



PROVO MUNICIPAL COUNCIL

Work Meeting Agenda

2:30 PM, Tuesday, September 22, 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: September 22 Work Meeting: Dial 346-248-7799. Enter Meeting ID 893 1627 6934 and press #. When asked for a participant ID, press #.

Roll Call

Approval of Minutes

September 8, 2026 Work Meeting

Business

- 1 A presentation regarding Community Action Services and Food Bank (26-007)
- 2 A presentation on sales tax distribution (26-070)
- 3 A resolution approving unspent Fiscal Year 2026 budget items to be carried over to the fiscal year ending June 30, 2027. (26-001)
- 4 An ordinance amending the zone map classification of real property, generally located at 1878 North Geneva Road, from the One-Family Residential (R1.20) zone to the Specific Development Plan - Lakeview Fields (SDP4) zone. (PLRZ20260298)
- 5 An ordinance amending the zone map classification of real property, generally located at 3998 North 300 West, from the One-Family Residential (R1.10) to the One-Family Residential (R1.8) zone. Riverbottoms Neighborhood. (PLRZ20260387)
- 6 An Ordinance Amending Provo City Code 7.01.050 (26-069)
- 7 An ordinance amending Provo City Code 14.34.290 to add the Provo River Design Corridor. (PLOT20260371)

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, October 6, 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.

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



PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

2:30 PM | September 8, 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

Councilor Jeff Whitlock

Councilor Becky Bogdin

Councilor Travis Hoban

Councilor Rachel Whipple

Mayor Marsha Judkins

Approval of Minutes

- August 25, 2026 Work Meeting

Approved by unanimous consent

Business

1. A presentation regarding the Consolidated Annual Performance and Evaluation Report (CAPER) public hearing (26-025) [00:01:03](#)

Community Grants Coordinator Melissa McNalley presented the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2025–26 HUD program year, noting that the item required no Council action and was presented in preparation for a public hearing in two weeks. The report covered accomplishments under the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs.

McNalley highlighted that 456 individuals were served through residual HOME ARP funding via tenant-based rental assistance, and that 24,732 individuals were served as an area benefit through infrastructure improvements in qualifying census tracts, specifically Safe Routes to Schools projects administered through Public Works. The report also noted 46 down payment assistance loans issued through the HOME program, a significant increase over prior years attributed to program adjustments made after the previous year. McNalley noted that the program serves both Provo residents and Utah County residents, with enhanced assistance offered to Provo residents specifically. She indicated she would provide a breakdown of Provo-specific loan counts prior to the public hearing.

Rehabilitation activity was also summarized, including rental housing rehabilitation and homeowner assistance programs such as egress windows and emergency repair. McNalley clarified that HOME-funded rental rehabilitation is directed toward subsidized housing,

primarily through housing authorities, and that all HOME-assisted properties are subject to affordability periods and periodic inspections, with liens placed to protect the city's interest. Demographic data on beneficiaries served directly in Provo was also reviewed, along with public service assistance recipients through programs such as Community Action and Project Read.

McNalley noted that a QR code and survey are available for public feedback to inform upcoming funding decisions for the 2027–28 program year, with applications opening in early October.

Councilor Whitlock requested context on the 37 HOME-funded homes in Salem that were not completed. McNalley explained that the developer was unable to meet the four-year completion deadline despite receiving a one-year extension, resulting in repayment of HOME funds to HUD for reallocation in the next program year. The underlying project is expected to continue serving lower-income families through USDA funding. Councilor Whitlock also asked about the shift toward down payment assistance relative to new construction. McNalley explained that the consortium board elected to pause funding to the developer currently engaged in affordable construction in Payson pending assessment of timely completion of an existing \$3,000,000 investment, and redirected available funds to down payment assistance in the interim.

A question was raised regarding the report's reference to an increasing trend in larger family sizes. McNalley attributed this likely to multigenerational living arrangements and noted the data originated from an outside study conducted as part of the Consolidated Plan process.

2. A resolution supporting the submittal of the 2026 Outdoor Recreation Legacy Partnership Grant application to secure grant funding to aid in providing park improvements for the Epic Regional Sports Park (26-065)

00:14:37

Parks & Recreation Director Brad Raney presented an overview of Epic Regional Sports Park operations and introduced a federal grant opportunity. Erin Scott, Director of Destination Sales from Explore Utah Valley provided an economic impact summary, noting that large tournaments hosted at the park since opening have generated an estimated \$17,000,000 in total direct economic impact, calculated using the Destinations International industry-standard methodology. Scott noted that tournament participants spread hotel stays across Provo and Utah County, with significant spillover benefit to downtown Provo restaurants and retail. She acknowledged that the park's ability to attract nationally recognized events such as USYS National Championships—at a pace faster than anticipated—indicated strong momentum, and confirmed that existing tournament organizers have expressed interest in bringing larger events contingent on additional field capacity.

Director Raney noted that park operating costs have been covered by revenue since the first year of operations, which he described as uncommon in the industry. He estimated approximately 3,500 to 4,000 Provo youth utilize the facility through local clubs and parks and recreation leagues. He noted a drop-in field program launched in the past two months, with one rotating field available for public use.

Regarding the grant itself, Raney explained that the 2026 Outdoor Recreation Legacy Partnership (ORLP) Grant opportunity opened in August and is due in mid-September. The grant is a 50/50 federal match program, with the city's application targeting an \$8,000,000 project encompassing the south five fields, adjacent parking, a restroom facility, and two synthetic turf fields with lighting. The proposed match would draw from Utah County, Park CIP funds, and in-kind contributions from the city. Raney noted this grant has not previously been awarded to any Utah city and that the resolution represents a statement of support for submittal, not a commitment of funds.

Councilor Bogdin expressed concern about the financial implications of a potential \$4,000,000 city match and the trade-offs to other capital projects, requesting that such analysis be provided prior to any funding commitment. Director Raney acknowledged that the obligation would come only upon execution of a grant agreement and that partner contribution levels would need to be confirmed before project impact on other CIP items could be assessed.

Councilor Whitlock characterized the resolution as a "free option," noting the city could decline the grant if awarded, and indicated he would want additional information on CIP impacts, return on investment, and how economic activity translates to sales tax revenue before committing funds. Councilor Whipple concurred, requesting a clear accounting of total city investment to date and anticipated incremental benefit from the additional fields. Scott confirmed that tournament organizers have already indicated they are at maximum capacity and would bring larger events with more fields available, including the USYS National Championships, which had to be split with Salt Lake due to insufficient field count.

3. A resolution appropriating \$330,000 to pay for Fort Utah Park improvements for the fiscal year ending June 30, 2027. (26-066) [00:36:43](#)

Director Raney presented a request for a \$330,000 appropriation to fund the Fort Utah Park improvement project. He explained that while the majority of the project work was recently bid out, bids came in slightly higher than anticipated. Staff worked to self-perform portions of the work to reduce the gap, with city crews already on site beginning demolition. The appropriation would fund the playground installation, representing the third of three contracts for the project—alongside the design-build contract for the skate bowl and pump track, and the civil contract covering parking, utilities, and demolition. Funds would be drawn from unassigned balances in the Parks Capital Improvement Fund.

City Attorney Brian Jones confirmed there were no substantive changes to the project scope from what was previously presented. Council Executive Director Ezra Nair clarified a discrepancy Councilor Bogdin identified between the CIP document and the budget book, noting that the budget book reflects the final adopted budget from the completed cycle while the CIP document had not been updated accordingly, and that steps would be taken to keep the referenced document current.

Park Projects Manager John Bunderson clarified that the fund balance includes reserves to cover upfront grant expenditures for the Fort Utah and Provo River Trail Central projects (totaling over \$4,000,000 in anticipated grant reimbursements), ensuring the city can cover contractor

payments prior to reimbursement. He confirmed the \$330,000 appropriation would not jeopardize those reserves.

4. An ordinance regarding outdoor lighting standards exemptions. (26-067) **00:43:24**

Council Policy Intern Britton Johnson presented proposed amendments to Provo City Code Section 15.21.040, the exemptions section of the outdoor lighting standards, focusing on three categories of lighting.

Holiday Lighting. Johnson reviewed proposed revisions to the holiday lighting exemption. The Council reached consensus to allow holiday lighting, including but not limited to internally illuminated decorations, string lights, and string light displays, from June 15 through July 25 and during the months of October, November, December, and January. Colored festoon lighting was initially proposed for inclusion in the definition of holiday lighting; however, following advice from City Attorney Brian Jones, the Council directed that it be removed from the definition because colored festoon lighting would now be permitted year-round in any color. The approved language retained the requirement that such lighting not create dangerous glare on adjacent streets or properties and removed the existing requirement that all holiday lighting be turned off by 10:00 PM nightly.

