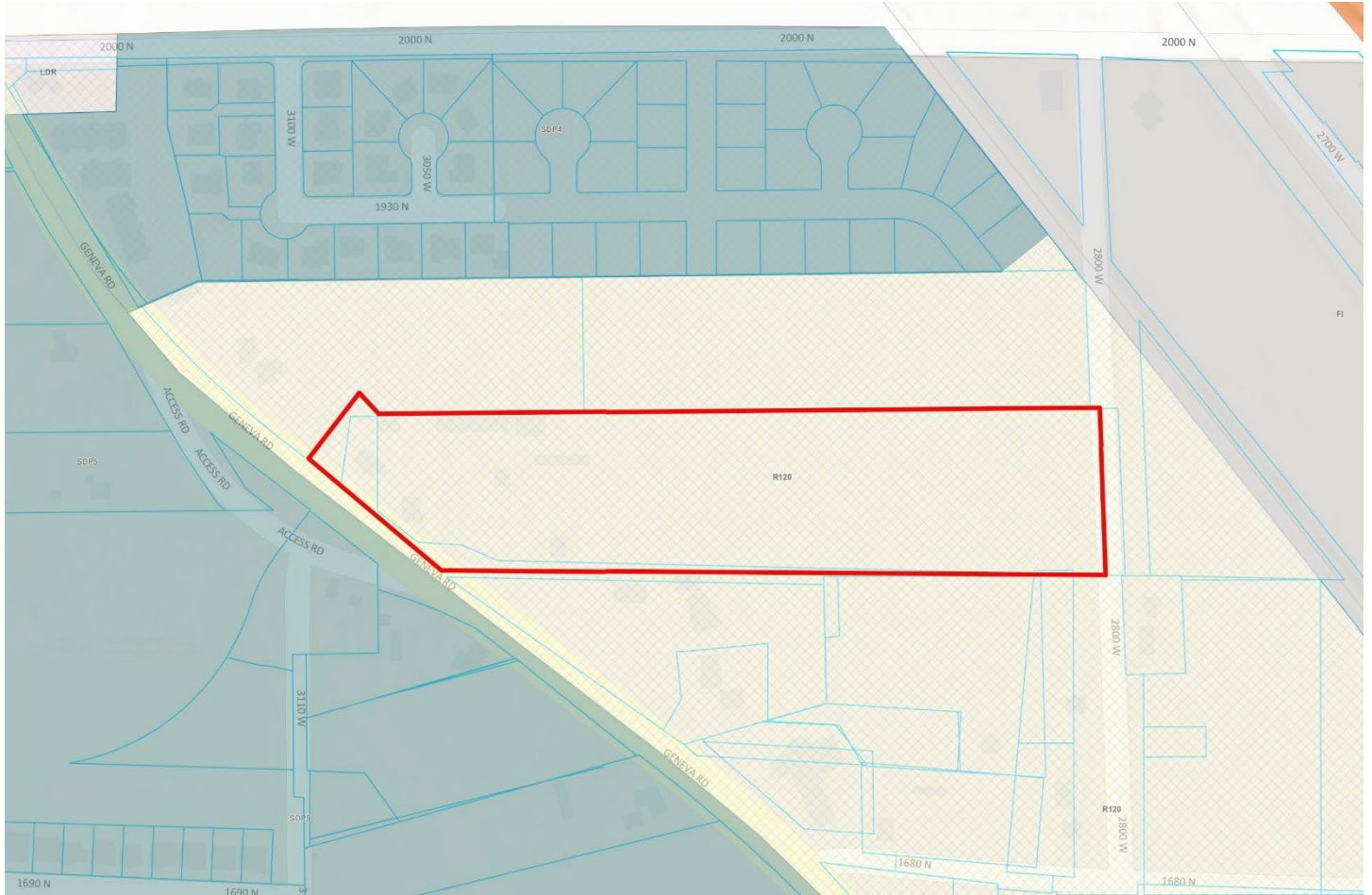
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ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

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

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

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A



Legal Description:

Commencing at a point located South 00°36'37" East along the Section line 873.34 feet and East 72.93 feet from the Northwest corner of Section 34, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 08°54'00" East 125.95 feet; thence North 89°26'23" East 915.35 feet; thence North 89°38'23" East 581.70 feet; thence South 02°08'37" East 337.32 feet; thence North 89°49'57" West 609.85 feet; North 88°48'50" West 681.48 feet; North 52°15'37" West 300.86 feet, to the point of beginning.

AREA=471,092 sq. ft. or 10.81 acres

-
- *ITEM 1** R. Jay Henrie requests approval of a Zone Map Amendment from the R1.20 (One-Family Residential) Zone to the SDP4 (Lakeview Fields) Zone in order to create a 33-lot single-family subdivision, located at 1804 N Geneva Road. Lakeview North Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20260092
-

APPLICANT:	R. Jay Henrie
PROPERTY OWNER:	GENEVA 10 LLC,
PARCEL ID:	19:046:0018, 19:046:0046
ACREAGE:	10.81
CURRENT LEGAL USE:	Single-family Residential
GENERAL PLAN DESIGNATION:	Map: Mixed-use General Plan Appendix N / C-5: SDP Residential
CURRENT ZONE:	R1.20 - Single-family Residential
PROPOSED ZONE:	SDP4 - Lakeview Fields
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

NEIGHBORHOOD FEEDBACK

The West District meeting was held on May 6, 2026, and this item was presented.

Residents had concerns about twin homes in this area, and it was confirmed that there would only be 2,500-3,000 square foot single-family homes. These homes would be without basements due to the high-water table.

PROJECT SUMMARY

The applicant has submitted this zone map amendment request along with a preliminary plat application showing how the property would be subdivided into single-family, residential lots if the rezone is approved. The property is currently zoned for single-family, but the R1.20 zone requires a minimum 20,000 square foot lot size. The applicant would like to develop smaller single-family lots on this large plot of land, and this is why he is looking to have the property rezoned.

The proposed SDP4 (Lakeview Fields) zone was created for this area and is included in the General Plan Appendix N / C-5. While the General Plan Map designates this area as mixed-use broadly, the appendix provides more detailed information for the development of this specific area. This area is identified, in the appendix, as a location that should be developed as a Specific Development Plan. The Specific Development Plan 4 (SDP4) ordinance was created as a result. The SDP4 zone has been applied to property along 2000 N. There is a parcel, just north of this site, that has also recently applied for rezone to SDP4 too.

The preliminary plat originally showed 35 proposed lots and was reduced to 33 lots to comply with minimum lot size standards of 8,500 square feet in the proposed zone. There is a proposed stub street that would provide future access to the street network for the adjacent property to the south. The property owner to the south has indicated that this stub street, that would potentially benefit him in the future if he desired to subdivide his property, was not desired; so, this stub may be removed with the final plat submittal.

Staff have reviewed the preliminary plat and found that it would be able to comply with minimum lot standards and requirements with the proposed zone if approved.

Single-family subdivisions are an administrative approval by staff, therefore, there is no concept plan or subdivision approval before the Planning Commission.

STAFF ANALYSIS

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

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

Applicant Response:

We are requesting a zone change to allow development of an attractive and affordable single-family home community within the neighborhood.

Staff Response:

The proposed rezone would allow for the property to develop into a single-family residential subdivision and is consistent with zoning anticipated in the General Plan.

FINDING: Complies

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

Applicant Response:

Our proposed rezone and concept plan is consistent with the lot size, layout, and design of the "Lake View Fields Specific Development Plan", Appendix C-5 of the Provo City General Plan.

Staff Response:

This zone map amendment would allow for a change that is specifically called for in the General Plan.

FINDING: Complies

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

Applicant Response:

Our proposed rezone and concept plan is consistent with the lot size, layout, and design of the "Lake View Fields Specific Development Plan", Appendix C-5 of the Provo City General Plan.

Staff Response:

Appendix N / C-5 in the General Plan shows that a resolution was adopted to amend the

land use policies to allow for this site to be developed as a single-family subdivision with the SDP4 zone.

FINDING: Complies

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

Applicant Response:

N/A

Staff Response:

No timing and sequence issues.

FINDING: Complies

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

Applicant Response:

N/A

Staff Response:

What is being proposed aligns with the General Plan and therefore, would not hinder attaining its policies.

FINDING: Complies.

(f) Adverse impacts on adjacent landowners; and

Applicant Response:

N/A

Staff Response:

The applicant has been working with adjacent property owners to develop the site and has received permission from property owners to the north to use a portion of their land to create an entrance into the new subdivision as this will benefit both. He has offered to provide access to adjacent properties so they will be able to develop in the future.

FINDING: Complies

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

Applicant Response:

N/A

Staff Response:

The property is zoned correctly, and the General Plan has a specific outline for this property.

FINDING: Complies

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

Applicant Response:

N/A

Staff Response:

The General Plan map designates this area as mixed-use generally and the appendix further defines this specific area as being single-family residential.

FINDING: Complies

APPLICABLE ZONING CODES

Provo City Code 14.49D - SDP-4 - LAKEVIEW FIELDS SPECIFIC DEVELOPMENT PLAN

<https://provo.municipal.codes/Code/14.49D>

POSSIBLE MOTIONS AND FINDINGS

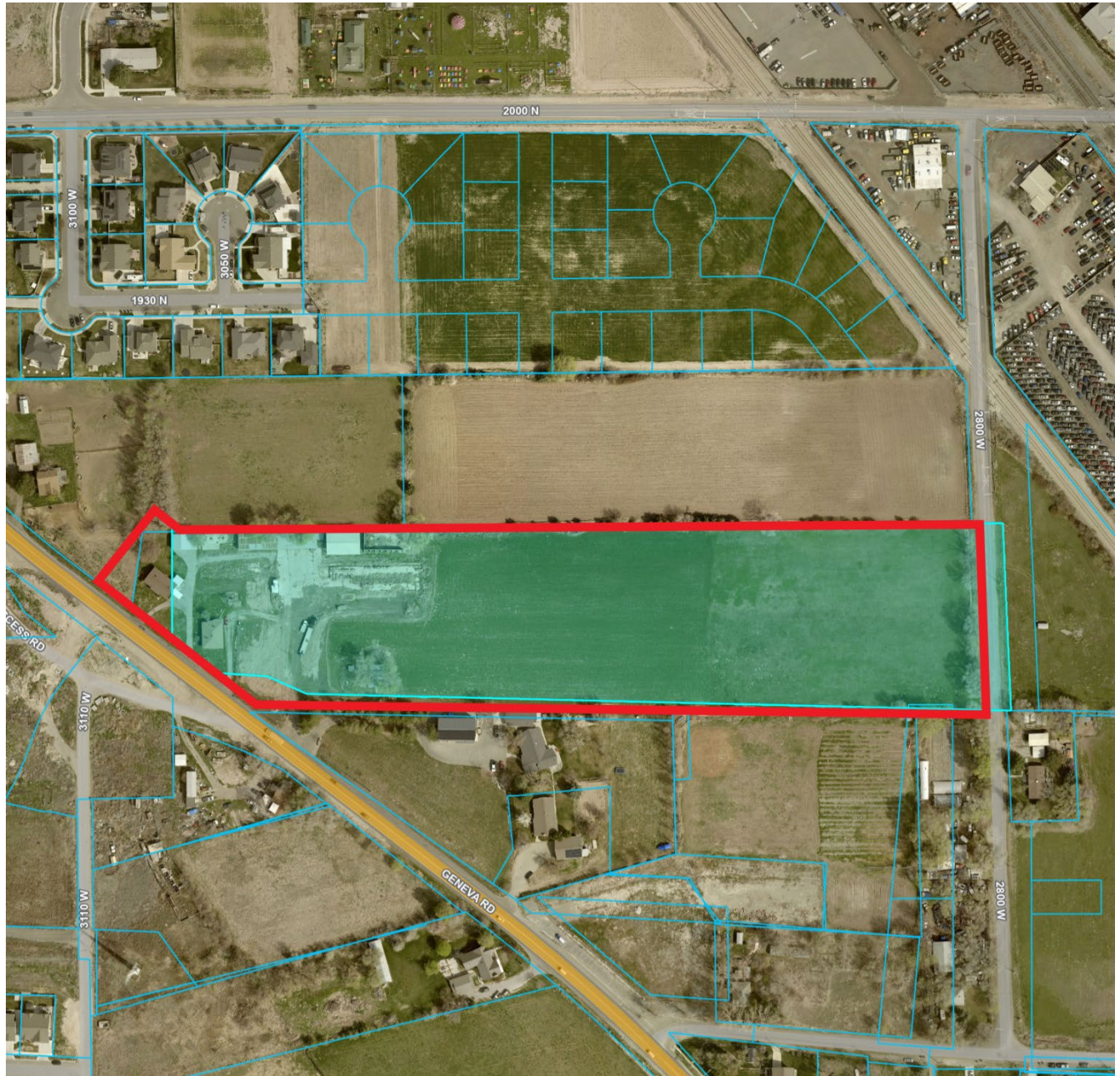
The Planning Commission may make any of the following findings:

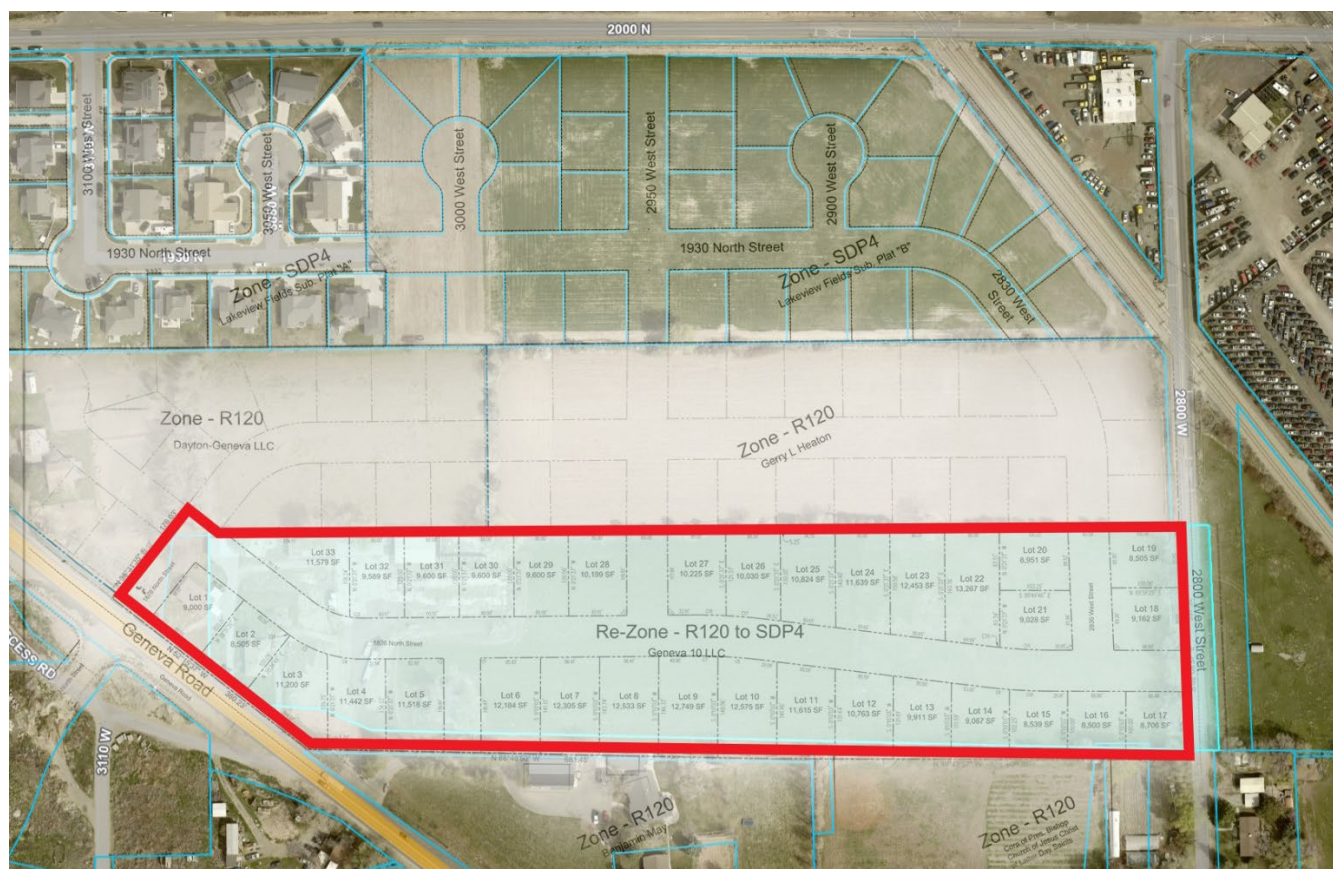
1. **Recommend Approval:** Finding that the proposal is consistent with the General Plan. Move to recommend approval of the proposed zone map amendment from the R1.20 zone to the SDP4 zone to the Municipal Council.
2. **Recommend Denial:** Finding that the proposal is not consistent with the General Plan. Move to recommend denial of the proposed zone map amendment from the R1.20 zone to the SDP4 zone to the Municipal Council.
3. **Continue:** New information presented at the public hearing or additional study needs to be done. Move to continue the proposed zone map amendment from the R1.20 zone to the SDP4 zone.

ATTACHMENTS

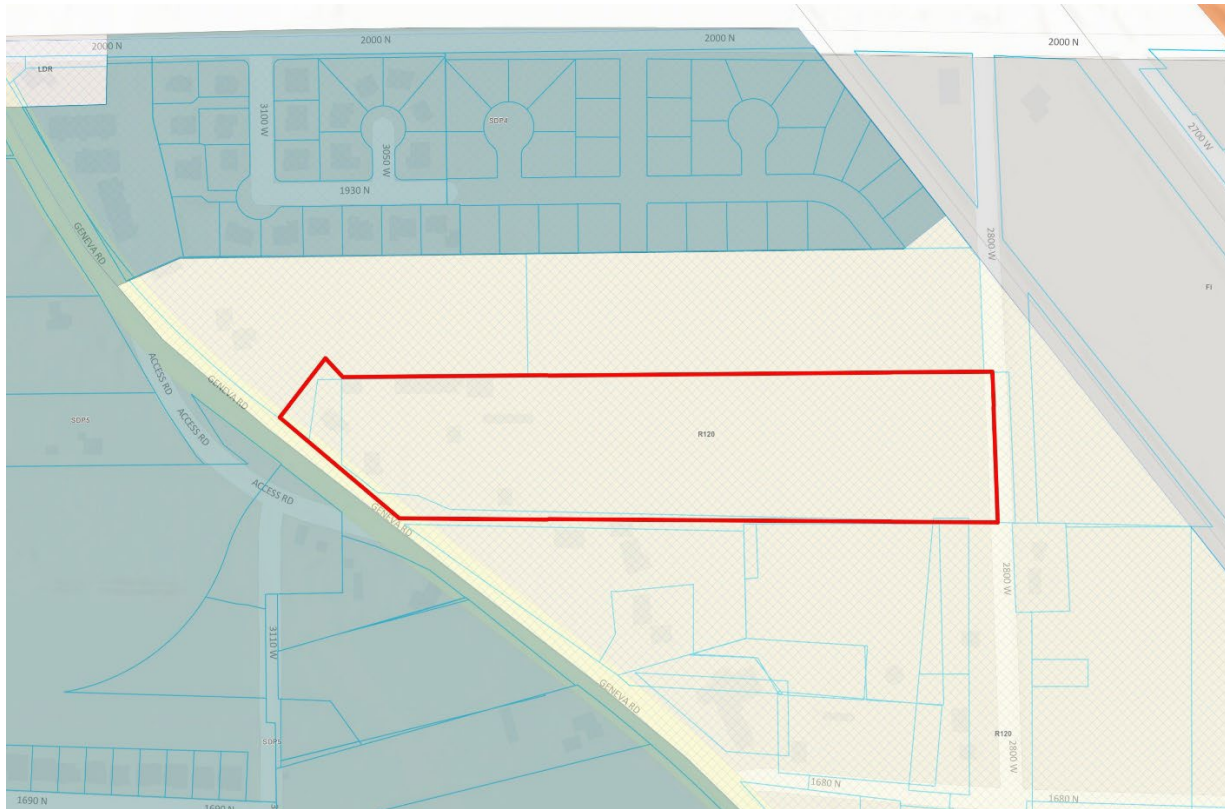
1. Location of Proposed Zone Map Amendment – 1804 N. Geneva Rd.
2. Preliminary Plat
3. Existing Zoning Map
4. General Plan, Appendix N, Map
5. Neighborhood/District Meeting Minutes

**ATTACHMENT 1 - LOCATION OF PROPOSED ZONE MAP
AMENDMENT – 1804 N. GENEVA RD.**

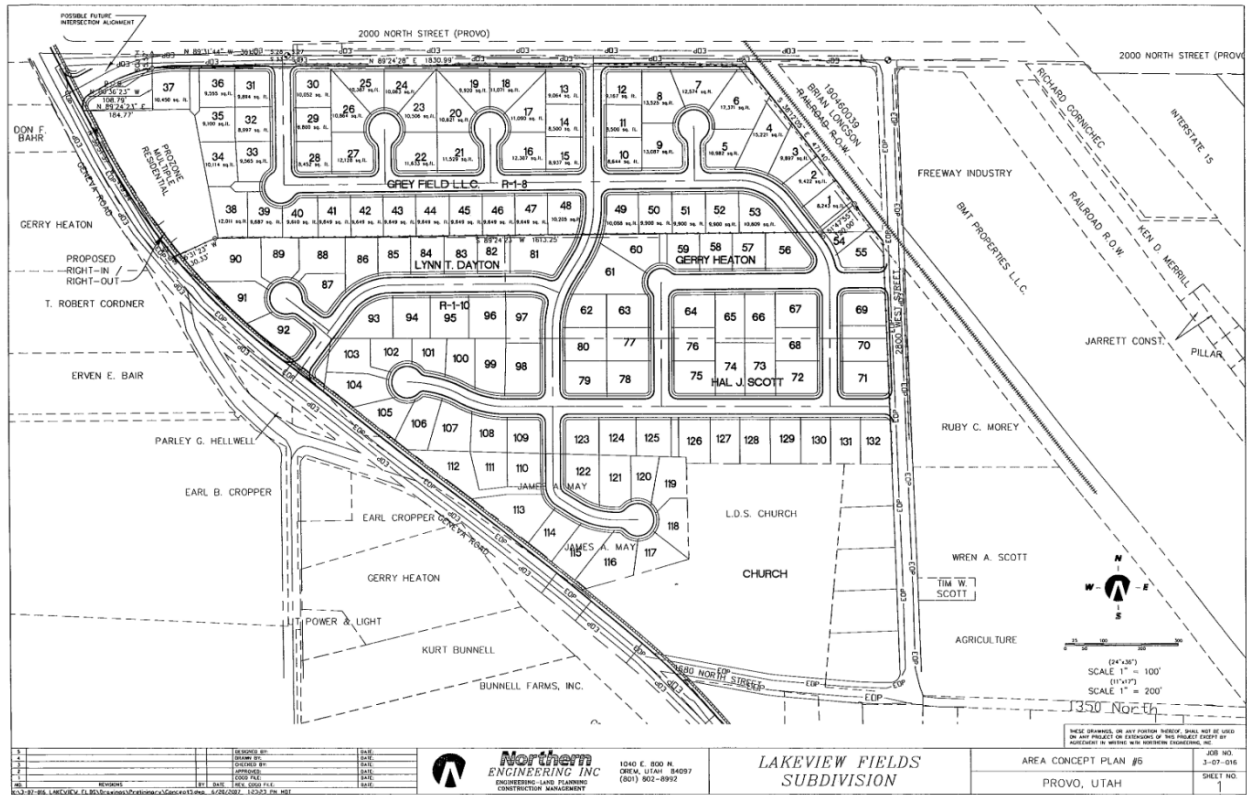




ATTACHMENT 3 - EXISTING ZONING MAP



ATTACHMENT 4 - GENERAL PLAN, APPENDIX N, MAP



ATTACHMENT 5 - NEIGHBORHOOD/DISTRICT MEETING MINUTES

Presentation on a Proposed Zone Change from R1.20 (One-Family Residential) to SDP4 (Lakeview Fields) to Create a 35-Lot Single-Family Subdivision at 1804 North Geneva Road in the Lakeview North Neighborhood

Developer R. Jay Henrie presented a proposal to rezone an approximately 11-acre parcel at 1804 North Geneva Road from R1.20 to SDP4 (Lakeview Fields) to develop a single-family subdivision. Henrie noted that the property is co-owned with an adjacent parcel owner and that he has resided in the general area for approximately 40 years.

Henrie explained that the Provo City General Plan from 2007 has long identified this area for single-family residential development, consistent with the SDP4 zone that governs neighboring subdivisions already under development. He noted that approximately three and a half years ago, a prior proposal for twin-home development with a neighborhood park and pickleball amenities was submitted to the Planning Commission and City Council but was not approved. Since that time, Henrie stated that the project was delayed pending utility infrastructure improvements, which have since been completed with assistance from nearby development activity.

The current proposal, submitted to the city in late February, calls for 32 single-family lots, reduced from an initial proposal of 35 lots in response to city feedback requiring increased lot sizes. Henrie described the lots as generous in dimension, with most approximately 84 to 85 feet wide and varying in depth. He indicated that the proposed lots are comparable in size to those in adjacent phases of nearby development, and in some cases slightly larger.

Henrie noted that the site plan has been designed to accommodate potential future access for neighboring properties that may eventually subdivide, including stub roads to adjacent parcels. He stated that a geotech study is nearing completion and that resubmission to the city is anticipated within the following week. Henrie expressed hope that the project could advance to the Planning Commission and City Council within the following one to two months.

Resident concerns:

- Twin homes or single-family homes? Henrie confirmed that the proposed homes are intended to be single-family detached residences—not twin homes as in the prior proposal.
- Size and price of homes? Henrie indicated that his son, a general contractor, intends to build the homes, with plans targeting approximately 2,500 to 3,000 square feet in size and an estimated price range around \$700,000. He noted that basements are unlikely due to high water table conditions.
- Will there be an HOA? Henrie stated that one would only be formed if a detention basin requiring shared maintenance were required. He noted that an HOA is not otherwise planned.
- What is the SDP4 Zone? Planning staff was not at the meeting, but a West District Board Member stated that the SDP4 is a special zone established specifically for the Lakeview Fields area, running roughly from 1600 North to 2000 North, and that

it includes a minimum lot size requirement of approximately 8,500 square feet.

Later answer from city planner: Provo City Code 14.49D creates the SDP-4 Lakeview Fields Specific Development Plan Overlay Zone for the area east of Geneva Road between 1680 North and 2000 North. It allows a mostly residential development with single-family detached homes as the main housing type, plus a limited amount of multi-family housing near 2000 North and Geneva Road. The code sets detailed rules for lot size, width, setbacks, building height, parking, landscaping, fencing, architectural design, detention basin maintenance, and homeowner/property owner association responsibilities. It also limits the multi-family portion to 44 units, requires larger single-family homes with two-car garages, and restricts occupancy to family occupancy, with multi-family units limited to no more than three unrelated individuals.

City staff noted that the project is in the review phase and that the proposal presented may differ from what is ultimately submitted to the Planning Commission and City Council. Attendees were informed that public hearings will be scheduled and noticed via postcard to nearby property owners, a white sign posted at the property, and the West District webpage. Neighborhood Representatives were noted as expected to present at the Planning Commission hearing as well.



Provo City Council 8/11/2026 Work Session

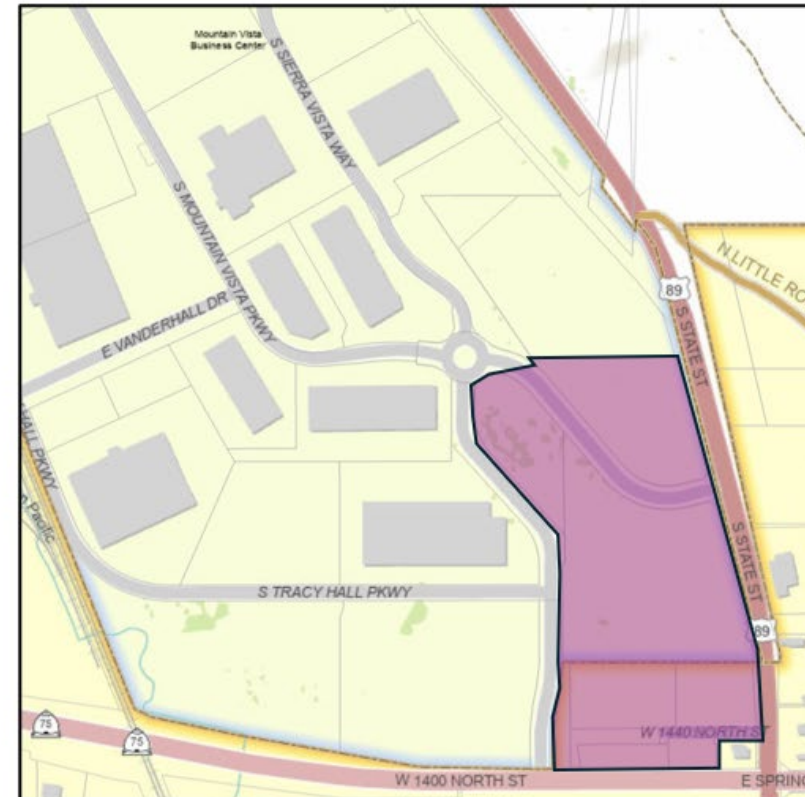
Springville Rising Development Interlocal
Agreement Between Provo City and Springville City

Background



The Springville Rising Development (the “Development”) spans 31 acres.

- 21.62 acres in Provo City
- 8.57 acres in Springville City



Background



	Townhomes	Condos	Food & Beverage / Retail	Office
Provo	167 Units	90 Units	9,960 SqFt	0 SqFt
Springville	0 Units	0 Units	67,283 SqFt	27,526 SqFt
Total	165 Units	90 Units	77,243 SqFt	27,526 SqFt

Background



Rev & Exp Considered

	Low	High
Provo	\$ 102,631	\$ 114,809
Springville	\$ 64,400	\$ 146,671

\$ 19,115	\$ (15,931)
-----------	-------------

Low After
Payment
\$83,515

High After
Payment
\$130,740

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: JAHILL
Presenter: Cody Hill, Economic Development Division Director
Department: Development Services
Meeting Date: 8/11/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: 26-062

SUBJECT: 5 A resolution approving an interlocal cooperation agreement between Provo City and Springville City to share net benefits from the Springville Rising development (26-062)

ADMINISTRATIVE RECOMMENDATION: Consider entering into an interlocal Agreement with Springville City to share net revenues from the development.