Permanent Outdoor LED Façade Lighting. Johnson presented proposed language governing permanently installed LED façade lighting, commonly referred to as “JellyFish” lighting, which is currently not exempt under the code and therefore technically non-compliant. The proposal would permit such lighting when the light track is shielded, directed downward, and mounted horizontally in the soffit, subject to a 3,000 Kelvin color temperature limit outside designated holiday windows. After discussion, the Council reached consensus to retain the provision allowing permanent outdoor LED façade lighting year-round and the restriction against dangerous glare and unreasonable annoyance or discomfort, while removing the proposed color-temperature restrictions. The Council also approved an exception for existing residential outdoor lighting fixtures as of August 25, 2026, while clarifying that permanent outdoor LED façade lighting regulated under this subsection is not considered an attached lighting fixture for purposes of that exception.

Festoon String Lighting. Johnson presented proposed language that would permit festoon string lighting (decorative café-style bulb-string lighting) subject to color temperature and lumen-per-linear-foot requirements. After discussion, the Council reached consensus to simply allow festoon string lighting without additional regulation. City Attorney Jones advised that festoon string lighting should be removed from the definition of holiday lighting in the first subsection, as it would now be permitted year-round rather than only during designated holiday periods.

5. An ordinance amending the zone map classification of real property, generally located at 113 and 191 N Geneva Road, from the General Commercial (CG) zone to the Mixed-Use (MU) zone. Fort Utah Neighborhood. (PLRZ20260264) [01:15:52](#)

City Planner Megan Van De Graaff presented a rezone application for a just-over-one-acre property along Geneva Road at Center Street. The property was previously considered for a rezone to Medium Density Residential for 26 townhomes, which was denied in part due to neighborhood preference for retail or commercial uses. The current application requests a rezone from General Commercial to Mixed-Use. The revised concept includes four flex commercial units fronting Geneva Road and 18 townhomes behind them. The future land use map designates the area as village center commercial mixed use. Van De Graaff noted the commercial units are described by the applicant as flex office space, each with a 500-square-foot ground-floor garage. Councilor Whitlock asked whether the proposed flex commercial space aligned with the neighborhood's previously expressed preference for more traditional retail-type commercial uses, and Van De Graaff confirmed that the neighborhood had favored retail over warehouse-style uses.

6. An ordinance amending the zone map classification of real property, generally located at 2000 N Canyon Road, from the One-family Residential (R1.6) zone to the Low Density Residential (LDR) zone. Pleasant View Neighborhood. (PLRZ20260116) [01:18:55](#)

City Planner Dustin Wright presented the rezone application for a property at 2000 North Canyon Road. The Planning Commission did not approve the concept plan and recommended denial of the rezone. The applicant's concept proposes developing the property with townhomes and twin homes totaling 33 lots, an increase from the 19 detached single-family homes permitted under the current R1.6 zoning approved approximately one year prior. Issues identified by the Planning Commission included insufficient amenity space and a street width that no longer met the updated 30-foot minimum standard, as the design was based on the prior 24-foot minimum.

The Council discussed the history of the property at length. Councilor Whitlock noted that the original proposal before the Planning Commission involved a more clustered development integrated into the hillside, requiring less grading, and that successive land use changes led to the hillside excavation and current retaining wall conditions. Public Works Director Gordon Haight confirmed that the retaining wall is approximately 90–99 percent complete and meets all city engineering criteria and specifications, and that the slope and wall configuration were geotechnically approved as part of the subdivision approval. He noted the developer intends to landscape the hillside as part of the approved landscape plan.

Council Chair MacKay raised concerns about the visual appearance of the exposed hillside above the retaining wall, and Councilor Whitlock acknowledged broader concerns about public perception when hillside development occurs, referencing community sensitivity to visible land disruption. Director Haight noted that a fence or additional landscaping at the top of the wall could be explored to address safety and aesthetic concerns.

City Attorney Jones noted that the likely driving factor behind the rezone request was the increased cost of construction making the approved 19-lot single-family project financially difficult for the developer. The developer had indicated construction costs have risen to a point where homes would need to sell at \$1,500,000 or more, which he does not believe the market at that location will support.

7. An ordinance to repeal and replace Provo City Code Title 14. Citywide Application. (PLOT20260414) [01:34:14](#)

City Planner Dustin Wright provided an overview of the Title 14 code rewrite effort, which began approximately three years ago with consultant assistance. The initiative aimed to address an outdated, redundant, and inconsistently organized zoning code that was difficult for staff, developers, and residents to navigate. City Attorney Brian Jones contributed significantly to the legal review, improving consistency and removing non-functional language throughout. A consultant also participated and was present to answer questions.

Key improvements highlighted include a 50 percent reduction in code length through the removal of 68 chapters, consistent formatting, updated language to align with current state statutes, a consolidated development standards table, and a consolidated land use table to allow users to quickly identify which zones permit particular uses. The rewrite also addresses outdated "pro zones"—zones created for specific completed residential developments that remained in the code as standalone chapters. The consultant clarified that the goal was to make standard zones flexible enough that pro zones are no longer necessary for typical projects, while City Attorney Jones noted that a pro zone for a unique or complex project type (such as the Vesper Amphitheater project) would remain possible under the new code.

The Transit-Oriented Development zone was renamed from ITOD (Interim TOD) to TOD and was substantively rewritten as a form-based code, which Wright noted was one area where the zone was completely replaced rather than merely reformatted.

Councilor Bogdin raised several questions regarding provisions carried forward into the proposed code, including the continued allowance of bed-and-breakfasts, conditional use standards for car washes near residential areas, and the definition of "family." City Attorney Jones explained that much of the questioned language exists in the current code and discussed how the definition applies to additional related or unrelated persons living as part of a single nonprofit household. Jones indicated that additional explanatory materials regarding the definition could be provided to the Council.

Councilor Whitlock noted that two versions of Exhibit A had been uploaded to OnBase with substantive differences, including discrepancies in parking and visitor parking standards, and requested that the correct version be identified and clarified prior to the next review. Councilor MacKay and Councilor Whitlock both requested that as the Council reviews the code in chunks, staff provide a clear summary of every substantive policy change in each section, not merely a description of formatting or organizational changes. Councilor Whipple asked how Councilors should submit questions arising from their individual review. City Attorney Jones encouraged Councilors to submit questions in advance and indicated that he would coordinate with Wright to

establish a logical sequence for reviewing the code in chunks rather than necessarily proceeding in published order.

Closed Meeting

City Attorney Jones identified the following approved topics for closed session: deployment of security personnel, devices, or systems; pending or reasonably imminent litigation; and the character or professional competence of an individual, pursuant to Utah Code Sections 52-4-204 and 52-4-205.

Councilor Garrett moved to close the meeting. Councilor Christensen seconded the motion. The motion passed: 7-0.

Adjournment

Achieving the Impossible:

How Communities Can Work Together to End Poverty

Provo City Council
September 22, 2026

Our Mission:

*To foster self-reliance in individuals,
families, and communities.*

Our Vision:

*We envision vibrant, sustainable communities throughout
Utah, Wasatch and Summit Counties
where each resident has:*

*Safe and affordable housing;
Healthy and life-sustaining food;
Adequate economic opportunities; and
People in their life they can count on.*



COMMUNITY
ACTION SERVICES
& FOOD BANK

Community Needs Assessment Process



- Community Focus Groups
- Surveys of Community Action Guests
- Community Data

American Hospital Association

Centers for Medicare & Medicaid Services

County Health Rankings & Roadmaps

Economic Policy Institute

Eviction Lab

Feeding America

Health Resources and Services Admin.