ADMINISTRATIVE MEMO: Clyde Companies was founded in Springville, Utah and still has significant operations there. It is planning to return its headquarters to Springville and is planning, in conjunction with its new headquarters, a mixed-use development which straddles the border between Provo and Springville. The Springville Rising Development (the "Development") spans 31 acres. 21.62 of the acres are in Provo City and 8.57 acres are in Springville City. The Development's location is shown on the maps in the staff report.

The Development consists of the 167 residential units and 120,796 square feet of commercial space.

The 21.62 acres in Provo is currently zoned Planned Industrial Commercial ("PIC"). Clyde Companies is requesting Provo City rezone the land from PIC to Medium Density Residential ("MDR") and General Commercial ("CG") Zones. In the Planning Commission Meeting held on 7/8/2026, the Planning Commission voted in favor of recommending the zone change request and associated amendment to the General Plan Map.

Potential Issues

One potential concern for Provo City is the makeup and placement of the mixed-use development. Provo is slated to hold 100% of the project's residential development but only 10% of the commercial development. Residential development generally contributes more towards a city's costs compared to commercial development, which typically provides cities with more revenues relative to costs though higher property values (primary residential is discounted 45% for the assessed taxable value) and sales tax revenues. The layout of the development appears to provide Springville with most of

the benefits, the commercial development, while saddling Provo with more costly residential development.

The second potential concern relates to the request to change the zoning from PIC to mostly MDR with a little CG. The fear is that PIC would be a more beneficial and productive zone for the land for Provo City compared to mostly residential with a little bit of commercial. Under PIC zoning, the City would expect to see nonpolluting light manufacturing uses, commercial uses, and professional office uses develop. These uses would produce more jobs, help diversify and strengthen Provo's economy, and create less in the way of additional costs to the City. This compounds the concern that, by supporting and permitting the development, Provo City will be increasing its costs and reducing its revenues.

Solution

A proposed solution to the potential concerns is for Provo and Springville to share net revenues with each other. Both cities calculate their total revenues from the Development from property taxes and sales taxes. Both cities estimate their costs from the Development from providing public safety. The cities then determine what their net benefit was. The city with the greater benefit divides the difference between their net benefit and the other city's net benefit by 2, keeps one half of the amount, and shares the other half with the other City.

FISCAL IMPACT: In a year with low sales tax revenues, Provo would transfer \$19,000 to Springville. In a year with high sales tax revenues, Provo would receive \$16,000 from Springville.

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPROVING AN INTERLOCAL COOPERATION
4 AGREEMENT BETWEEN PROVO CITY AND SPRINGVILLE CITY TO
5 SHARE NET BENEFITS FROM THE SPRINGVILLE RISING
6 DEVELOPMENT (26-____)

7
8 RECITALS:

9
10 Utah State Code provides in Title 11, Chapter 13, Part 2 for Public Agencies to enter into
11 Interlocal Cooperation Agreements for joint or cooperative undertakings. Section 215
12 enumerates specifically that a city may, at the discretion of the local governing body, share its
13 tax and other revenues with other counties, cities, towns, or local political subdivisions, the state,
14 or a federal government agency;

15
16 It is proposed that Provo City enters into an Interlocal Cooperation Agreement with
17 Springville City to share net benefits ~~the cities~~ generated from the Springville Rising
18 Development;

19
20 The proposed Interlocal Cooperation Agreement between Provo City and Springville City
21 is a part of the Resolution and attached hereto as **Exhibit A**;

22
23 On August 11, 2026, the Municipal Council met to consider the facts regarding this
24 matter and receive public comment, which facts and comments are found in the public record of
25 the Council's consideration; and

26
27 After considering the facts presented to the Municipal Council, the Council finds that (i)
28 the proposed Interlocal Cooperation Agreement should be approved as described herein, and (ii)
29 such action furthers the health, safety, and general welfare of the citizens of Provo City.

30
31 THEREFORE, the Provo Municipal Council resolves as follows:

32
33 PART I:

34
35 The Mayor is authorized to enter into the Interlocal Cooperation Agreement between
36 Provo City and Springville City attached to this Resolution as Exhibit A and to authorize staff to
37 administer the Agreement through the term of the Agreement.

38
39 PART II:

41 This resolution takes effect immediately. The Interlocal Cooperation Agreement attached
42 hereto as Exhibit A ~~shall~~ takes effect upon execution by both parties.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: Cody Hill

Presenter: Cody Hill, Economic Development Division Director

Department: Development Services

Requested Meeting Date: August 11, 2026

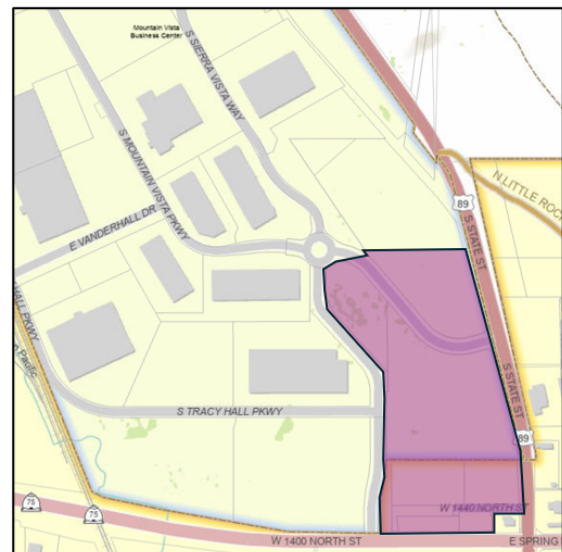
Requested Duration (Minutes): 20

CityView or Issue File Number:

SUBJECT: Springville Rising Development Interlocal Agreement Between Provo City and Springville City

RECOMMENDATION: Consider entering into an Interlocal Agreement with Springville City to share net revenues from the development.

BACKGROUND: Clyde Companies was founded in Springville, Utah and still has significant operations there. It is planning to return its headquarters to Springville and is planning, in conjunction with its new headquarters, a mixed-use development which straddles the border between Provo and Springville. The Springville Rising Development (the "Development") spans 31 acres. 21.62 of the acres are in Provo City and 8.57 acres are in Springville City. The Development's location is shown on the maps below.



The Development consists of the following:

	Townhomes	Condos	Food & Beverage / Retail	Office
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One potential concern for Provo City is the makeup and placement of the mixed-use development. Provo is slated to hold 100% of the project’s residential development but only 10% of the commercial development. Residential development generally contributes more towards a city’s costs compared to commercial development, which typically provides cities with more revenues relative to costs though higher property values (primary residential is discounted 45% for the assessed taxable value) and sales tax revenues. The layout of the development appears to provide Springville with most of the benefits, the commercial development, while saddling Provo with more costly residential development.

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Solution

A proposed solution to the potential concerns is for Provo and Springville to share net revenues with each other. Both cities calculate their total revenues from the Development from property taxes and sales taxes. Both cities estimate their costs from the Development from providing public safety. The cities then determine what their net benefit was. The city with the greater benefit divides the difference between their net benefit and the other city’s net benefit by 2, keeps one half of the amount, and shares the other half with the other City.

FISCAL IMPACT: In a year with low sales tax revenues, Provo would transfer \$19,000 to Springville. In a year with high sales tax revenues, Provo would receive \$16,000 from Springville.

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Support economic growth and development

Exhibit A

INTERLOCAL COOPERATION AGREEMENT

(Development)

THIS INTERLOCAL COOPERATION AGREEMENT (the "Agreement"), is made and entered into by and between SPRINGVILLE CITY, a political subdivision of the State of Utah, with an address at 110 South Main Street, Springville, Utah 84663, and PROVO CITY, a political subdivision of the State of Utah, with an address at 445 W Center Street, Provo, Utah 84601.

RECITALS

- A. Pursuant to the provisions of the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-101, et seq., public agencies, including cities of the State of Utah as defined therein, are authorized to enter into mutually advantageous agreements for joint or cooperative action and to exchange services that they are each authorized by statute to provide.
- B. Provo and Springville want to jointly encourage commercial and residential development along their mutual borders and desire to reduce risk for both cities by sharing in the tax proceeds generated from the development.
- C. The governing bodies of Springville City and Provo City have by resolution agreed to adopt this Agreement.

NOW, THEREFORE, be it mutually covenanted and agreed as follows, each of the parties accepting as consideration for this Agreement the mutual promises and agreements of the other:

Section 1. Purpose.

This Agreement has been established and entered into between Springville City and Provo City for the purpose of agreeing to the terms under which the parties will mutually share in future tax proceeds from a development along the shared border between the cities at a location west of State Route 89 and north of State Route 75. The area consists of approximately 30.19 acres, exclusive of dedicated streets and comprising the following parcel serial numbers:

Provo	23:002:0041, 47:358:0003, 23:014:0013
Springville	23:015:0042, 23:015:0043, 23:015:0041, 40:465:0002, 40:465:0001, 23:015:0044, 47:417:0006

Section 2. Effective Date and Duration.

- a. The governing body of each party shall approve this Agreement as required by the Interlocal Cooperation Act. This Agreement shall become effective on the date that both parties approve, execute and file it with the person who keeps the records of each party.
- b. The term of this Agreement shall be from January 1, 2027 to December 31, 2042 ("Initial Term").
- c. This Agreement shall be reviewed as to proper form and compliance with applicable law by an attorney for each of the parties.

Section 3. Administration of Interlocal Cooperation Agreement.

The parties to this Agreement do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement. The parties agree that, pursuant to Section 11-13-207 of the Utah Code Annotated, Springville City’s City Administrator, or his or her designee, shall act as the administrator responsible for the administration of this Agreement and shall have all powers provided by Springville City rule, ordinance, or practice, as is necessary to administer and carry out this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational change in the parties.

Section 4. Revenue Sharing.

Springville City and Provo City will not commence sharing revenues until the Springville Rising development is 90% complete as measured by the total developed residential units and commercial square feet. The Springville Rising development plan proposes 120,796 square feet of commercial space and 257 residential units. Based on these estimates, once at least 108,716 square feet of commercial space is developed and 231 residential units, the cities will begin sharing net revenues.

Once at least 90% of the development is completed and within 60 days following the receipt of sales tax information for December of the preceding year, each party shall calculate the sales and local property tax collected on the subject parcels. The difference shall be split equally between the parties with the city receiving more tax revenues remitting payment for half the value to the other city within 30 days after the 60-day reporting period.

To balance the cost of providing police and fire services to the developed properties with the revenues that are coming into the two cities, Springville and Provo will estimate the cost to provide public safety services with the revenues the cities are receiving. These cost assumptions come from Provo City’s Business & Rental License Fee Cost of Service Analysis, dated October 2025. The cities will assume each additional residential unit will generate an additional 0.06 calls for both police and fire respectively and each additional commercial pad will produce an additional 1.18 calls for police and 0.59 calls for fire. Table 17 of the Business & Rental License Fee Cost of Service Analysis details estimates for 52 different uses, however, to simplify managing this agreement, all uses will assume the assumptions for Accommodation and Food Services. The cost for a police call is \$410.51 and the cost for a fire call is \$379.44.

Below is an example of how costs will be calculated:

	Residential Units	Additional Police Calls per Unit	Cost for Police Call	Total Additional Cost for Police Calls	Additional Fire Calls per Unit	Cost for Fire Calls	Total Additional Cost for Fire Calls	Total Residential Public Safety Costs
Springville	0	0.06	\$410.51	\$0	0.06	\$379.44	\$0	\$0
Provo	257	0.06	\$410.51	\$6,573	0.06	\$379.44	\$6,104	\$12,677

	Retail Pads	Additional Police Calls per Retail Pad	Cost for Police Calls	Total Additional Cost for Police Calls	Additional Fire Calls per Retail Pad	Cost for Fire Calls	Total Additional Cost for Fire Calls	Total Commercial Public Safety Costs
Springville	16.8	1.18	\$410	\$8,148	0.59	\$379.44	\$3,766	\$11,914
Provo	2.5	1.18	\$410	\$1,206	0.59	\$379.44	\$577	\$1,764

	Total Residential Public Safety Costs	Plus	Total Commercial Public Safety Costs	Equals	Total Additional Costs
Springville	\$0	+	\$11,914	=	\$11,914
Provo	\$12,677	+	\$1,764	=	\$14,441

The city that receives more net benefit shares the difference between their net benefit and the other city's net benefit divided by 2.

Section 5. Definitions.

Sales Tax shall be calculated as the locally retained point of sale number. The formula shall be local sales tax collected on named parcels times 50%.

Property Tax shall be the sales tax collected under the respective city's total local property taxes for any given year. For the year 2025, the number is 0.001678 for Provo and 0.001079 for Springville.

Section 6. Termination

This Agreement shall terminate on December 31, 2042, but the parties expressly agree to make a final revenue sharing payment for calendar year 2042 in 2043.

Section 7. Indemnification

The parties to this Agreement are both governmental entities subject to the Governmental Immunity Act. Each party agrees to defend, indemnify and save harmless the other party for damages, claims, suits, and actions arising out of the negligent acts of its own officers or agents in connection with this Agreement. The obligation to indemnify is limited to the damage cap amounts set forth in the Governmental Immunity Act. This paragraph shall not be construed as a waiver of the rights, immunities, defenses or protections of the Governmental Immunity Act, including limitation of judgments.

Section 8. Filing of Agreement

A copy of this Agreement shall be placed on file in the Office of the City Recorder of each party and shall remain on file for public inspection during the term of this Agreement.

Section 9. Notice of Default; Corrective Action

The failure of either party to comply with each and every term and condition of this Agreement shall constitute a breach of this Agreement. Either party shall have thirty (30) days after receipt of written notice from the other of any breach to correct the conditions specified in the notice, or if the corrections cannot be made within the thirty (30) day period, within a reasonable time if corrective action is commenced within ten (10) days after receipt of the notice.

Section 10. Rights and Remedies

In the event of any breach hereunder and after the lapse of the cure period as per Section 9 of this Agreement, the non-breaching party shall have all the rights and remedies available under the laws of the State of Utah in effect. The rights and remedies of the parties hereto shall not be mutually exclusive but shall be cumulative in all effects. The respective rights and obligations of the parties hereunder shall be enforceable in equity as well as at law or otherwise.

Section 11. Governing Law, Jurisdiction, and Venue

All questions with respect to the construction of this Agreement and all rights and liability of the parties hereto shall be governed by the laws of the State of Utah. Jurisdiction and venue for the enforcement of this Agreement shall be found in the courts of Utah County, State of Utah.

Section 12. Costs of Enforcement

In the event of a breach of this Agreement, the non-breaching party shall be entitled to recover from the breaching party all of the non-breaching party's costs (including, but not limited to, court fees and expert witness costs) and attorneys' fees associated with the enforcement of this Agreement.

Section 13. Notice

Any written notice which must or may be given relating to this Agreement shall be sufficient if mailed postage prepaid, registered or certified mail, in the United States mail addressed to a party at the address given above. Notice shall be mailed to the attention of each City's Administrator at the above addresses. Either party may notify the other to designate a different address for mailing.

Section 14. Miscellaneous

A. Severability. In the event that any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained, unless the severance of such condition, covenant, or other provision defeats the essential purposes of this Agreement, in which case this Agreement shall be considered invalid or void in its entirety. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

B. Entire Agreement. This Agreement contains the entire agreement between the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties. All prior understandings, negotiations, or agreements are merged herein and superceded hereby.

C. Amendments. This Agreement may be modified only by a writing signed by each of the parties hereto.

D. Not Assignable. This Agreement is specific to the parties hereto and is therefore not assignable.

E. Captions. The captions to the various Sections of this Agreement are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Agreement or any part or parts of this Agreement.

F. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

G. Gender and Number. The singular number includes the plural whenever the context so indicates. The neuter gender includes the feminine and masculine, the masculine includes the feminine and neuter, and the feminine includes the masculine and neuter, and each includes corporation, limited liability company, partnership, or other legal entity when the context so requires.

H. Waiver or Forbearance. No delay or omission in the exercise of any right or remedy by any party hereto shall impair such right or remedy or be construed as a waiver. Any waiver of any breach

must be in writing and shall not be a waiver of any other breach concerning the same or any other provision of this Agreement.

- SIGNATURES ON FOLLOWING PAGE -

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below.

DATED this ____ day of _____, 2026.

SPRINGVILLE CITY

By: _____
MATT PACKARD, Mayor

ATTEST:

By: _____
KIM CRANE, City Recorder

**APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:**

JOHN A. PENROD,
Springville City Attorney

DATED this ____ day of _____, 2026.

PROVO CITY

By: _____
MARSHA JUDKINS, Mayor

ATTEST:

By: _____
HEIDI ALLMAN, City Recorder

**APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:**

BRIAN JONES
Attorney for Provo City

Ironton Redevelopment Project – 3657 S Sierra Vista Way

General Plan Amendment, Zone Map Amendment, Concept Plan

General Plan Map Amendment



Existing General Plan Map



Proposed General Plan Map

Ironton Redevelopment Project – 3657 S Sierra Vista Way

General Plan Amendment, Zone Map Amendment, Concept Plan

Zone Map
Amendment



Ironton Redevelopment Project – 3657 S Sierra Vista Way

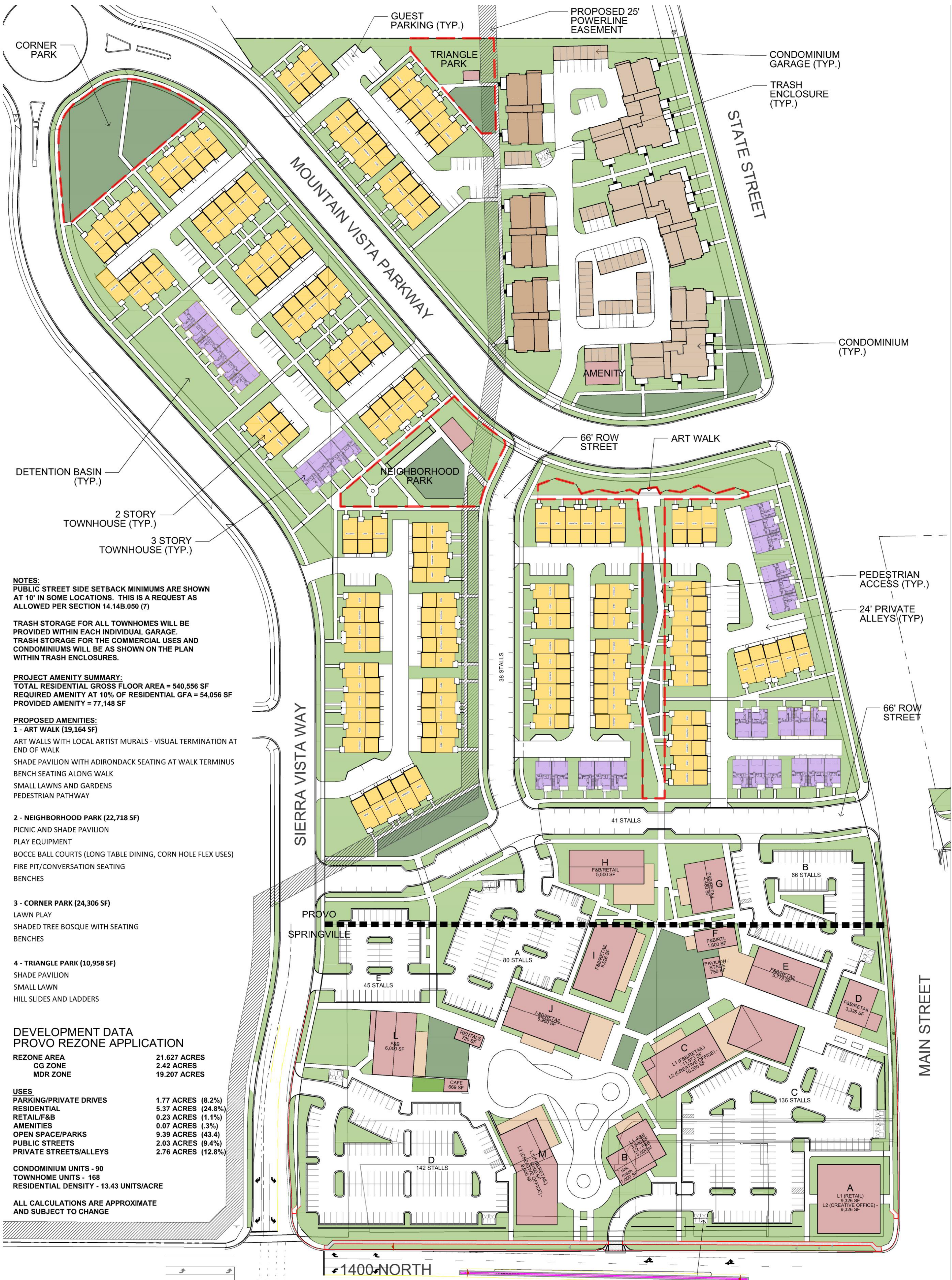
General Plan Amendment, Zone Map Amendment, Concept Plan

Concept Plan

- 168 Townhomes
- 90 Condos
- 9,960 square feet of retail/food
- 9.39 acres of open space



Concept Plan in Context



Ironton Redevelopment Project – 3657 S Sierra Vista Way

General Plan Amendment, Zone Map Amendment, Concept Plan

South State Street Design Corridor and Guidelines.

(a) *Purpose and Intent.* The Provo City General Plan promotes architectural and design excellence. Many properties fronting South State Street are vacant or underdeveloped. There is substantial development potential and an opportunity to substantially improve the image of this major gateway into Provo City. Design guidelines are essential to assure that new development and property improvements enhance the character and make a positive visual and physical contribution to the State Street corridor and surrounding neighborhoods. Design guidelines will accomplish the following:

- Promote attractive development.
- Enhance the image of this gateway into the City and the City in general.
- Enhance property values.
- Attract customers to businesses.
- Facilitate a more walkable and healthier atmosphere that integrates the needs of the pedestrian with those of drivers.
- Streamline the development approval process.

Well-designed buildings will also enhance the general quality of life and create a “sense of place” along this southern gateway into Provo City that will benefit property owners and residents in the surrounding neighborhoods and the entire City.

(b) *Boundaries.* State Street Design Guidelines encompass all properties fronting State Street between the 900 East intersection and 1860 South.

(c) *Applicability.* The South State Street Design Guidelines will serve as a supplement to the Zoning Ordinance. New construction, additions and exterior alterations to all principal buildings and accessory buildings that are located within one hundred (100) feet of South State Street and any public street that intersects with South State Street for one hundred (100) feet from South State Street shall be subject to these Design Guidelines.

(e) *Building Location.*

(i) Buildings shall be located a minimum of ten (10) feet but no more than twenty (20) feet from the front or street side yard property lines. All areas between the front or street side yard property lines and any principal building shall be landscaped as follows:

- (A) One (1) tree shall be provided for every fifty (50) feet of building frontage. Trees may be grouped or spaced evenly.
- (B) Foundation plantings shall be used to achieve a minimum fifty percent (50%) coverage at maturity. Layered planting is encouraged.
- (C) Landscape should be used to highlight primary entryways.

(ii) Paving in the front or street side yards shall be limited to driveways that lead directly to interior side yard or rear yard parking. All front and street side yard areas that are not used as a driveway shall be landscaped at the same depth as the front or street side yard located between the principal building(s) and the public street.

(iii) All structures shall have at least one (1) primary entry that faces State Street.

(iv) Entryways shall be highlighted (focal point) with design elements and variations that give orientation, transition, and aesthetically pleasing character to the building. Each principal building on site should have clearly defined, highly visible customer entrances. In all cases, entryways should provide protection from the weather by projecting away from the main facade and by utilizing one (1) or more of the following design elements listed below:

- (A) Awnings.
- (B) Canopies, arcades, or porticos.
- (C) Alcoves.
- (D) Overhangs/eaves.



PROVO PLANNING COMMISSION

7.6.2026

CONCEPT SITE PLAN



PRECEDENT IMAGERY



CIRCULATION PLAN



CONCEPT PARKING PLAN



IRONONTON
PARKING PLAN
PROVO REZONE
MAP DATE: 03.30.2025



Clyde
CAPITAL
GROUP

TRAFFIC IMPACT STUDY RECOMMENDATIONS



PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: AARDMORE
Presenter: Aaron Ardmore, Planning Supervisor
Department: Development Services
Meeting Date: 8/11/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: PLRZ20260006

SUBJECT: 6 An ordinance amending the zone map classification of real property, generally located at 3657 S Sierra Vista Way, from the PIC zone to the medium density residential (MDR) and general commercial (CG) zones. Spring Creek. (PLRZ20260006)

ADMINISTRATIVE RECOMMENDATION: Planning Commission recommends approval.

ADMINISTRATIVE MEMO: STAFF ANALYSIS

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

(a) Public purpose for the amendment in question;

Applicant Response: "The purpose of the requested rezone is to facilitate the development of Springville Rising, a compact, walkable mixed-use district that embodies the principles of sustainable urban design and smart growth."

Staff Response: The proposed zone changes are needed to facilitate the development plan imagined with the concepts shown in the below attachment and described above.

FINDING: Meets standard.

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

Applicant Response: "The [proposed zoning] will allow for a greater diversity of land uses and housing types while enhancing pedestrian mobility, neighborhood connectivity, and economic vitality. In contrast, the existing Planned Industrial Commercial (PIC) zoning primarily accommodates industrial and large-format commercial uses that do not support the creation of a pedestrian-oriented, mixed-use environment."

Staff Response: The proposed MDR and CG zones are the best fit to deliver the proposed development.

FINDING: Meets standard.

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

Applicant Response: “The proposed amendment supports and advances the overarching goals and policies of the Provo City General Plan by:

- Encouraging mixed-use development patterns that integrate residential, commercial, and recreational opportunities within a cohesive urban framework that provides a sense of community and vibrant economy
- Fostering a sense of place and community identity through dynamic and safe public spaces for city residents
- Providing additional housing to build on the commitment to make Provo a desirable and attainable place to live
- Promote a connected network of streets, pedestrian trails, and bike lanes to efficiently move people and vehicles to enhance neighborhood accessibility and promote a dense and walkable community.”

Staff Response: The applicant has cited goals from the General Plan policies above from chapters 3, 4, 5, and 6 of the General Plan; and chapters 3 and 5 from the Southeast Neighborhoods Plan.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: There are no provisions for timing and sequencing articulated for this.

FINDING: Meets standard.

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

Applicant Response: “the amendment affects only a limited portion of the existing PIC district, ensuring that the broader industrial and commercial land use objectives of the area remain intact. This targeted change provides an opportunity to diversify the local economic base while enhancing the overall urban fabric of the community.”

Staff Response: The proposal will reduce the available land for industrial development in the city. The Planning Commission and City Council will need to evaluate the benefits of this proposal against the economic development goals and policies related to industrial commercial development.

FINDING: May meet standard, depending on priorities.

(f) Adverse impacts on adjacent landowners; and

Applicant Response: No response.

Staff Response: Adjacent landowners include industrial users and vacant industrial land to the west and north in Provo, and residential and commercial uses to the east and south in Springville. Increased traffic in this area could be seen as an adverse impact of this proposal, but the traffic impact study has illustrated improvements to mitigate that.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: Staff have confirmed the General Plan and Zone Map designations 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.

Applicant Response: No response.

Staff Response: Policies have taken precedence.

FINDING: Meets standard.

In addition to the criteria from Provo City Code 14.02 addressed above, the General Plan has established criteria for any zone change for residential development, found on page 45, as follows: (staff responses in bold)

- Would the rezone promote one of the top 3 housing strategies? Yes

? Promote a mix of home types, sizes, and price points Yes, there are a variety of townhome and condo layouts proposed in the concept plans.

? Support zoning to promote ADUs and infill development No, building types would not permit ADU's and this would not be considered infill development.

? Recognize the value of single-family neighborhoods Possibly, these units may take pressure off of over-occupying or densifying single-family neighborhoods.

- Are utilities and streets currently within 300 feet of the property proposed for rezone? Yes.
- Would the rezone exclude land that is currently being used for agricultural use? Yes.
- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transit stops or stations? Yes, UTA route 821 Main St / 1400 N stop is within a half-mile.
- Would the rezone encourage development of environmentally or geologically sensitive, or fire or flood prone, lands? If so, has the applicant demonstrated these issues can reasonably be mitigated? No.
- Would the proposed rezone facilitate the increase of on-street parking within 500 feet of the subject property? If so, is the applicant willing to guarantee use of a TDM in relation to the property to reduce the need for on-street parking? Maybe, though the concept provides more off-street parking than is required by code.
- Would the rezone facilitate a housing development where a majority of the housing units are owner-occupied? Unknown, the applicant has been informed of this priority. Is the applicant willing to guarantee such? Unknown.
- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making between 50-79% AMI? Is the applicant willing to guarantee such? Unknown, the applicant has been informed of this priority.

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF REAL PROPERTY, GENERALLY LOCATED AT 3657 S SIERRA VISTA WAY, FROM THE PLANNED INDUSTRIAL COMMERCIAL (PIC) ZONE TO THE MEDIUM DENSITY RESIDENTIAL (MDR) AND GENERAL COMMERCIAL (CG) ZONES. SPRING CREEK NEIGHBORHOOD. (PLRZ20260006)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 21.6 acres of real property, generally located at 3657 S Sierra Vista Way (an approximation of which is shown or described in Exhibit A and a more precise description of which is shown in Exhibit B), be amended from the Planned Industrial Commercial (PIC) Zone to the Medium Density Residential (MDR) and General Commercial (CG) Zones;

On July 8, 2026, the Planning Commission held a public hearing to consider the proposal, and after the hearing the Planning Commission recommended **approval** of the proposal to the Municipal Council by a 4:2 vote;

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

On August 11, 2026, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, and having considered the impact of the proposed ordinance on family health, stability, and formation, the Council finds that (i) the proposed action should be approved, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

39 The classification on the Provo Zoning Map is amended from the Planned Industrial
40 Commercial (PIC) Zone to the Medium Density Residential (MDR) and General Commercial
41 (CG) Zones for the real property described in this ordinance.

42 PART II:

43 The Mayor is authorized to negotiate and execute a development agreement as proposed
44 by the applicant for this zone change, consistent with the representations made by the applicant
45 and the applicant's representatives to the Council. An executed copy of the agreement will be
46 attached as Exhibit C after execution. The zone map classification change described in Part I is not
47 effective until the date of final execution of the development agreement.