U.S. Dept. of Housing and Urban Development

United Way of Utah

Utah Courts

Utah Office of Homeless Services

Utah State Board of Education

Kem C. Gardner Policy Institute

Kids Count Data Center

MIT Living Wage Calculator

National Housing Preservation Database

Rental Housing Association of Utah

U.S. Bureau of Labor Statistics

U.S. Census Bureau

U.S. Dept. of Agriculture Economic Research Service

Utah Dept. of Health & Human Services

Utah Division of Child & Family Services

U.S. Centers for Disease Control and Prevention

Voices of Utah Children

Community Priority Areas

- Housing Insecurity & Lack of Affordable Housing
- Income Gap & Rising Cost of Living
- Food Insecurity



Priority Area #1:

Housing Insecurity & Lack of Affordable Housing

*“The ache for home lives in all of us,
the safe place where we can go as we are
and not be questioned.”*

-Maya Angelou

Homeownership Challenges

- Rising Home Prices

- Rising Interest Rates

	Average Home Price	Mortgage Interest Rate (%)	Average Monthly Payment (P+I)
2021	\$459,138	3 %	\$1,742
	\$525,000	3 %	\$1,992
2026	\$525,000	6.76 %	\$3,068

Utah Association of Realtors

Homeownership Challenges

Foreclosures

- Utah is 8th in the nation for foreclosures
- 431 Foreclosure filings in July 2026
- 17.76% increase from July 2025
- 19.06% increase from June 2026

www.attom.com

Homeownership Challenges

	Average Home Price	Mortgage Rate (%)	Average Monthly Payment (P+I)
2021	\$459,138	3 %	\$1,742
10% Down Payment	\$525,000	3 %	\$1,992
2025	\$525,000	6.76 %	\$3,068

Utah Association of Realtors (9/10/2026)

Utah County Renting Challenges

Average Rent for 2 Bedroom Apartment

2020	\$800
2022	\$984
2024	\$1,106
2026	\$1,600

www.Rentometer.com

Evictions

2019	875
2023	892*
2024	1068
2025	947

Civil Court Data Initiative. Legal
Services Corporation, 2022.
(Accessed 9/15/2026)

Lack of Affordable Housing

“Affordable”= Housing costs are 30% or less of your gross monthly income (US HUD)

Affordable Income for
2 Bedroom Apartment (\$1,600 rent) =
\$5,333/month

Ave. SSI Benefit in UT = \$1,988/month

46.4% of renters in Utah are Rent-Burdened

Civil Court Data Initiative. Legal Services Corporation, 2022. (Accessed 9/15/2026)

What Homelessness Looks Like

- Couch surfing
- Living in your car
- Moving in with parents/children
- Camping because you have nowhere else to go
- Living somewhere not meant for human habitation

Utah County 2026 Homeless Point In Time Count

Individuals Experiencing Homelessness

2021	86
2024	175
2025	235
2026	201

34% YOY increase

14% YOY decrease

Individuals Experiencing Homelessness

Mental Illness	48%
Substance Use	28%
Domestic Violence	23%

Priority Area #2:

Income Gap & Cost of Living

“Economic Growth without social progress lets the great majority of the people remain in poverty, while a privileged few reap the benefits of rising abundance.”

- President John F. Kennedy

Cost of Living

\$10.00 in January 2021

has the same buying power as

\$12.62 in March 2026

26.2%

OR

**Ave ~4.8%
per year**

Based on the Consumer Price Index for All Urban Consumers (CPI-U)

Living Wage

The minimum income necessary for a worker to meet their basic needs without relying on public assistance.

Includes: Housing, Food, Healthcare, Childcare, Transportation, Education, Utilities, Personal Care

(MIT Living Wage Calculator)

Utah County Average Wage vs. Living Wage

	Average Wage	Living Wage	Difference
2022	\$26.63	\$40.48	\$13.86
2025	\$32.50	\$49.00	\$16.50

MIT Living Wage Calculator

16% widening
over 4 years

Priority Area #3:

Food Insecurity

“Protecting the rights of even the least individual among us is basically the only excuse the government has for even existing.”

- President Ronald Reagan

Food Insecurity

The limited or uncertain availability of nutritionally adequate and safe foods, or limited or uncertain ability to acquire acceptable foods in socially acceptable ways. (USDA)

Signs of Food Insecurity

- Restricting grocery spending for other bills
- Eating less or skipping meals to make food last
- Putting off grocery shopping because of transportation issues
- Purchasing inexpensive fast food to address immediate hunger while waiting for a paycheck
- Attending events with free food because you don't have anything at home
- Being frequently stressed about food or groceries

Food Insecurity

99,990 (14.2%) individuals in Utah County

12.5% YOY increase

38,960 (17.2%) children in Utah County

14.8% YOY increase

Feeding America, 2024 Data

High Risk Populations

- Free/Reduced Lunch Rates=8% increase
- Food Insecurity Among Children=2.5% increase
- Utah has the highest senior (age 60+) malnutrition death rate in the nation.

Utah

67.4

vs

US

25.1

per 100,000 people

Data: CDC WONDER, 2018 - 2022 (crude)

CASFB Food Pantry Usage

2022 = 12,487 Unduplicated individuals

2025 = 22,607 Unduplicated individuals

Food+More Model

- Emergency Shelter Vouchers
- Warming Center
- Case Management
- Rapid Rehousing
- Transitional Supportive Housing
- Rent & Utility Assistance
- Eviction Prevention Classes

Housing

Build Long-Term Self-Reliance

Education

- Financial Literacy Classes
- Homebuyer Education
- Circles Economic Mobility Coaching
- Circles Youth Development Program
- Low-Income Entrepreneur Support

Food

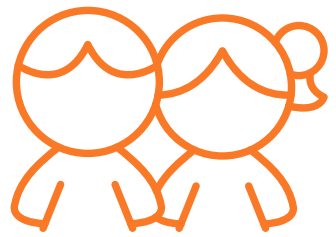
- Regional Food Bank
- Local Food Pantries
- Kid Pack Distribution
- Senior Center Deliveries
- Community Gardens

Stabilize Basic Needs

Who We Served in 2025: Provo, Utah

In 2025, we served 8,875 unduplicated residents of Provo (8%).

98% of households we served who reside in Provo received food plus at least one other type of service.



30% under 18 years old
12% 18–24 years old
5% 65+ years old



62% rent their homes
27% experiencing homelessness



50% single individuals
16% two parent households
14% single parent households
9% multigenerational/extended family



45% employed part-time or full-time
28% unemployed
18% not in labor force
2% retired



13% are experiencing a **disability**



17% <high school diploma
36% received high school diploma/GED
12% completed some post-secondary
19% completed Associates/Bachelors+

What's Next?

Housing:

- Support policies that increase affordable housing stock
- Expand partnerships & supports for those experiencing homelessness

Income Gap:

- Promote Financial Literacy Classes & Circles throughout Utah County
- Expand education/employment partnerships

Food:

- Expand food pantry access throughout Utah County
- Promote partnerships that expand access to nutritious foods



COMMUNITY
ACTION SERVICES

& FOOD BANK

Thank You!

Jessica Miller, Chief Impact Officer
jessicam@casfb.org or 801-941-3720

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: KMARTINS
Presenter: Jessica Miller, Chief Impact Officer for Community Action Services and Food Bank
Department: Recorder
Meeting Date: 9/22/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: 26-007

SUBJECT: 1 A presentation regarding Community Action Services and Food Bank (26-007)

ADMINISTRATIVE RECOMMENDATION: Presentation Only

ADMINISTRATIVE MEMO: Review of Community Action Services & Food Bank's 2025 Community Needs Assessment with a summary of CASFB services delivered to Provo residents and upcoming events during Hunger Action Month.

FISCAL IMPACT: NA

COUNCIL STAFF MEMO: NA

Sales Tax Distribution

Provo City Finance

How does sales tax work?

HOW LOCAL SALES TAX WORKS IN PROVO, UTAH

For every \$1.00 in local sales tax collected in Provo...

50¢

**POINT OF SALE –
STAYS IN PROVO.**

50¢

**REALLOCATED BASED
ON POPULATION.**



THIS 50¢ IS BROKEN DOWN:

48.35¢
GOES TO
OTHER CITIES.



Reallocated based
on population.

1.65¢
RETURNS TO
PROVO.



Provo's share based
on population.