48 PART III:

- 49
- 50 A. If a provision of this ordinance conflicts with a provision of a previously adopted
51 ordinance, this ordinance controls.
- 52
- 53 B. This ordinance and its various sections, clauses, and paragraphs are severable. If any part,
54 sentence, clause, or phrase is judicially determined to be unconstitutional or invalid, the
55 remainder of the ordinance is not affected by that determination.
- 56
- 57 C. Except as otherwise stated in Part II, this ordinance takes effect immediately after it has
58 been posted or published in accordance with Utah Code Section 10-3-711, presented to the
59 Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with
60 Utah Code Section 10-3-713.
- 61
- 62 D. The Municipal Council directs that the Provo Zoning Map be updated and codified to
63 reflect the provisions enacted by this ordinance.
- 64
- 65 E. Notwithstanding any provision or language to the contrary in this ordinance, if the
66 Development Agreement authorized in Part II has not been fully executed by the necessary
67 parties within one year from the date of the Municipal Council's approval of this ordinance,
68 the entire ordinance expires, becoming null and void as if it had never been approved.
69 Because the zone map classification change contemplated in Part I cannot come into effect
70 if the Development Agreement is not executed, neither the applicant nor any successor(s)
71 in interest has any vested rights under this ordinance if it expires.

72
73
74

EXHIBIT A

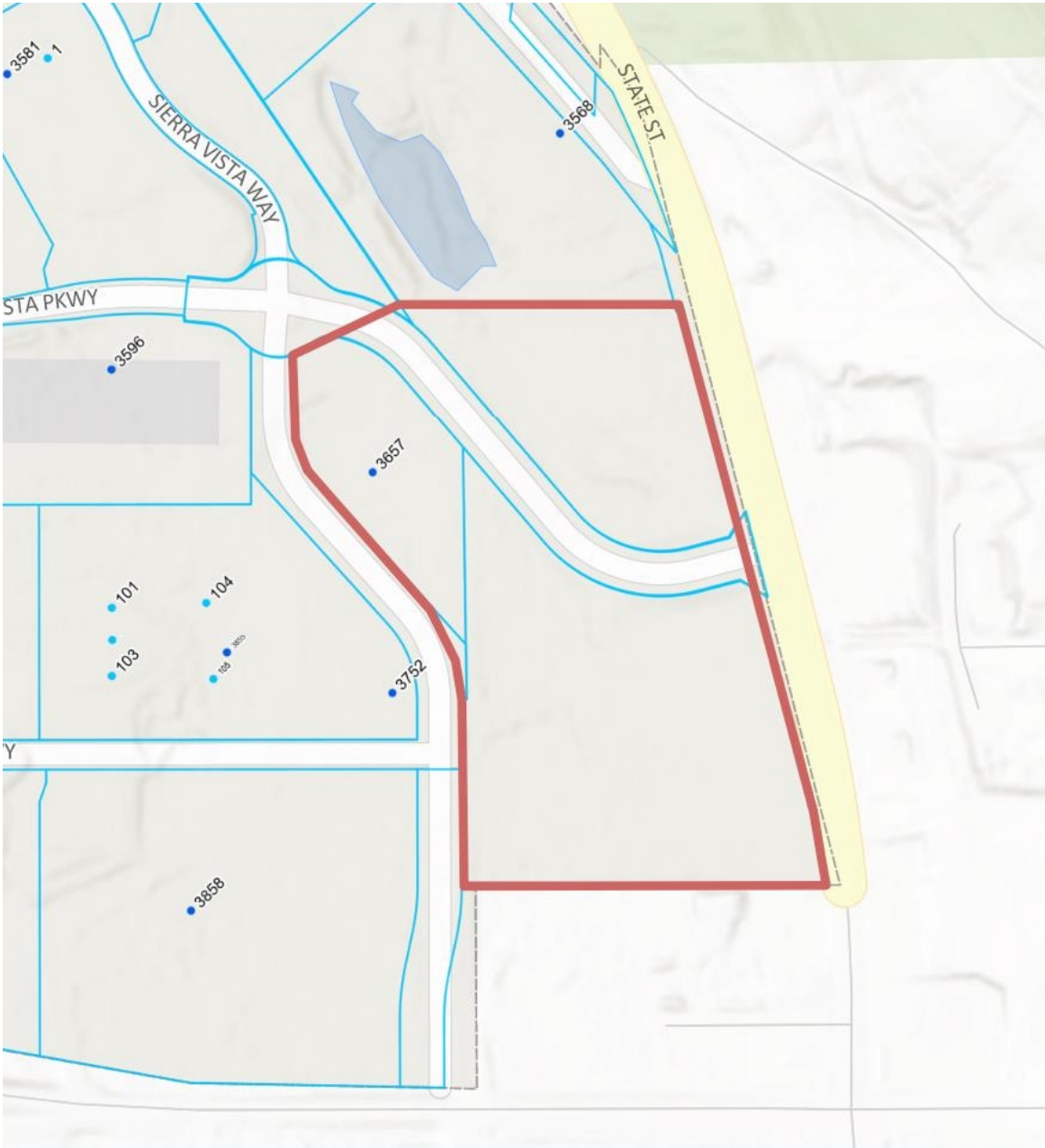


EXHIBIT B

MDR (NORTH PARCELS)

All of Lot 3 of New Vista South Subdivision located in the Northwest Corner of Section 21, Township 7 South, Range 3 East, Salt Lake Base and Meridian, recorded as Entry Number 11625-2019 in Map Book 47, Page 358 of the Utah County Recorder's Office.

CONTAINING 153,007 SQUARE FEET OR 3.513 ACRES, MORE OR LESS.
PARCEL ID: 47-358-0003

BEGINNING AT A POINT NORTH 76°21'13" WEST, A DISTANCE OF 1078.45 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 30°36'56" WEST, A DISTANCE OF 29.94 FEET; THENCE SOUTH 75°36'56" WEST, A DISTANCE OF 95.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 14°23'02" WEST, A RADIAL DISTANCE OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 63°49'57", A DISTANCE OF 278.52 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 40°33'03" WEST, A DISTANCE OF 502.51 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 09°35'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 58.55 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 34°11'46" WEST, A DISTANCE OF 49.41 FEET; THENCE EAST, A DISTANCE OF 627.22 FEET; THENCE SOUTH 14°36'38" EAST, A DISTANCE OF 510.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 251,083.93 SQUARE FEET OR 5.7641 ACRES, MORE OR LESS.
PARCEL ID: 23-002-0041

BEGINNING AT A POINT NORTH 83°27'43.67" WEST, 1018.22 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE S 14°36'03.43" E, 523.57 FEET; THENCE S 81°22'31.49" W, 46.82 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS S 85°41'15.75" W, 45.12 FEET; THENCE S 89°59'60.00" W, 361.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE LONG CHORD BEARS S 76°04'30.32" W, 72.20 FEET; THENCE S 62°09'00.64" W, 121.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS S 76°03'19.63" W, 48.06 FEET; THENCE S 89°57'38.61" W, 113.68 FEET; THENCE N 00°00'46.51" W, 351.56 FEET; THENCE N 90°00'00.00" E, 12.49 FEET; THENCE N 00°43'39.00" W, 122.41 FEET; THENCE N 00°43'39.00" W, 444.02 FEET; THENCE S 40°33'05.51" E, 278.55 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 63°50'00.22", AND WHOSE LONG CHORD BEARS S 72°28'03.00" E, 370.08 FEET;

123 THENCE N 75°36'56.00" E, 95.60 FEET; THENCE S 59°23'04.00" E, 31.16 FEET TO THE POINT
124 OF BEGINNING.

125
126 SAID PARCEL CONTAINS 432,621.50 SQUARE FEET OR 9.93 ACRES, MORE OR LESS.

127
128 **CG (SOUTH PARCEL)**

129 BEGINNING AT A POINT SOUTH 56°50'19.39" WEST, 1013.48 FEET, FROM THE NORTH
130 QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE
131 AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST,
132 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER
133 CORNER OF SAID SECTION; RUNNING THENCE S 14°36'03.43" E, 91.18 FEET; THENCE
134 ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,116.80 FEET, A DELTA ANGLE
135 OF 01°23'39.75", AND WHOSE LONG CHORD BEARS S 06°12'57.00" E, 75.85 FEET; THENCE N
136 89°54'40.00" W, 821.78 FEET; THENCE N 00°00'46.51" W, 66.33 FEET; THENCE N 89°57'38.61"
137 E, 113.68 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00
138 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS N 76°03'19.63"
139 E, 48.06 FEET; THENCE N 62°09'00.64" E, 121.14 FEET; THENCE ALONG A CURVE TO THE
140 RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE
141 LONG CHORD BEARS N 76°04'30.32" E, 72.20 FEET; THENCE N 89°59'60.00" E, 361.82 FEET;
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143 ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS N 85°41'15.75" E, 45.12 FEET;
144 THENCE N 81°22'31.49" E, 46.82 FEET TO THE POINT OF BEGINNING.

145
146 SAID PARCEL CONTAINS 105,225.19 SQUARE FEET OR 2.42 ACRES, MORE OR LESS.

Provo City Planning Commission

Report of Action

July 08, 2026

***ITEM 4** Eric Langvardt requests a Zone Map Amendment from the PIC (Planned Industrial Commercial) Zone to the MDR and CG Zones for 21.6 acres of land as part of a mixed-use development plan, located approximately at 3657 S Sierra Vista Way. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20260006

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 08, 2026:

RECOMMENDED APPROVAL

On a vote of 4:2, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Tosh Metzger

Second By: Jon Lyons

Votes in Favor of Motion: Tosh Metzger, Jon Lyons, Matt Wheelwright, Melissa Kendall

Votes Not in Favor: Jonathon Hill (believes de-annexing to Springville may be better), Joel Temple

Matt Wheelwright was present as Chair.

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

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the MDR and CG Zones is described in the attached Exhibit A.

RELATED ACTIONS

PLGPA20260012, agenda item #3, July 8, 2026, Planning Commission agenda, recommended approval.

PLCP20260011, agenda item #5, July 8, 2026, Planning Commission agenda, approved with conditions.

APPROVED/RECOMMENDED OCCUPANCY

*258 Total Units

*Type of occupancy approved: Family

*Standard Land Use Codes 1112, 1151, 5810

APPROVED/RECOMMENDED PARKING

*582 residential and 94 commercial total parking stalls required

*659 residential and 146 commercial total parking stalls provided

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding code standards, parking, concept site plan details, and adjacent uses during the hearing.

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 10/15/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

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

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: None.

APPLICANT RESPONSE

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

- Adam Ostler (Clyde Companies) gave an overview of the proposal and answered planning commission questions

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Transition standards from the adjacent industrial users;
- Annexation or de-annexation of property so development falls entirely in Springville;
- Price points, design of residential units;
- Potential for overflow parking;
- Desire for improved walkability and connectivity within the area;
- Remediation efforts for the soils in the area; and
- Powerline corridor design and setbacks.
- Commissioners directed the applicant to comply with the South State Street design corridor by bringing a structure to the State Street frontage in the proposed CG zone area.
- The Commission deliberated on the proposals, indicating that there is some concern with the adjacent uses, connectivity, and isolated feel of the proposal. There was also some concern regarding the loss of industrial land to residential without a tax benefit to Provo.
- Some commissioners noted that the development fits with the pattern of South State Street and that this would be a good starting point for development in this area.
- The Commission determined that the South State Street design corridor does apply to the entire site and project plans will need to reflect compliance with those standards.



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

MDR (NORTH PARCELS)

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PARCEL ID: 47-358-0003

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SAID PARCEL CONTAINS 432,621.50 SQUARE FEET OR 9.93 ACRES, MORE OR LESS.

CG (SOUTH PARCEL)

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-
- *ITEM 4** Eric Langvardt requests a Zone Map Amendment from the PIC (Planned Industrial Commercial) Zone to the MDR and CG Zones for 21.6 acres of land as part of a mixed-use development plan, located approximately at 3657 S Sierra Vista Way. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20260006
-

APPLICANT:	Eric Langvardt
PROPERTY OWNER:	Springville Rising LLC
PARCEL ID:	23:014:0013; 47:358:0003; 23:002:0041
ACREAGE:	21.6
CURRENT LEGAL USE:	Vacant
GENERAL PLAN DESIGNATION:	Industrial (I)
CURRENT ZONE:	Planned Industrial Commercial (PIC)
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

PROPERTY HISTORY

The three properties included in this proposed project make up the southeast point of Provo City and have been zoned PIC since their inclusion into city boundaries. These vacant properties have no history of building permits or legal established uses but have been used for construction storage at times over the past twenty years.

NEIGHBORHOOD FEEDBACK

This proposal was introduced to the East District Neighborhood (formerly District 2) on October 15, 2025. The minutes of that discussion are attached to this report (attachment #3) and include resident concerns regarding lack of economic/sales tax benefit to Provo, balance of land uses, traffic, amenities, public benefits, and Provo identity.

PROJECT SUMMARY

The proposed project is a part of the vision from Clyde Companies that flows through Springville City and Provo City attempting to deliver a walkable, mixed-use corridor. The Provo portion of proposal includes approximately 9,960 square feet of retail space across 2.42 acres of proposed General Commercial (CG) Zoning, 90 condominium units and 168 townhome units over 19.2 acres of proposed Medium Density Residential (MDR) Zoning, and associated parking and amenity areas.

This proposal includes the concept plan referred to above, a General Plan Map Amendment to change the designation of the property from the Industrial (I) designation to the Mixed-Use (MU) designation, and this Zone Map Amendment from the PIC Zone to the MDR and CG Zones.

STAFF ANALYSIS

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

(a) Public purpose for the amendment in question;

Applicant Response: “The purpose of the requested rezone is to facilitate the development of Springville Rising, a compact, walkable mixed-use district that embodies the principles of sustainable urban design and smart growth.”

Staff Response: The proposed zone changes are needed to facilitate the development plan imagined with the concepts shown in the below attachment and described above.

FINDING: Meets standard.

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

Applicant Response: “The [proposed zoning] will allow for a greater diversity of land uses and housing types while enhancing pedestrian mobility, neighborhood connectivity, and economic vitality. In contrast, the existing Planned Industrial Commercial (PIC) zoning primarily accommodates industrial and large-format commercial uses that do not support the creation of a pedestrian-oriented, mixed-use environment.”

Staff Response: The proposed MDR and CG zones are the best fit to deliver the proposed development.

FINDING: Meets standard.

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

Applicant Response: “The proposed amendment supports and advances the overarching goals and policies of the Provo City General Plan by:

- Encouraging mixed-use development patterns that integrate residential, commercial, and recreational opportunities within a cohesive urban framework that provides a sense of community and vibrant economy
- Fostering a sense of place and community identity through dynamic and safe public spaces for city residents
- Providing additional housing to build on the commitment to make Provo a desirable and attainable place to live
- Promote a connected network of streets, pedestrian trails, and bike lanes to efficiently move people and vehicles to enhance neighborhood accessibility and promote a dense and walkable community.”

Staff Response: The applicant has cited goals from the General Plan policies above from chapters 3, 4, 5, and 6 of the General Plan; and chapters 3 and 5 from the

Southeast Neighborhoods Plan.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: There are no provisions for timing and sequencing articulated for this.

FINDING: Meets standard.

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

Applicant Response: "the amendment affects only a limited portion of the existing PIC district, ensuring that the broader industrial and commercial land use objectives of the area remain intact. This targeted change provides an opportunity to diversify the local economic base while enhancing the overall urban fabric of the community."

Staff Response: The proposal will reduce the available land for industrial development in the city. The Planning Commission and City Council will need to evaluate the benefits of this proposal against the economic development goals and policies related to industrial commercial development.

FINDING: May meet standard, depending on priorities.

(f) Adverse impacts on adjacent landowners; and

Applicant Response: No response.

Staff Response: Adjacent landowners include industrial users and vacant industrial land to the west and north in Provo, and residential and commercial uses to the east and south in Springville. Increased traffic in this area could be seen as an adverse impact of this proposal, but the traffic impact study has illustrated improvements to mitigate that.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: Staff have confirmed the General Plan and Zone Map designations 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.

Applicant Response: No response.

Staff Response: Policies have taken precedence.

FINDING: Meets standard.

In addition to the criteria from Provo City Code 14.02 addressed above, the General Plan has established criteria for any zone change for residential development, found on page 45, as follows: (staff responses in **bold**)

- Would the rezone promote one of the top 3 housing strategies? **Yes**
 - Promote a mix of home types, sizes, and price points **Yes, there are a variety of townhome and condo layouts proposed in the concept plans.**
 - Support zoning to promote ADUs and infill development **No, building types would not permit ADU's and this would not be considered infill development.**
 - Recognize the value of single-family neighborhoods **Possibly, these units may take pressure off of over-occupying or densifying single-family neighborhoods.**
- Are utilities and streets currently within 300 feet of the property proposed for rezone? **Yes.**
- Would the rezone exclude land that is currently being used for agricultural use? **Yes.**
- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transit stops or stations? **Yes, UTA route 821 Main St / 1400 N stop is within a half-mile.**
- Would the rezone encourage development of environmentally or geologically sensitive, or fire or flood prone, lands? If so, has the applicant demonstrated these issues can reasonably be mitigated? **No.**
- Would the proposed rezone facilitate the increase of on-street parking within 500 feet of the subject property? If so, is the applicant willing to guarantee use of a TDM in relation to the property to reduce the need for on-street parking? **Maybe, though the concept provides more off-street parking than is required by code.**
- Would the rezone facilitate a housing development where a majority of the housing units are owner-occupied? **Unknown, the applicant has been informed of this priority.**
Is the applicant willing to guarantee such? **Unknown.**

- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making between 50-79% AMI? Is the applicant willing to guarantee such? **Unknown, the applicant has been informed of this priority.**

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.
(Planning Commission recommends approval to the City Council of a Zone Map Amendment from the PIC Zone to the MDR and CG Zones for 21.6 acres of land located at 3657 S Sierra Vista Way)
2. **Recommend Denial:** The proposal is not consistent with the General Plan.
(Planning Commission recommends denial to the City Council of a Zone Map Amendment from the PIC Zone to the MDR and CG Zones for 21.6 acres of land located at 3657 S Sierra Vista Way)
3. **Continue:** New information presented at the public hearing or additional study needs to be done. *(The Planning Commission continues this item (state reasons))*

ATTACHMENTS

1. Current Zone Map
2. Concept Plan
3. Neighborhood Meeting Minutes

ATTACHMENT 1 – CURRENT ZONE MAP



ATTACHMENT 2 – CONCEPT PLAN



IRONTON

CONCEPT PLAN
PROVO REZONE
MAP DATE: 05.06.2026



SCALE: 1"=60'



ATTACHMENT 3 – NEIGHBORHOOD MEETING MINUTES

Proposed mixed use (residential and commercial) development project at State Street & Mountain Vista Parkway in the Spring Creek Neighborhood – Ryan Christofferson of Clyde Capital Group

Neighborhood Coordinator Rachel Breen noted this project is still in the idea phase.

Ryan Christofferson of Clyde Capital Group presented plans for approximately 40 acres on Provo's southeast corner extending into Springville, with half in each city. The overall vision includes a retail core with amenities like an ice rink and event lawn space to bring community together with retail, connected by pedestrian-friendly design to integrate the community with retail space.

On the Provo side, plans include 123 mid-density residentials (condominiums) in the northeast corner, surrounded by 174 townhomes, all for-sale products rather than rentals, plus 16,000 square feet of commercial space on the south end. The property is currently zoned industrial, and they seek mixed-use designation.

When asked for orientation, Christofferson clarified the location is west of State Street. Regarding retail type, he emphasized heavy food and beverage focus rather than general retail. The ice rink would be located in the area marked "community commons."

A South Provo resident expressed concern that all retail appears on Springville's side, meaning it won't appear in Google searches for South Provo and provides no sales tax benefit to Provo. Christofferson explained market demands drove the location at the busy 1400/State Street intersection, but acknowledged the concern about Provo getting all residential while Springville gets retail. He noted both cities are working on an interlocal tax-share agreement through their economic developers and city managers.

When asked if the ice rink would compete with Provo's Peaks Ice Arena, Christofferson said they just want an amenity bringing people to the food and beverage retail space for gatherings and events, mentioning possibilities like March Madness viewing on the event lawn.

Multiple residents raised concerns about sales tax revenue, with one directly asking what benefit Provo receives beyond condominiums when residents will shop in Springville and an ice rink might reduce Peaks Ice Arena revenue. Christofferson acknowledged Provo would receive property tax income and emphasized they're asking both cities to work together on tax sharing through the interlocal agreement because the development works better as a whole than separated. Christofferson noted developers have stepped aside to let the cities determine specifics.

A resident asked about likelihood of achieving an interlocal agreement and precedent for Provo-Springville tax revenue sharing. Aaron Ardmore responded that it's a priority for Provo to recommend approval, requiring both rezoning and general plan amendment. Staff support depends on achieving interlocal sales tax sharing. While this is a first-of-its-kind proposal without precedent, Provo's economic development director Cody Hill is working closely with Springville's city manager. Without the agreement, staff support would be impacted.

A Zoom participant asked about grocery store plans given South Provo's lack of nearby grocery options. Christofferson indicated they're looking at neighborhood grocery store possibilities and working through it.

One resident suggested running retail and condominiums parallel rather than stacking them, allowing access from both Main Street and 1400 South so both cities naturally get half of each. Christofferson said they would take it into consideration.

The final question asked about the Clyde headquarters shown on the map, with Christofferson confirming Clyde Companies has broken ground on their new headquarters there, not just a sales office. When asked how much Clyde would make from the development, Christofferson only responded they're "giving a lot back to the community on this one" without providing specific numbers.

Ironton Redevelopment Project – 3657 S Sierra Vista Way

General Plan Amendment, Zone Map Amendment, Concept Plan

General Plan
Map
Amendment



Ironton Redevelopment Project – 3657 S Sierra Vista Way

General Plan Amendment, Zone Map Amendment, Concept Plan

Zone Map Amendment



Ironton Redevelopment Project – 3657 S Sierra Vista Way

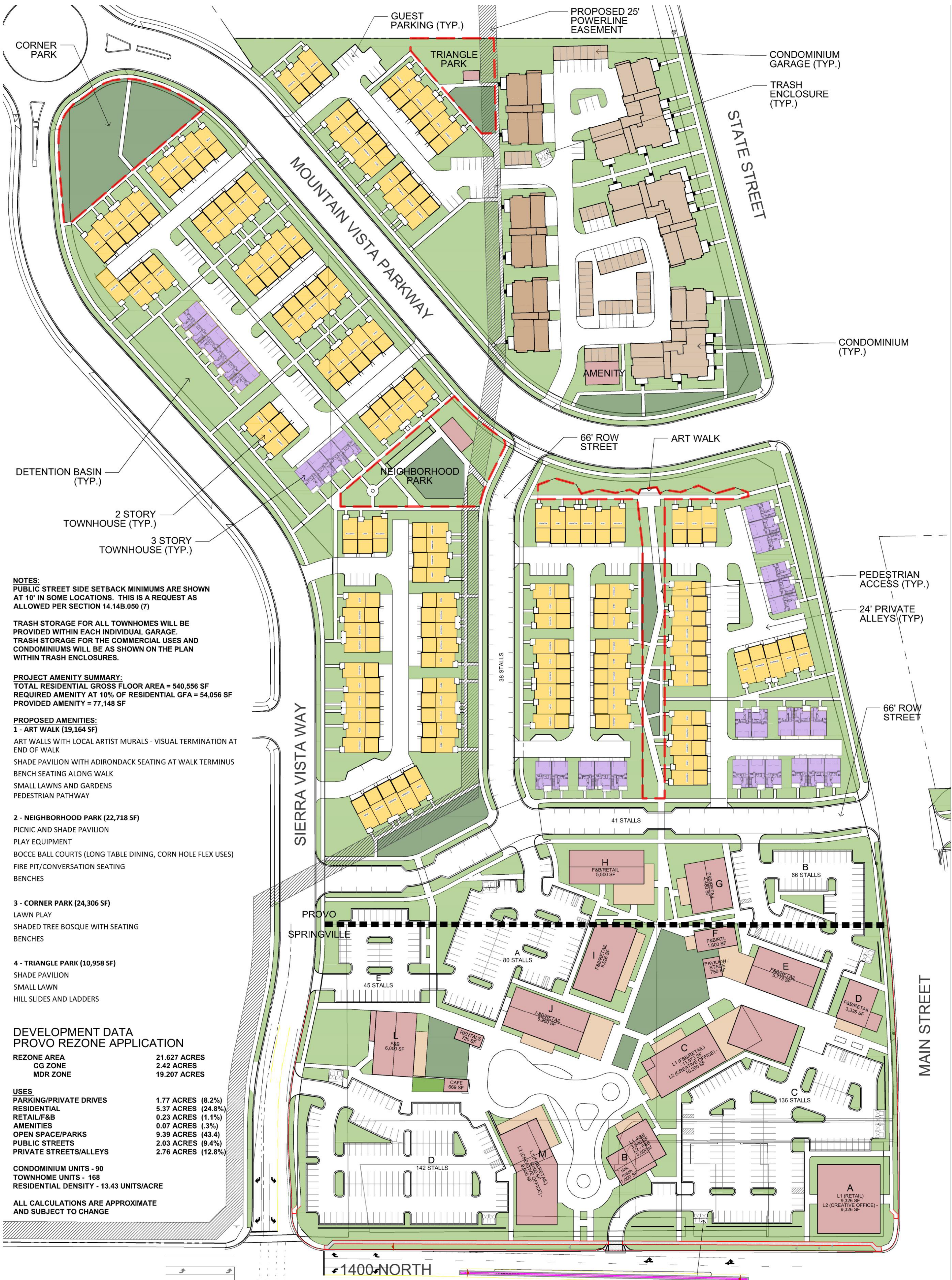
General Plan Amendment, Zone Map Amendment, Concept Plan

Concept Plan

- 168 Townhomes
- 90 Condos
- 9,960 square feet of retail/food
- 9.39 acres of open space



Concept Plan in Context



Ironton Redevelopment Project – 3657 S Sierra Vista Way

General Plan Amendment, Zone Map Amendment, Concept Plan

South State Street Design Corridor and Guidelines.

(a) *Purpose and Intent.* The Provo City General Plan promotes architectural and design excellence. Many properties fronting South State Street are vacant or underdeveloped. There is substantial development potential and an opportunity to substantially improve the image of this major gateway into Provo City. Design guidelines are essential to assure that new development and property improvements enhance the character and make a positive visual and physical contribution to the State Street corridor and surrounding neighborhoods. Design guidelines will accomplish the following:

- Promote attractive development.
- Enhance the image of this gateway into the City and the City in general.
- Enhance property values.
- Attract customers to businesses.
- Facilitate a more walkable and healthier atmosphere that integrates the needs of the pedestrian with those of drivers.
- Streamline the development approval process.

Well-designed buildings will also enhance the general quality of life and create a “sense of place” along this southern gateway into Provo City that will benefit property owners and residents in the surrounding neighborhoods and the entire City.

(b) *Boundaries.* State Street Design Guidelines encompass all properties fronting State Street between the 900 East intersection and 1860 South.

(c) *Applicability.* The South State Street Design Guidelines will serve as a supplement to the Zoning Ordinance. New construction, additions and exterior alterations to all principal buildings and accessory buildings that are located within one hundred (100) feet of South State Street and any public street that intersects with South State Street for one hundred (100) feet from South State Street shall be subject to these Design Guidelines.

(e) *Building Location.*

(i) Buildings shall be located a minimum of ten (10) feet but no more than twenty (20) feet from the front or street side yard property lines. All areas between the front or street side yard property lines and any principal building shall be landscaped as follows:

- (A) One (1) tree shall be provided for every fifty (50) feet of building frontage. Trees may be grouped or spaced evenly.
- (B) Foundation plantings shall be used to achieve a minimum fifty percent (50%) coverage at maturity. Layered planting is encouraged.
- (C) Landscape should be used to highlight primary entryways.

(ii) Paving in the front or street side yards shall be limited to driveways that lead directly to interior side yard or rear yard parking. All front and street side yard areas that are not used as a driveway shall be landscaped at the same depth as the front or street side yard located between the principal building(s) and the public street.

(iii) All structures shall have at least one (1) primary entry that faces State Street.

(iv) Entryways shall be highlighted (focal point) with design elements and variations that give orientation, transition, and aesthetically pleasing character to the building. Each principal building on site should have clearly defined, highly visible customer entrances. In all cases, entryways should provide protection from the weather by projecting away from the main facade and by utilizing one (1) or more of the following design elements listed below:

- (A) Awnings.
- (B) Canopies, arcades, or porticos.
- (C) Alcoves.
- (D) Overhangs/eaves.



PROVO PLANNING COMMISSION

7.6.2026

CONCEPT SITE PLAN



PRECEDENT IMAGERY



CIRCULATION PLAN



CONCEPT PARKING PLAN



IRONONTON
PARKING PLAN
PROVO REZONE
MAP DATE: 03.30.2025



TRAFFIC IMPACT STUDY RECOMMENDATIONS



PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: AARDMORE
Presenter: Aaron Ardmore, Planning Supervisor
Department: Development Services
Meeting Date: 8/11/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: PLRGPA20260012

SUBJECT: 7 An ordinance amending the general plan map designation of real property, generally located at 3657 S Sierra Vista Way, from the industrial (I) designation to the mixed use (M) designation. Spring Creek Neighborhood. (PLGPA20260012)

ADMINISTRATIVE RECOMMENDATION: Planning Commission recommends approval.

ADMINISTRATIVE MEMO: PROJECT SUMMARY

The proposed project is a part of the vision from Clyde Companies that flows through Springville City and Provo City attempting to deliver a walkable, mixed-use corridor. The Provo portion of proposal includes approximately 9,960 square feet of retail space across 2.42 acres of proposed General Commercial (CG) Zoning, 90 condominium units and 168 townhome units over 19.2 acres of proposed Medium Density Residential (MDR) Zoning, and associated parking and amenity areas.

This proposal includes the concept plan referred to above, a Zone Map Amendment from the PIC Zone to the MDR and CG Zones, and this General Plan Map Amendment to change the designation of the property from the Industrial (I) designation to the Mixed-Use (MU) designation.

STAFF ANALYSIS

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

(a) Public purpose for the amendment in question;

Applicant Response: "The requested amendment is intended to better align the site's development potential with the goals and policies outlined in the City's General Plan and to support a more cohesive land use pattern within the surrounding context."

Staff Response: The public purpose of providing a mix of uses in the area matches better to the surrounding current and future commercial and residential uses in

Springville than it does with the adjacent industrial uses in Provo. However, amending the General Plan map is needed to advance the proposed zone change and development plans as described by the applicant above.

FINDING: Meets standard.