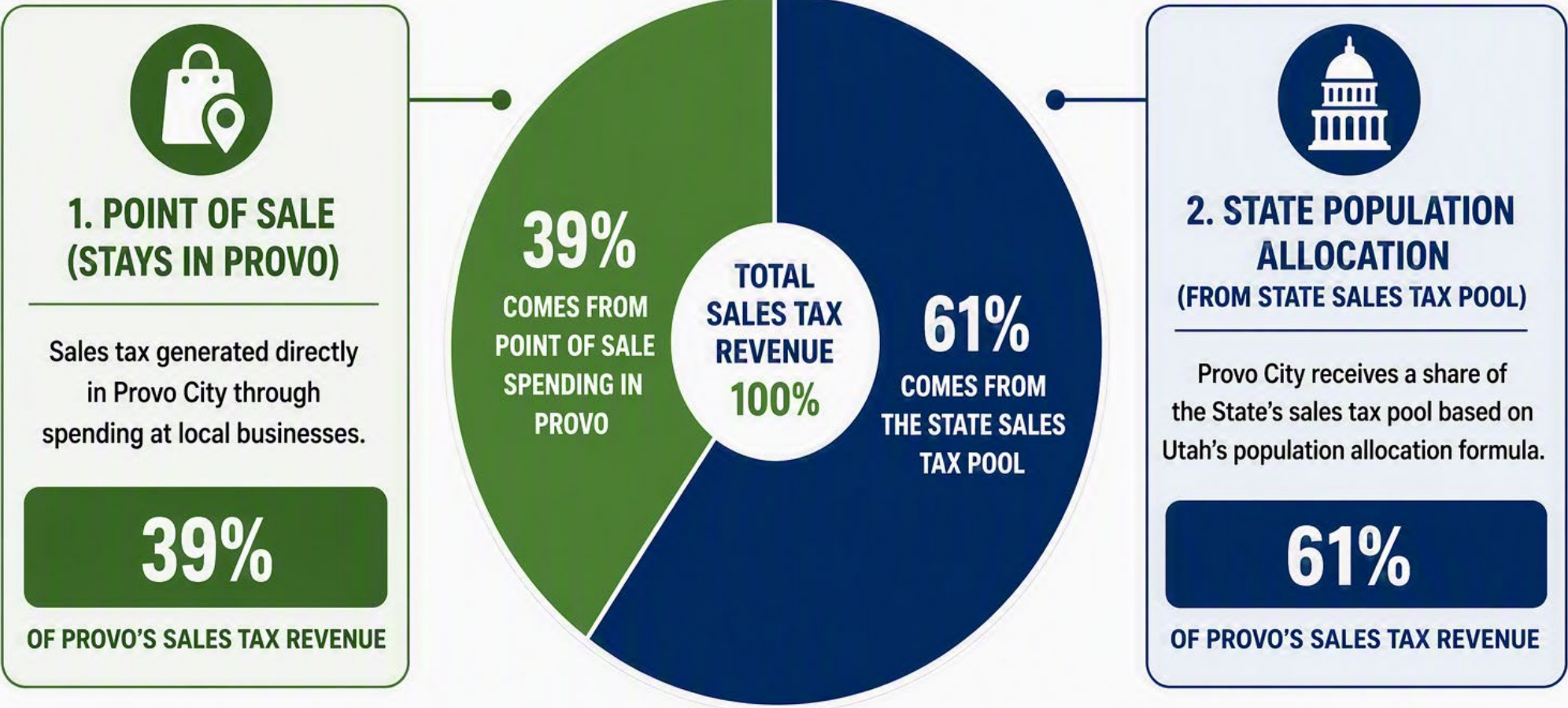


In summary: **50.00¢** stays in Provo + **1.65¢** returns to Provo = **51.65¢** total returned to Provo
48.35¢ goes to other cities based on population.

HOW SALES TAX WORKS IN PROVO, UTAH

FISCAL YEAR 2026 SUMMARY

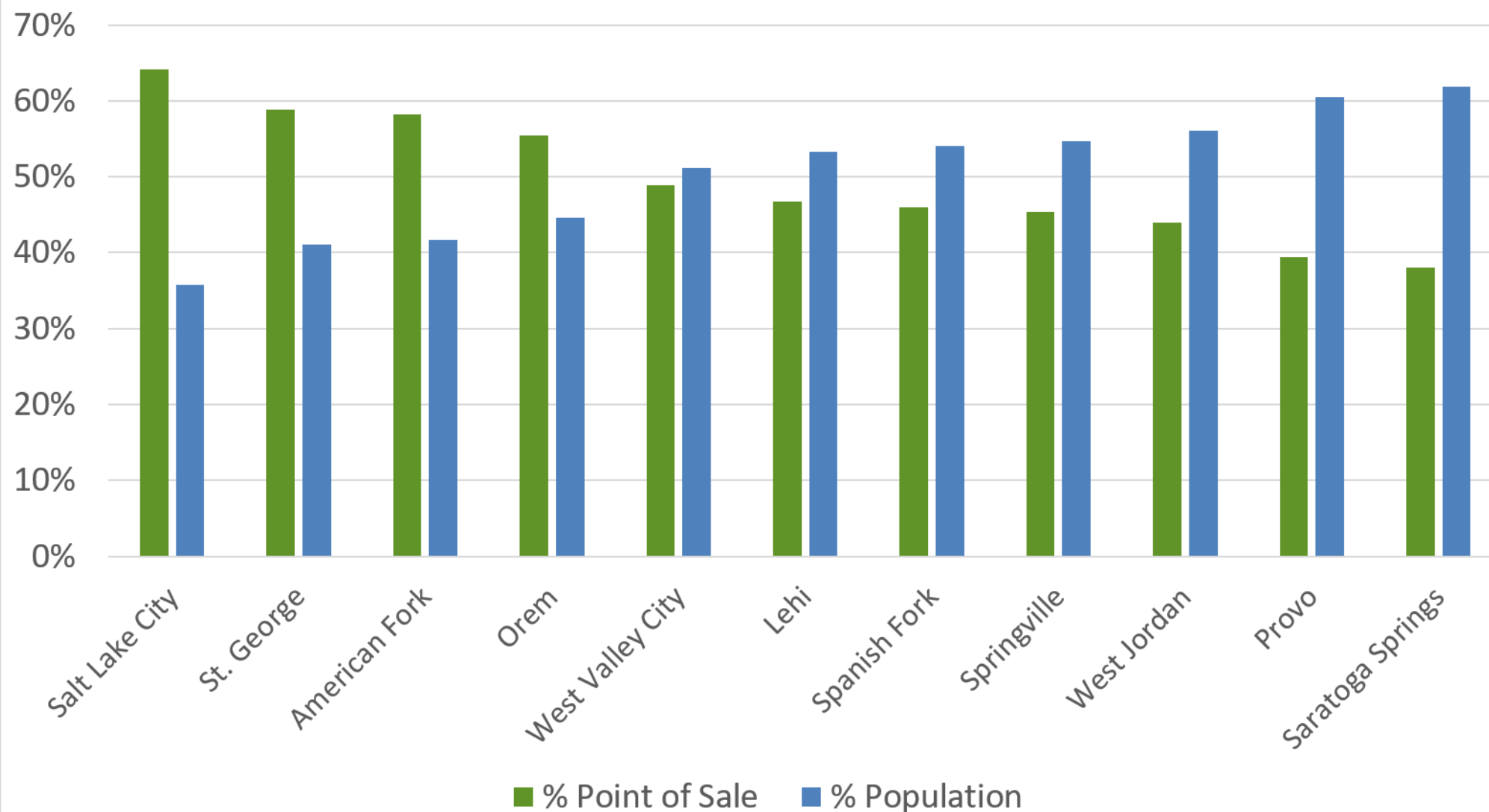
Provo City's sales tax revenue comes from two sources:
local Point of Sale collections and the State's population allocation.