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

Applicant Response: “The current Planned Industrial Commercial (PIC) zoning district primarily encourages industrial and large-scale commercial uses characterized by auto-oriented site layouts and limited pedestrian connectivity. These development patterns are inconsistent with the projects goals for creating a mixed-use, human-scaled urban environment that supports residential livability and economic diversity. Reclassifying the property to MU will allow for a more compatible land use framework that integrates residential, commercial, and civic spaces, thereby advancing the City’s objectives for sustainable growth, urban vitality, and a higher overall quality of life.”

Staff Response: The current designation would only allow industrial uses to continue to be developed, while the proposed amendment could facilitate what the applicant has described above.

FINDING: Meets standard.

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

Applicant Response: “The proposed amendment supports and advances the overarching goals and policies of the Provo City General Plan by:

- Encouraging mixed-use development patterns that integrate residential, commercial, and recreational opportunities within a cohesive urban framework that provides a sense of community and vibrant economy
- Fostering a sense of place and community identity through dynamic and safe public spaces for city residents
- Providing additional housing to build on the commitment to make Provo a desirable and attainable place to live
- Promote a connected network of streets, pedestrian trails, and bike lanes to efficiently move people and vehicles to enhance neighborhood accessibility and promote a dense and walkable community.”

Staff Response: The applicant has cited goals from the General Plan policies above from chapters 3, 4, 5, and 6 of the General Plan; and chapters 3 and 5 from the Southeast Neighborhoods Plan.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: There are no provisions for timing and sequencing articulated for this.

FINDING: Meets standard.

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

Applicant Response: "the amendment affects only a limited portion of the existing PIC district, ensuring that the broader industrial and commercial land use objectives of the area remain intact. This targeted change provides an opportunity to diversify the local economic base while enhancing the overall urban fabric of the community."

Staff Response: The proposal will reduce the available land for industrial development in the city. The Planning Commission and City Council will need to evaluate the benefits of this proposal against the economic development goals and policies related to industrial commercial development.

FINDING: May meet standard, depending on priorities.

(f) Adverse impacts on adjacent land owners; and

Applicant Response: No response.

Staff Response: Adjacent land owners include industrial users and vacant industrial land to the west and north in Provo, and residential and commercial uses to the east and south in Springville. Increased traffic in this area could be seen as an adverse impact of this proposal, but the traffic impact study has illustrated improvements to mitigate that.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: Staff have confirmed the General Plan and Zone Map designations 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.

Applicant Response: No response.

Staff Response: This is a map amendment, so policies have taken precedence.

FINDING: Meets standard.

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE GENERAL PLAN MAP DESIGNATION OF REAL PROPERTY, GENERALLY LOCATED AT 3657 S SIERRA VISTA WAY, FROM THE INDUSTRIAL (I) DESIGNATION TO THE MIXED USE (M) DESIGNATION. SPRING CREEK NEIGHBORHOOD. (PLGPA20260012)

RECITALS:

It is proposed that the designation on the Provo General Plan Map for approximately 21.6 acres of real property, generally located at 3657 S Sierra Vista Way (an approximation of which is shown or described in Exhibit A and a more precise description of which is attached as Exhibit B), be amended from the Industrial (I) designation to the Mixed Use (M) designation;

On July 8, 2026, the Planning Commission held a public hearing to consider the proposal, and after the hearing the Planning Commission recommended **approval** of the proposal to the Municipal Council by a 5:1 vote;

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

On August 11, 2026, the Municipal Council met to determine the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

After considering the Planning Commission's recommendation and the facts presented to the Municipal Council, and having considered the impact of the proposed ordinance on family health, stability, and formation, the Council finds that (i) the proposed action should be approved, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Provo Municipal Council ordains as follows:

PART I:

The designation on the Provo General Plan Map is amended from the Industrial (I) designation to the Mixed Use (M) designation for the real property described in this ordinance.

PART II:

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

53
54
55

EXHIBIT A

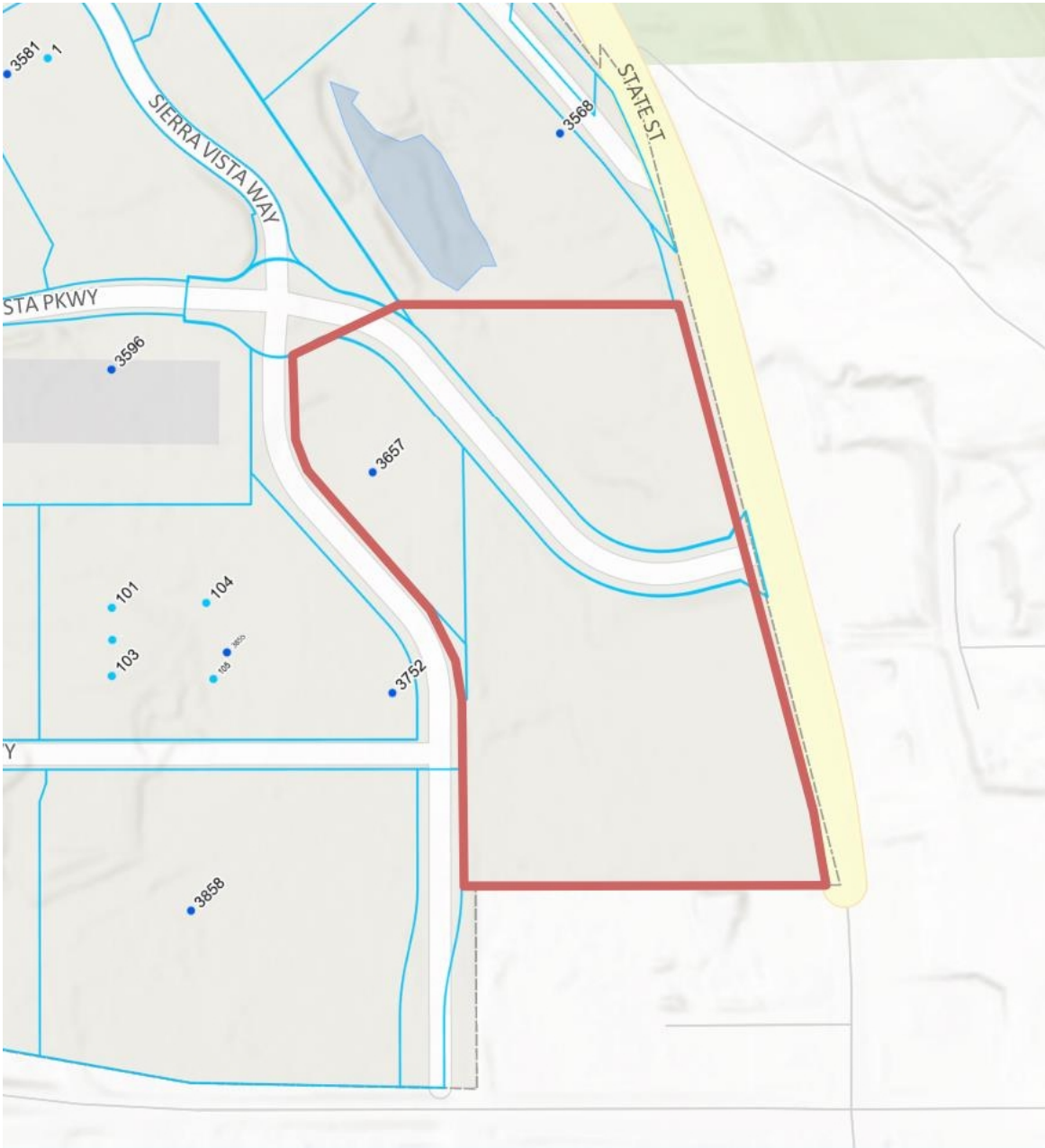


EXHIBIT B

MDR (NORTH PARCELS)

All of Lot 3 of New Vista South Subdivision located in the Northwest Corner of Section 21, Township 7 South, Range 3 East, Salt Lake Base and Meridian, recorded as Entry Number 11625-2019 in Map Book 47, Page 358 of the Utah County Recorder's Office.

CONTAINING 153,007 SQUARE FEET OR 3.513 ACRES, MORE OR LESS.
PARCEL ID: 47-358-0003

BEGINNING AT A POINT NORTH 76°21'13" WEST, A DISTANCE OF 1078.45 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 30°36'56" WEST, A DISTANCE OF 29.94 FEET; THENCE SOUTH 75°36'56" WEST, A DISTANCE OF 95.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 14°23'02" WEST, A RADIAL DISTANCE OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 63°49'57", A DISTANCE OF 278.52 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 40°33'03" WEST, A DISTANCE OF 502.51 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 09°35'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 58.55 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 34°11'46" WEST, A DISTANCE OF 49.41 FEET; THENCE EAST, A DISTANCE OF 627.22 FEET; THENCE SOUTH 14°36'38" EAST, A DISTANCE OF 510.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 251,083.93 SQUARE FEET OR 5.7641 ACRES, MORE OR LESS.
PARCEL ID: 23-002-0041

BEGINNING AT A POINT NORTH 83°27'43.67" WEST, 1018.22 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE S 14°36'03.43" E, 523.57 FEET; THENCE S 81°22'31.49" W, 46.82 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS S 85°41'15.75" W, 45.12 FEET; THENCE S 89°59'60.00" W, 361.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE LONG CHORD BEARS S 76°04'30.32" W, 72.20 FEET; THENCE S 62°09'00.64" W, 121.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS S 76°03'19.63" W, 48.06 FEET; THENCE S 89°57'38.61" W, 113.68 FEET; THENCE N 00°00'46.51" W, 351.56 FEET; THENCE N 90°00'00.00" E, 12.49 FEET; THENCE N 00°43'39.00" W, 122.41 FEET; THENCE N 00°43'39.00" W, 444.02 FEET; THENCE S 40°33'05.51" E, 278.55 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 63°50'00.22", AND WHOSE LONG CHORD BEARS S 72°28'03.00" E, 370.08 FEET;

104 THENCE N 75°36'56.00" E, 95.60 FEET; THENCE S 59°23'04.00" E, 31.16 FEET TO THE POINT
105 OF BEGINNING.

106
107 SAID PARCEL CONTAINS 432,621.50 SQUARE FEET OR 9.93 ACRES, MORE OR LESS.

108
109 **CG (SOUTH PARCEL)**

110 BEGINNING AT A POINT SOUTH 56°50'19.39" WEST, 1013.48 FEET, FROM THE NORTH
111 QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE
112 AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST,
113 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER
114 CORNER OF SAID SECTION; RUNNING THENCE S 14°36'03.43" E, 91.18 FEET; THENCE
115 ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,116.80 FEET, A DELTA ANGLE
116 OF 01°23'39.75", AND WHOSE LONG CHORD BEARS S 06°12'57.00" E, 75.85 FEET; THENCE N
117 89°54'40.00" W, 821.78 FEET; THENCE N 00°00'46.51" W, 66.33 FEET; THENCE N 89°57'38.61"
118 E, 113.68 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00
119 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS N 76°03'19.63"
120 E, 48.06 FEET; THENCE N 62°09'00.64" E, 121.14 FEET; THENCE ALONG A CURVE TO THE
121 RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE
122 LONG CHORD BEARS N 76°04'30.32" E, 72.20 FEET; THENCE N 89°59'60.00" E, 361.82 FEET;
123 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA
124 ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS N 85°41'15.75" E, 45.12 FEET;
125 THENCE N 81°22'31.49" E, 46.82 FEET TO THE POINT OF BEGINNING.

126
127 SAID PARCEL CONTAINS 105,225.19 SQUARE FEET OR 2.42 ACRES, MORE OR LESS.

Provo City Planning Commission

Report of Action

July 08, 2026

***ITEM 3** Eric Langvardt requests an amendment to the General Plan Map to change the classification from Industrial (I) to Mixed-Use (M) for 21.6 acres of land as part of a mixed-use development plan, located approximately at 3657 S Sierra Vista Way. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLGPA20260012

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 08, 2026:

RECOMMENDED APPROVAL

On a vote of 5:1, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jonathon Hill

Second By: Jon Lyons

Votes in Favor of Motion: Jonathon Hill, Jon Lyons, Melissa, Kendall, Matt Wheelwright, Tosh Metzger

Votes not in Favor: Joel Temple (desires an overall vision before proceeding with this plan)

Matt Wheelwright 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 AMENDED

The property to be amended to the Mixed Use (M) designation is described in the attached Exhibit A.

RELATED ACTIONS

PLRZ20260006, agenda Item 4, July 8, 2026, Planning Commission agenda, recommended approval.

PLCP20260011, agenda Item 5, July 8, 2026, Planning Commission agenda, approved with conditions.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding code standards, parking, concept site plan details, and adjacent uses during the hearing.

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 10/15/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

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

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: None.

APPLICANT RESPONSE

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

- Adam Ostler (Clyde Companies) gave an overview of the proposal and answered planning commission questions

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Transition standards from the adjacent industrial users;
- Annexation or de-annexation of property so development falls entirely in Springville;
- Price points, design of residential units;
- Potential for overflow parking;
- Desire for improved walkability and connectivity within the area;
- Remediation efforts for the soils in the area; and
- Powerline corridor design and setbacks.
- Commissioners directed the applicant to comply with the South State Street design corridor by bringing a structure to the State Street frontage in the proposed CG zone area.
- The Commission deliberated on the proposals, indicating that there is some concern with the adjacent uses, connectivity, and isolated feel of the proposal. There was also some concern regarding the loss of industrial land to residential without a tax benefit to Provo.
- Some commissioners noted that the development fits with the pattern of South State Street and that this would be a good starting point for development in this area.
- The Commission determined that the South State Street design corridor does apply to the entire site and project plans will need to reflect compliance with those standards.



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

MDR (NORTH PARCELS)

All of Lot 3 of New Vista South Subdivision located in the Northwest Corner of Section 21, Township 7 South, Range 3 East, Salt Lake Base and Meridian, recorded as Entry Number 11625-2019 in Map Book 47, Page 358 of the Utah County Recorder's Office.

CONTAINING 153,007 SQUARE FEET OR 3.513 ACRES, MORE OR LESS.
PARCEL ID: 47-358-0003

BEGINNING AT A POINT NORTH 76°21'13" WEST, A DISTANCE OF 1078.45 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 30°36'56" WEST, A DISTANCE OF 29.94 FEET; THENCE SOUTH 75°36'56" WEST, A DISTANCE OF 95.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 14°23'02" WEST, A RADIAL DISTANCE OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 63°49'57", A DISTANCE OF 278.52 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 40°33'03" WEST, A DISTANCE OF 502.51 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 09°35'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 58.55 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 34°11'46" WEST, A DISTANCE OF 49.41 FEET; THENCE EAST, A DISTANCE OF 627.22 FEET; THENCE SOUTH 14°36'38" EAST, A DISTANCE OF 510.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 251,083.93 SQUARE FEET OR 5.7641 ACRES, MORE OR LESS.
PARCEL ID: 23-002-0041

BEGINNING AT A POINT NORTH 83°27'43.67" WEST, 1018.22 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE S 14°36'03.43" E, 523.57 FEET; THENCE S 81°22'31.49" W, 46.82 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS S 85°41'15.75" W, 45.12 FEET; THENCE S 89°59'60.00" W, 361.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE LONG CHORD BEARS S 76°04'30.32" W, 72.20 FEET; THENCE S 62°09'00.64" W, 121.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS S 76°03'19.63" W, 48.06 FEET; THENCE S 89°57'38.61" W, 113.68 FEET; THENCE N 00°00'46.51" W, 351.56 FEET; THENCE N 90°00'00.00" E, 12.49 FEET; THENCE N 00°43'39.00" W, 122.41 FEET; THENCE N 00°43'39.00" W, 444.02 FEET; THENCE S 40°33'05.51" E, 278.55 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 63°50'00.22", AND WHOSE LONG CHORD BEARS S 72°28'03.00" E, 370.08 FEET; THENCE N 75°36'56.00" E, 95.60 FEET; THENCE S 59°23'04.00" E, 31.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 432,621.50 SQUARE FEET OR 9.93 ACRES, MORE OR LESS.