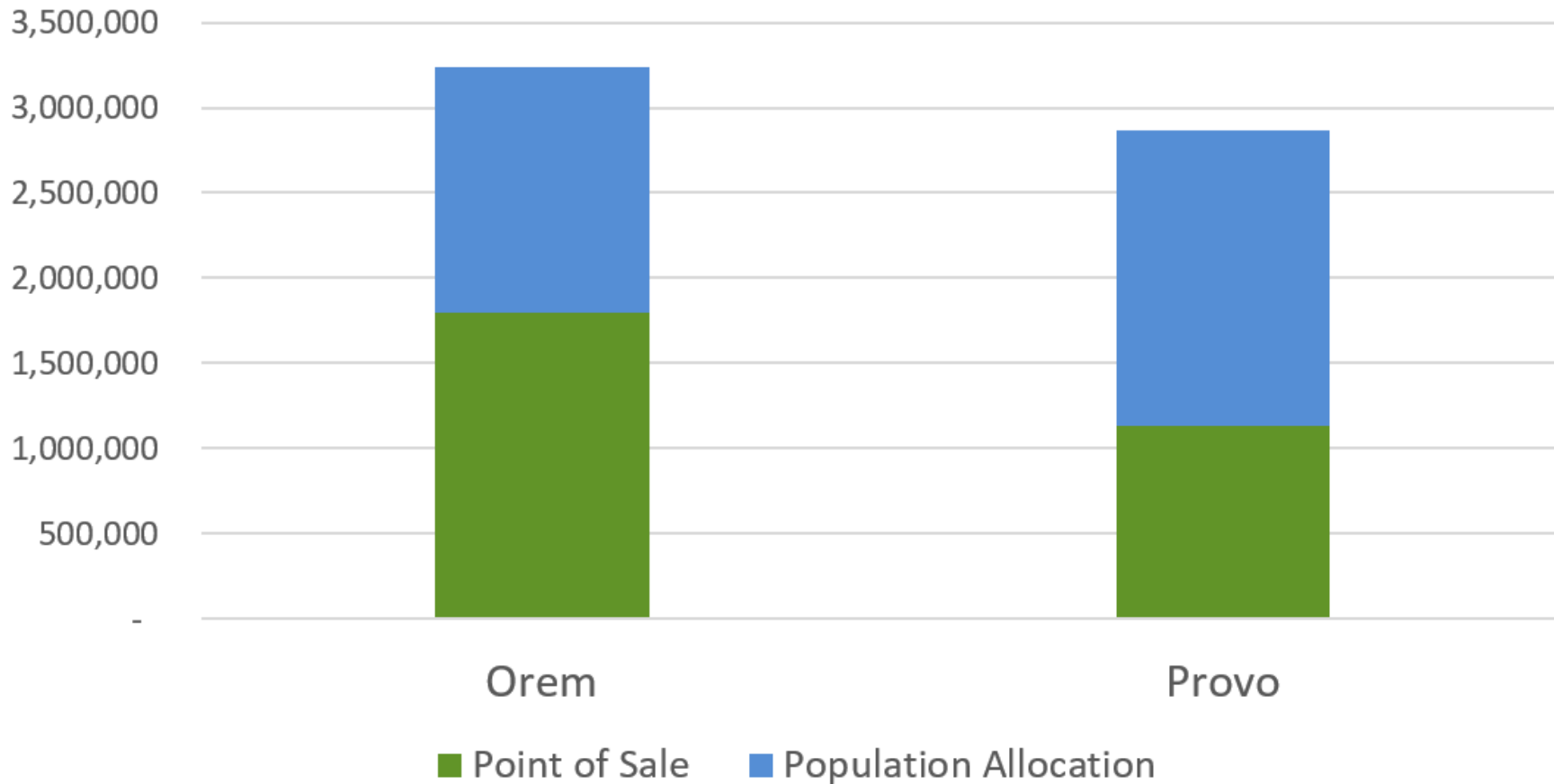
If Provo is benefiting from the population formula, why does point of sale matter?

- **Business locates in Provo:** Provo receives 50 cents of direct point-of-sale sales tax revenue + 1.65 cents of population-based revenue.
- **Business locates elsewhere in Utah:** Provo currently receives only 1.65 cents of the redistributed population-based revenue.
- As a result, Provo generally receives more revenue when businesses locate within the city.

How Does Provo Compare?



Sales Tax Revenue Comparison



Orem Population: 97,486

Provo Population: 117,454



Questions?

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: KZARBOCK
Presenter: Kelsey Zarbock, Budget Officer
Department: Finance
Meeting Date: 9/22/2026
Requested Duration (Minutes): 20 minutes
CityView or Issue File Number: 26-070

SUBJECT: 2 A presentation on sales tax distribution (26-070)

ADMINISTRATIVE RECOMMENDATION: Presentation only

ADMINISTRATIVE MEMO: As a result of a Council leadership meeting discussion, Finance staff have prepared a presentation on how sales tax distribution works in Utah.

FISCAL IMPACT: N/A

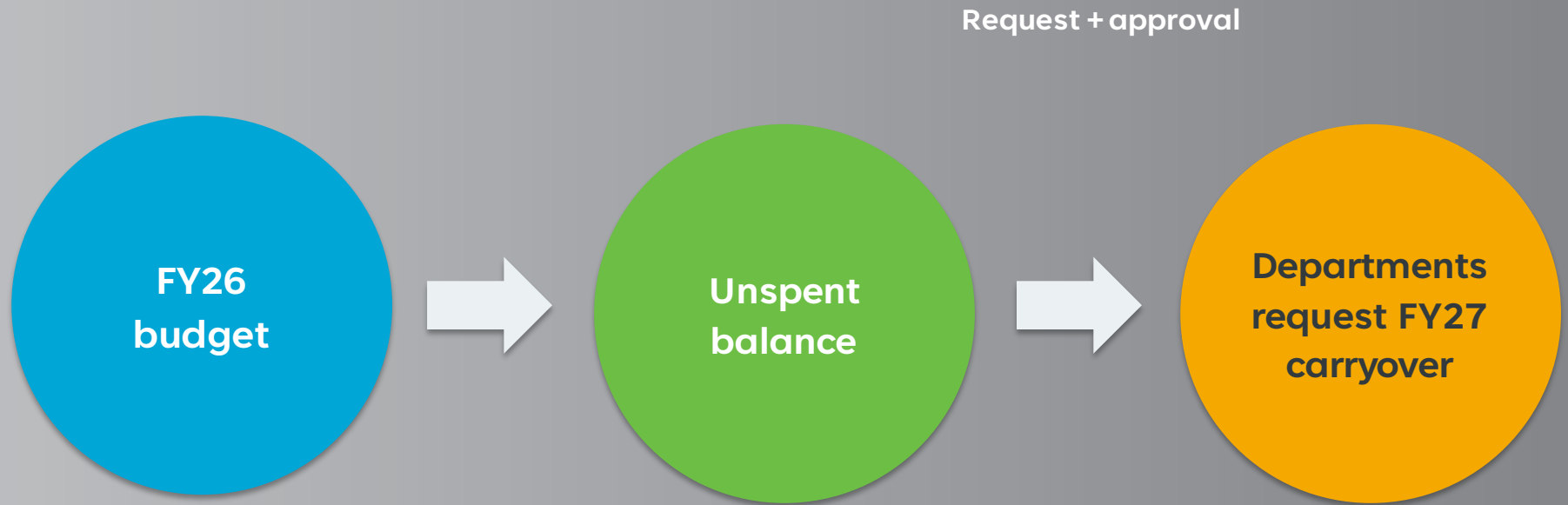
COUNCIL STAFF MEMO:

BUDGET CARRYOVERS

FY26 → FY27



Carryover = unspent FY26 budget requested for FY27



FY26 Carryover uncommitted budget requests for Council approval

FY26 to FY26 Operating Budget Carryover			
Function	Source	Purpose	Carryover Amount
Legal	FY26 Budget Unspent	Workstation modification to meet security and health requirements	1,520.52
	FY26 Budget Unspent	Printer/Copier update	8,125.00
	FY26 Budget Unspent	Conference room video conferencing capabilities	13,901.30
			23,546.82
Fire Department	FY26 Budget Unspent	Station 23 generator from the 70's	37,729.00
			37,729.00
Police Department	FY26 Budget Unspent	Youth Court Program	979.59
			979.59
Streets Division	FY26 Budget Unspent	Savings for brine solution tank and equipment	102,574.00
	FY26 Budget Unspent	Patching for ADA ramps	36,725.00
			139,299.00
Customer Service	FY26 Budget Unspent	Security/ Safety - cameras for hands-on customer interaction areas	3,500.00
			3,500.00

FY26 Carryover uncommitted budget requests for Council approval continued

FY26 to FY26 Operating Budget Carryover			
Function	Source	Purpose	Carryover Amount
Library	FY26 Budget Unspent	HVAC pump	16,279.57
	FY26 Budget Unspent	ACV valve in Mechanical Room	9,496.80
	FY26 Budget Unspent	Replacement of 18-year-old self-check units	25,450.00
	FY26 Budget Unspent	Elevator #3 rebuild	115,443.63
			166,670.00
Airport	FY26 Budget Unspent	For costs of new contract for landscaping and snow removal at terminal	50,000.00
	FY26 Budget Unspent	To apply additional resources toward Airport marketing	24,360.00
			74,360.00
Sanitation	FY26 Budget Unspent	For purchase of sheds for additional covered parking, storage, and sanitation container	120,483.00
	FY26 Budget Unspent	Welder for the grinder used for composting	9,359.00
			129,842.00
Storm Drain	FY26 Budget Unspent	For tipping fees for remaining material piles in PW yard	33,824.00
			33,824.00

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: AWRIGHT
Presenter: Andrea Wright, Budget Analyst
Department: Finance
Meeting Date: 9/22/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: 26-001

SUBJECT: 3 A resolution approving unspent Fiscal Year 2026 budget items to be carried over to the fiscal year ending June 30, 2027. (26-001)

ADMINISTRATIVE RECOMMENDATION: Review and Approval of Departmental Requests to Carry Over Unspent Budget Funds.