CG (SOUTH PARCEL)

BEGINNING AT A POINT SOUTH 56°50'19.39" WEST, 1013.48 FEET, FROM THE NORTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT HAVING THE BASIS OF BEARING, SOUTH 00°07'58" EAST, 2684.72 FEET, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE S

14°36'03.43" E, 91.18 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,116.80 FEET, A DELTA ANGLE OF 01°23'39.75", AND WHOSE LONG CHORD BEARS S 06°12'57.00" E, 75.85 FEET; THENCE N 89°54'40.00" W, 821.78 FEET; THENCE N 00°00'46.51" W, 66.33 FEET; THENCE N 89°57'38.61" E, 113.68 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 27°48'37.97", AND WHOSE LONG CHORD BEARS N 76°03'19.63" E, 48.06 FEET; THENCE N 62°09'00.64" E, 121.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 27°50'59.36", AND WHOSE LONG CHORD BEARS N 76°04'30.32" E, 72.20 FEET; THENCE N 89°59'60.00" E, 361.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°37'28.51", AND WHOSE LONG CHORD BEARS N 85°41'15.75" E, 45.12 FEET; THENCE N 81°22'31.49" E, 46.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 105,225.19 SQUARE FEET OR 2.42 ACRES, MORE OR LESS.

-
- *ITEM 3** Eric Langvardt requests an amendment to the General Plan Map to change the classification from Industrial (I) to Mixed-Use (M) for 21.6 acres of land as part of a mixed-use development plan, located approximately at 3657 S Sierra Vista Way. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404
aardmore@provo.gov PLGPA20260012
-

APPLICANT:	Eric Langvardt
PROPERTY OWNER:	Springville Rising LLC
PARCEL ID:	23:014:0013; 47:358:0003; 23:002:0041
ACREAGE:	21.6
CURRENT LEGAL USE:	Vacant
GENERAL PLAN DESIGNATION:	Industrial (I)
CURRENT ZONE:	Planned Industrial Commercial (PIC)
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

PROPERTY HISTORY

The three properties included in this proposed project make up the southeast point of Provo City and have been zoned PIC since their inclusion into city boundaries. These vacant properties have no history of building permits or legal established uses but have been used for construction storage at times over the past twenty years.

NEIGHBORHOOD FEEDBACK

This proposal was introduced to the East District Neighborhood (formerly District 2) on October 15, 2025. The minutes of that discussion are attached to this report (attachment #3) and include resident concerns regarding lack of economic/sales tax benefit to Provo, balance of land uses, traffic, amenities, public benefits, and Provo identity.

PROJECT SUMMARY

The proposed project is a part of the vision from Clyde Companies that flows through Springville City and Provo City attempting to deliver a walkable, mixed-use corridor. The Provo portion of proposal includes approximately 9,960 square feet of retail space across 2.42 acres of proposed General Commercial (CG) Zoning, 90 condominium units and 168 townhome units over 19.2 acres of proposed Medium Density Residential (MDR) Zoning, and associated parking and amenity areas.

This proposal includes the concept plan referred to above, a Zone Map Amendment from the PIC Zone to the MDR and CG Zones, and this General Plan Map Amendment to change the designation of the property from the Industrial (I) designation to the Mixed-Use (MU) designation.

STAFF ANALYSIS

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

(a) Public purpose for the amendment in question;

Applicant Response: “The requested amendment is intended to better align the site’s development potential with the goals and policies outlined in the City’s General Plan and to support a more cohesive land use pattern within the surrounding context.”

Staff Response: The public purpose of providing a mix of uses in the area matches better to the surrounding current and future commercial and residential uses in Springville than it does with the adjacent industrial uses in Provo. However, amending the General Plan map is needed to advance the proposed zone change and development plans as described by the applicant above.

FINDING: Meets standard.

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

Applicant Response: “The current Planned Industrial Commercial (PIC) zoning district primarily encourages industrial and large-scale commercial uses characterized by auto-oriented site layouts and limited pedestrian connectivity. These development patterns are inconsistent with the projects goals for creating a mixed-use, human-scaled urban environment that supports residential livability and economic diversity. Reclassifying the property to MU will allow for a more compatible land use framework that integrates residential, commercial, and civic spaces, thereby advancing the City’s objectives for sustainable growth, urban vitality, and a higher overall quality of life.”

Staff Response: The current designation would only allow industrial uses to continue to be developed, while the proposed amendment could facilitate what the applicant has described above.

FINDING: Meets standard.

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

Applicant Response: “The proposed amendment supports and advances the overarching goals and policies of the Provo City General Plan by:

- Encouraging mixed-use development patterns that integrate residential, commercial, and recreational opportunities within a cohesive urban framework that provides a sense of community and vibrant economy
- Fostering a sense of place and community identity through dynamic and safe public spaces for city residents

- Providing additional housing to build on the commitment to make Provo a desirable and attainable place to live
- Promote a connected network of streets, pedestrian trails, and bike lanes to efficiently move people and vehicles to enhance neighborhood accessibility and promote a dense and walkable community.”

Staff Response: The applicant has cited goals from the General Plan policies above from chapters 3, 4, 5, and 6 of the General Plan; and chapters 3 and 5 from the Southeast Neighborhoods Plan.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: There are no provisions for timing and sequencing articulated for this.

FINDING: Meets standard.

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

Applicant Response: “the amendment affects only a limited portion of the existing PIC district, ensuring that the broader industrial and commercial land use objectives of the area remain intact. This targeted change provides an opportunity to diversify the local economic base while enhancing the overall urban fabric of the community.”

Staff Response: The proposal will reduce the available land for industrial development in the city. The Planning Commission and City Council will need to evaluate the benefits of this proposal against the economic development goals and policies related to industrial commercial development.

FINDING: May meet standard, depending on priorities.

(f) Adverse impacts on adjacent landowners; and

Applicant Response: No response.

Staff Response: Adjacent landowners include industrial users and vacant industrial land to the west and north in Provo, and residential and commercial uses to the east and south in Springville. Increased traffic in this area could be seen as an adverse impact of this proposal, but the traffic impact study has illustrated improvements to mitigate that.

FINDING: Meets standard.

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

Applicant Response: No response.

Staff Response: Staff have confirmed the General Plan and Zone Map designations 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.

Applicant Response: No response.

Staff Response: This is a map amendment, so policies have taken precedence.

FINDING: Meets standard.

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.
(Planning Commission recommends approval to the City Council of a General Plan Map Amendment from the industrial designation to the mixed-use designation for 21.6 acres of land located at 3657 S Sierra Vista Way)
2. **Recommend Denial:** The proposal is not consistent with the General Plan.
(Planning Commission recommends denial to the City Council of a General Plan Map Amendment from the industrial designation to the mixed-use designation for 21.6 acres of land located at 3657 S Sierra Vista Way)
3. **Continue:** New information presented at the public hearing or additional study needs to be done. *(The Planning Commission continues this item (state reasons))*

ATTACHMENTS

1. Current General Plan Map
2. Applicant Statement
3. Neighborhood Meeting Minutes

ATTACHMENT 1 – CURRENT GENERAL PLAN MAP



ATTACHMENT 2 – APPLICANT STATEMENT

Springville Rising General Plan Application Written Responses– Provo

- **Description of the proposed amendment.**

This application requests a zoning map amendment to reclassify the subject property from the existing Planned Industrial Commercial (PIC) designation to the proposed Mixed-Use (MU) zoning district. The requested amendment is intended to better align the site's development potential with the goals and policies outlined in the City's General Plan and to support a more cohesive land use pattern within the surrounding context.

- **Statement on the potential use of the property.**

The proposed development, known as Springville Rising, envisions a pedestrian-oriented, mixed-use district that fosters a compact and walkable environment where residents and visitors can live, work, shop, dine, and recreate within close proximity. The project will include alley-loaded townhomes, medium-density residential housing, and neighborhood-scale commercial uses such as retail and restaurant establishments. An interconnected network of open spaces and pedestrian corridors will serve as the framework for the community, providing access to recreational amenities and natural features for both residents and the broader public. The design intent is to establish a vibrant and sustainable district that enhances connectivity, promotes social interaction, and supports a balanced mix of land uses.

- **Justification for why the existing designation is no longer appropriate.**

The current Planned Industrial Commercial (PIC) zoning district primarily encourages industrial and large-scale commercial uses characterized by auto-oriented site layouts and limited pedestrian connectivity. These development patterns are inconsistent with the projects goals for creating a mixed-use, human-scaled urban environment that supports residential livability and economic diversity. Reclassifying the property to MU will allow for a more compatible land use framework that integrates residential, commercial, and civic spaces, thereby advancing the City's objectives for sustainable growth, urban vitality, and a higher overall quality of life.

ATTACHMENT 3 – NEIGHBORHOOD MEETING MINUTES

Proposed mixed use (residential and commercial) development project at State Street & Mountain Vista Parkway in the Spring Creek Neighborhood – Ryan Christofferson of Clyde Capital Group

Neighborhood Coordinator Rachel Breen noted this project is still in the idea phase.

Ryan Christofferson of Clyde Capital Group presented plans for approximately 40 acres on Provo's southeast corner extending into Springville, with half in each city. The overall vision includes a retail core with amenities like an ice rink and event lawn space to bring community together with retail, connected by pedestrian-friendly design to integrate the community with retail space.

On the Provo side, plans include 123 mid-density residentials (condominiums) in the northeast corner, surrounded by 174 townhomes, all for-sale products rather than rentals, plus 16,000 square feet of commercial space on the south end. The property is currently zoned industrial, and they seek mixed-use designation.

When asked for orientation, Christofferson clarified the location is west of State Street. Regarding retail type, he emphasized heavy food and beverage focus rather than general retail. The ice rink would be located in the area marked "community commons."

A South Provo resident expressed concern that all retail appears on Springville's side, meaning it won't appear in Google searches for South Provo and provides no sales tax benefit to Provo. Christofferson explained market demands drove the location at the busy 1400/State Street intersection, but acknowledged the concern about Provo getting all residential while Springville gets retail. He noted both cities are working on an interlocal tax-share agreement through their economic developers and city managers.

When asked if the ice rink would compete with Provo's Peaks Ice Arena, Christofferson said they just want an amenity bringing people to the food and beverage retail space for gatherings and events, mentioning possibilities like March Madness viewing on the event lawn.

Multiple residents raised concerns about sales tax revenue, with one directly asking what benefit Provo receives beyond condominiums when residents will shop in Springville and an ice rink might reduce Peaks Ice Arena revenue. Christofferson acknowledged Provo would receive property tax income and emphasized they're asking both cities to work together on tax sharing through the interlocal agreement because the development works better as a whole than separated. Christofferson noted developers have stepped aside to let the cities determine specifics.

A resident asked about likelihood of achieving an interlocal agreement and precedent for Provo-Springville tax revenue sharing. Aaron Ardmore responded that it's a priority for Provo to recommend approval, requiring both rezoning and general plan amendment. Staff support depends on achieving interlocal sales tax sharing. While this is a first-of-its-kind proposal without precedent, Provo's economic development director Cody Hill is working closely with Springville's city manager. Without the agreement, staff support would be impacted.

A Zoom participant asked about grocery store plans given South Provo's lack of nearby grocery options. Christofferson indicated they're looking at neighborhood grocery store possibilities and working through it.

One resident suggested running retail and condominiums parallel rather than stacking them, allowing access from both Main Street and 1400 South so both cities naturally get half of each. Christofferson said they would take it into consideration.

The final question asked about the Clyde headquarters shown on the map, with Christofferson confirming Clyde Companies has broken ground on their new headquarters there, not just a sales office. When asked how much Clyde would make from the development, Christofferson only responded they're "giving a lot back to the community on this one" without providing specific numbers.

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: KMARTINS
Presenter: Bryan Bayles, Vesper Project Manager
Department: Recorder
Meeting Date: 8/11/2026
Requested Duration (Minutes): 90 minutes
CityView or Issue File Number: 26-061

SUBJECT: 10 A discussion regarding the Vesper Amphitheater (26-061)

ADMINISTRATIVE RECOMMENDATION: Discussion only

ADMINISTRATIVE MEMO: The council will have a discussion regarding the Vesper Amphitheater project.

FISCAL IMPACT: tbd

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: MMCNALLEY
Presenter: Melissa McNalley, Redevelopment Agency Director
Department: Development Services
Meeting Date: 8/11/2026
Requested Duration (Minutes): 30 minutes
CityView or Issue File Number: 26-047

SUBJECT: 11 A resolution authorizing the Redevelopment Agency of Provo City to enter into a participation agreement for the Lakeview Parkway Community Reinvestment Area (26-047)

ADMINISTRATIVE RECOMMENDATION: A resolution allowing the Redevelopment Agency to enter into a point of sales tax participation agreement with Foulger Pratt/Walmart Corp.

ADMINISTRATIVE MEMO: This is a resolution allowing the RDA to enter a participation agreement with Foulger Pratt/Walmart. The agreement will be contingent on RDA Board approving this item and the RDA receiving Point of Sales tax from Provo City.

FISCAL IMPACT: 50% of Provo's portion of Point of Sales tax for Lakeview Parkway parcel

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION AUTHORIZING THE REDEVELOPMENT AGENCY OF
4 PROVO CITY TO ENTER INTO A PARTICIPATION AGREEMENT FOR
5 THE LAKEVIEW PARKWAY COMMUNITY REINVESTMENT AREA (26-
6 047)

7
8 RECITALS:

9
10 It is proposed that the Governing Board of the Redevelopment Agency of Provo City (the
11 Agency Governing Board) approve and enter into the attached Participation Agreement
12 (EXHIBIT A);

13
14 The Agreement provides that the Agency consents to Walmart Corp receiving certain
15 point of sale tax increment from sales generated at the store location within the Lakeview
16 Parkway Community Reinvestment Area (the “Project Area”) attributable to the Point of Sales
17 tax generated at the parcel indicated in the attached EXHIBIT B;

18
19 On August 11, 2026, the Governing Board of the Redevelopment Agency met to consider
20 the facts regarding this matter and receive public comment, which facts and comments are found
21 in the public record of the Council’s consideration; and

22
23 After considering the facts presented to the Governing Board, the Council finds that (i)
24 the Agreement attached as Exhibit A should be approved; and (ii) the Chief Executive Officer, or
25 her designee, should be authorized to execute the Agreement; and (iii) such action furthers the
26 health, safety, and general welfare of the citizens of Provo City.

27
28 THEREFORE, the Agency Governing Board resolves as follows:

29
30 PART I:

31
32 The Agency Governing Board consents to entering the Participation Agreement for the
33 Lakeview Parkway Community Reinvestment Project Area attached as Exhibit A and authorizes
34 the Agency Executive Director to execute the Agreement.

35
36
37 PART II:

38
39 This resolution takes effect immediately.