ADMINISTRATIVE MEMO: Departments have identified budgeted funds that remain unspent at the close of Fiscal Year 2026 and are requesting that eligible amounts be carried over into Fiscal Year 2027 to fund the specified projects and/or supplies listed on Exhibit A.

FISCAL IMPACT: FY27

TIME SENSITIVITY: Approvals are needed, and all required entries need to be made before the trial balances are due to our auditors on September 24th.

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION APPROVING UNSPENT FISCAL YEAR 2026 BUDGET
4 ITEMS TO BE CARRIED OVER TO THE FISCAL YEAR ENDING JUNE 30,
5 2027 (26-001)
6

7 RECITALS:
8

9 It is proposed that the unspent Fiscal Year 2026 budget items on Exhibit A be carried
10 over and appropriated for their stated purposes in the fiscal year ending June 30, 2027;
11

12 The funding sources and carryover amounts for the proposed appropriations are identified
13 on Exhibit A;
14

15 On September 22, 2026, the Municipal Council met to consider the facts regarding this
16 matter and receive public comment, which facts and comments are found in the public record of
17 the Council's consideration; and
18

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

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

25 PART I:
26

27 The carryover and appropriation of the unspent Fiscal Year 2026 budget items listed on
28 Exhibit A for the fiscal year ending June 30, 2027, is authorized.
29

30 PART II:
31

32 This resolution takes effect immediately.

Exhibit A

FY26 to FY26 Operating Budget Carryover			
Function	Source	Purpose	Carryover Amount
Legal	FY26 Budget Unspent	Workstation modification to meet security and health requirements	1,520.52
	FY26 Budget Unspent	Printer/Copier update	8,125.00
	FY26 Budget Unspent	Conference room video conferencing capabilities	13,901.30
			23,546.82
Fire Department	FY26 Budget Unspent	Station 23 generator from the 70's	37,729.00
			37,729.00
Police Department	FY26 Budget Unspent	Youth Court Program	979.59
			979.59
Streets Division	FY26 Budget Unspent	Savings for brine solution tank and equipment	102,574.00
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			139,299.00
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			74,360.00
Sanitation	FY26 Budget Unspent	For purchase of sheds for additional covered parking, storage, and sanitation container	120,483.00
	FY26 Budget Unspent	Welder for the grinder used for composting	9,359.00
			129,842.00
Storm Drain	FY26 Budget Unspent	For tipping fees for remaining material piles in PW yard	33,824.00
			33,824.00

FY26 to FY27 Encumbered Budget Approved Carryovers

Function	Source	Purpose	Carryover Amount
Development Services			
	FY26 Budget Encumbered	FY26 Appropriation for Dev Services Building AI and multiple division Cityview Workflow updates (Building, Planning, Zoning modules)	200,500.00
			200,500.00
Economic Development			
	FY26 Budget Encumbered	FY26 Appropriation for Econ Dev study	168,000.00
			168,000.00
Information Systems			
	FY26 Budget Encumbered	Metro Area Network Hardware Upgrade	50,200.00
			50,200.00
Fire Department			
	FY26 Budget Encumbered	FY26 year end appropriation for \$180,497 EMS equipment	180,497.00
Police Department			
	FY26 Budget Encumbered	Shields and Helmets	28,081.50
			28,081.50
Streets Division			
	FY26 Budget Encumbered	Weed Killer & Spin alert traffic device	1,326.56
			1,326.56
Parks & Recreation			
	FY26 Budget Encumbered	Pressure washing downtown, BRT landscape maintenance and Rec Center fitness machines	114,402.14
			114,402.14
Library			
	FY26 Budget Encumbered	Book purchases	269.00
			269.00
Golf			
	FY26 Budget Encumbered	Sharpeners and driving range renovation project	357,218.25
			357,218.25
Water			
	FY26 Budget Encumbered	Water rights legal assistance and GIS network support	11,246.75
			11,246.75
Wastewater			
	FY26 Budget Encumbered	Blower filters, conveyor system placement, laboratory software SCADA engineering	160,128.63
			160,128.63
Energy			
	FY26 Budget Encumbered	Treewise, Thrive wholesale, HIS workplace, protective equipment, Tyndale, etc	60,460.44
			60,460.44
Airport			

	FY26 Budget Encumbered	Card reader replacement, side dump truck conversion, American Association of Airport	67,613.24
			67,613.24
Ice Sheet			
	FY26 Budget Encumbered	Chiller replacement, badge access control, Olympic dasher board replacement	180,642.30
			180,642.30
Sanitation			
	FY26 Budget Encumbered	Tipping Fees	20,355.11
			20,355.11
Storm Drain			
	FY26 Budget Encumbered	Training and Utility Network Support	2,108.75
			2,108.75
Customer Service			
	FY26 Budget Encumbered	Customer web portal, Cayenta/SilverBlaze billing system upgrade, Cityview upgrade	72,738.00
			72,738.00
Vehicle Maintenance			
	FY26 Budget Encumbered	Vehicle # 71498 & 75572 parts & labor repairs	11,314.22
			11,314.22
Telecom Internal Services			
	FY26 Budget Encumbered	ClearPass, Metro Area Network Hardware Upgrade, General OPGQ Installation	280,347.00
			280,347.00

FY26 to FY27 Budget Ordinance Approved Carryovers			
Function	Source	Purpose	Carryover Amount
Council			
	FY26 Budget Unspent	Neighborhood District Program	111,355.85
			111,355.85
Recorder			
	FY26 Budget Unspent	Elections	6,862.58
			6,862.58
Finance			
	FY26 Budget Unspent	Indigent Defense	34,691.21
			34,691.21
Development Services			
	FY26 Budget Unspent	Gateway signs, Wayfinding Signs, Parking projects	32,000.00
	FY26 Budget Unspent	My HOMETOWN	35,475.89
			67,475.89
General Services			
	FY26 Budget Unspent	Innovation Grant Operations	406,063.88

	FY26 Budget Unspent	Employee Recognition - Ongoing Incentives	438,618.34
	FY26 Budget Unspent	Vehicle Replacement	4,029,252.96
Fire Department			4,873,935.18
	FY26 Budget Unspent	Wildland Department Carryover	190,793.55
Police Department			190,793.55
	FY26 Budget Unspent	Less Lethal Grant Funding	23,652.50
Parks & Recreation			23,652.50
	FY26 Budget Unspent	Rec Center Net Income to Rec Capital	94,320.91
	FY26 Budget Unspent	Recreation Facilities Capital Fund -Surplus from P&R	284,202.64
Dispatch			378,523.55
	FY26 Budget Unspent	Grant Funding	220,921.01
Rental Rehab			220,921.01
	FY26 Budget Unspent	Grant Funding	224,887.90
CDBG			224,887.90
	FY26 Budget Unspent	Grant Funding	411,947.58
RDA Tax Increment			411,947.58
	FY26 Budget Unspent	Tax Increment & Grant Funding	369,914.67
Home Consortium			369,914.67
	FY26 Budget Unspent	Grant Funding	4,622,808.80
RDA - New Development			4,622,808.80
	FY26 Budget Unspent	Grant Funding	124,438.12
RDA - Special Purpose			124,438.12
	FY26 Budget Unspent	Grant Funding	585,347.68
Sanitation			585,347.68
	FY26 Budget Unspent	Vehicle Replacement	438,833.53
Vehicle Maintenance			438,833.53
	FY26 Budget Unspent	Operations capital improvement	24,627.05
Vehicle Replacement			24,627.05
	FY26 Budget Unspent	Vehicle Replacement - Non Dept Remaining Budget	80,322.96
	FY26 Budget Unspent	Vehicle Replacement - Fire Remaining Budget	2,689,221.38
	FY26 Budget Unspent	Vehicle Replacement - Police Remaining Budget	415,918.89
	FY26 Budget Unspent	Vehicle Replacement - Public Services Remaining Budget	733,046.83
	FY26 Budget Unspent	Vehicle Replacement - Engineering Remaining Budget	12,692.86

FY26 Budget Unspent	Vehicle Replacement - Parks	200,708.93
FY26 Budget Unspent	Vehicle Replacement - Water	51,011.51
FY26 Budget Unspent	Vehicle Replacement - Wastewater Remaining Budget	305,067.84
FY26 Budget Unspent	Vehicle Replacement - Energy Remaining Budget	565,595.33
FY26 Budget Unspent	Vehicle Replacement - Sanitation Remaining Budget	523,393.04
FY26 Budget Unspent	Vehicle Replacement - Storm Drain	444,369.14
FY26 Budget Unspent	Vehicle Replacement - Vehicle Maintenance Remaining Budget	6,128.75
FY26 Budget Unspent	Vehicle Replacement - Airport Remaining Budget	118,850.00
FY26 Budget Unspent	Vehicle Replacement - Dev Serv	147,087.62
FY26 Budget Unspent	Vehicle Replacement - Leases	1,219,520.39
		<u>7,512,935.47</u>

Computer Bank

FY26 Budget Unspent	Computer Replacement - Council	30,169.95
FY26 Budget Unspent	Computer Replacement - Mayor	19,095.53
FY26 Budget Unspent	Computer Replacement - HR	14,211.68
FY26 Budget Unspent	Computer Replacement - Finance	45,011.19
FY26 Budget Unspent	Computer Replacement -Legal	60,588.91
FY26 Budget Unspent	Computer Replacement - Fire	38,282.74
FY26 Budget Unspent	Computer Replacement - Police	37,039.97
FY26 Budget Unspent	Computer Replacement - Streets	496.43
FY26 Budget Unspent	Computer Replacement -Engineer	599.21
FY26 Budget Unspent	Computer Replacement - Parks	44,121.31
FY26 Budget Unspent	Computer Replacement - Library	1,172.00
FY26 Budget Unspent	Computer Replacement - CDBG	1,901.02
FY26 Budget Unspent	Computer Replacement - Golf	65.00
FY26 Budget Unspent	Computer Replacement -Water	664.68
FY26 Budget Unspent	Computer Replacement - Energy	52,434.25
FY26 Budget Unspent	Computer Replacement - Airport	15,040.96
FY26 Budget Unspent	Computer Replacement - Sanitation	1,160.90
FY26 Budget Unspent	Computer Replacement - Storm Drain	18,541.20
FY26 Budget Unspent	Computer Replacement - Facilities	3,057.66
FY26 Budget Unspent	Computer Replacement - Parking	110,478.92
FY26 Budget Unspent	Computer Replacement -Justice Court	1,686.77
FY26 Budget Unspent	Computer Replacement - Media	6,608.97
FY26 Budget Unspent	Computer Replacement - Customer Service	14,134.56
FY26 Budget Unspent	Computer Replacement - Peaks	14,833.00
FY26 Budget Unspent	Computer Replacement - Wastewater	5,526.27
FY26 Budget Unspent	Computer Replacement -Dispatch	17,118.91
FY26 Budget Unspent	Computer Replacement - City Projects	15.97
FY26 Budget Unspent	Computer Replacement -Dev Serv	51,294.43
FY26 Budget Unspent	Computer Replacement - IS	529,220.27
		<u>1,134,572.66</u>

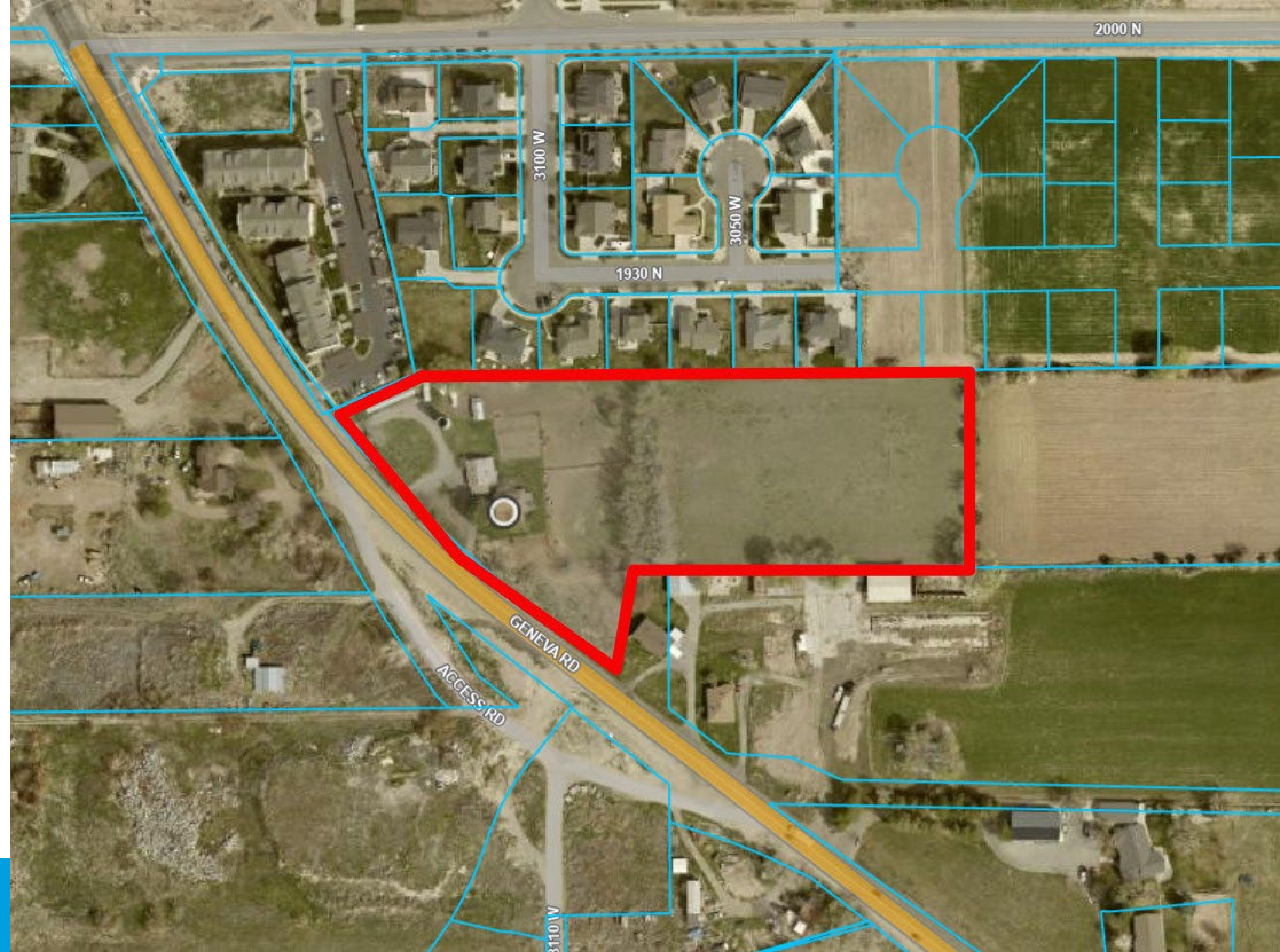
Facility Services

FY26 Budget Unspent	General Fund Facilites Maintenance - Ongoing Projects	2,379,540.99
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			<u>2,379,540.99</u>
General CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>279,092.33</u>
			<u>279,092.33</u>
B&C CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>2,515,836.65</u>
			<u>2,515,836.65</u>
Engineering CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>16,266,861.07</u>
			<u>16,266,861.07</u>
Parks & Recreation ICIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>2,277,624.28</u>
			<u>2,277,624.28</u>
Economic CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>1,242,859.00</u>
			<u>1,242,859.00</u>
Water CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>17,378,588.75</u>
	FY26 Budget Unspent	Operating Capital improvements	<u>45,195.00</u>
			<u>17,423,783.75</u>
Waterwater CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>21,860,973.21</u>
	FY26 Budget Unspent	Operating Capital improvements	<u>28,468.21</u>
			<u>21,889,441.42</u>
Energy CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>6,235,624.42</u>
	FY26 Budget Unspent	Operating Capital improvements	<u>133,374.74</u>
			<u>6,368,999.16</u>
Airport CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>33,797,605.10</u>
	FY26 Budget Unspent	Operating Capital improvements	<u>138,671.71</u>
			<u>33,936,276.81</u>
Peaks CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>3,488,445.10</u>
			<u>3,488,445.10</u>

TUF CIP	FY26 Budget Unspent	Capital Improvement Projects	980,945.92
			980,945.92
Sanitation CIP	FY26 Budget Unspent	Capital Improvement Projects	485,373.56
			485,373.56
Storm Drain CIP	FY26 Budget Unspent	Capital Improvement Projects	2,213,610.24
	FY26 Budget Unspent	Operating Capital improvements	70,891.91
			2,284,502.15

1878 N Geneva



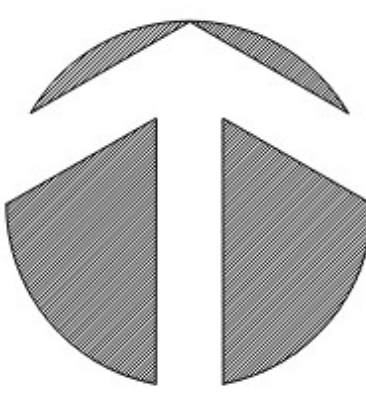
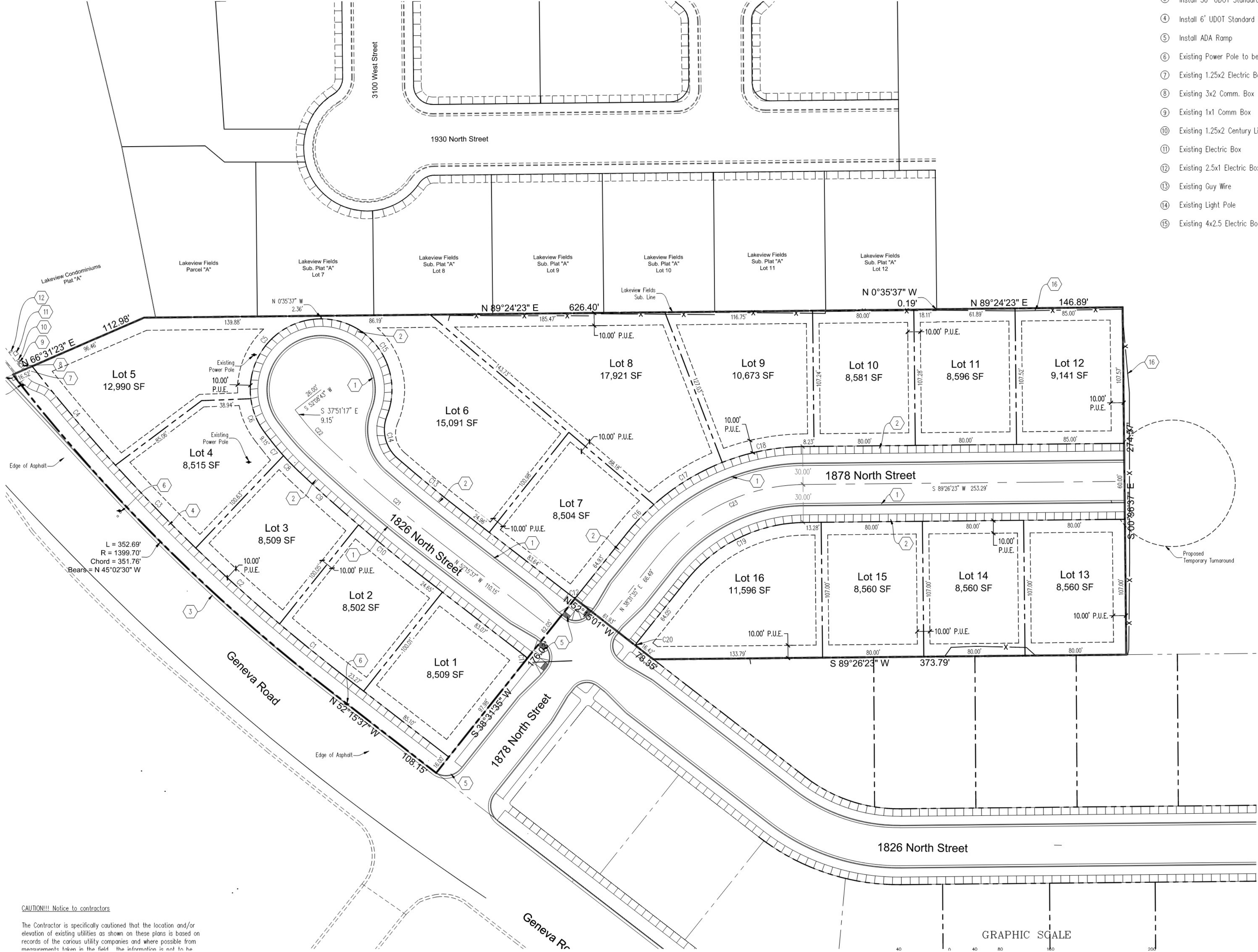
Preliminary Plat



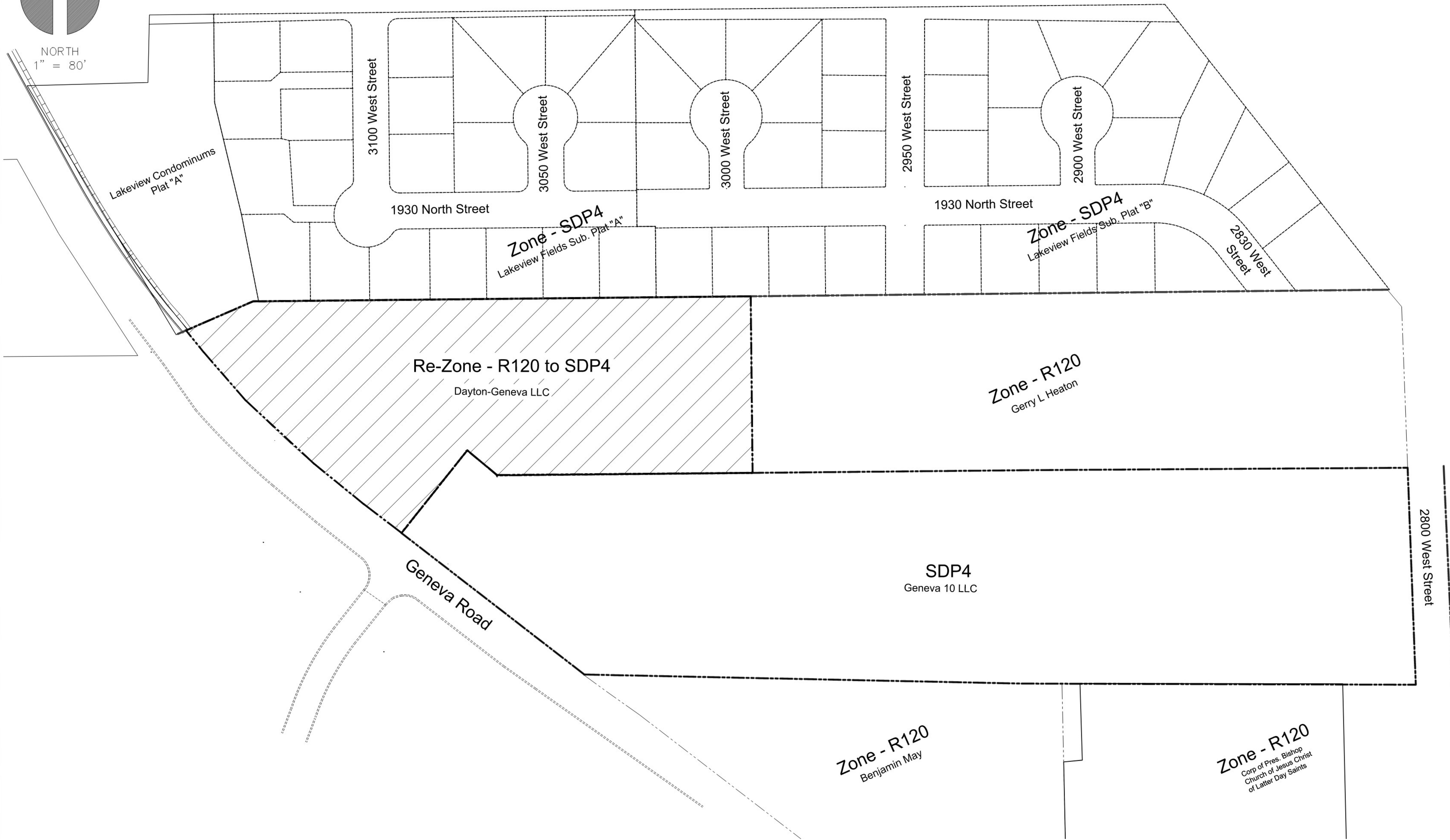
Dayton Farms

Provo

Utah



NORTH
1" = 80'



Existing Zoning Map



This is a detailed plat map of a residential subdivision in Provo, Utah. The map shows 132 lots, each numbered and labeled with its owner's name and the lot's area in square feet. The lots are arranged in a grid-like pattern, with some larger lots (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132) and some smaller lots (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132). The map also shows streets, including 2000 North Street (Provo), 1350 North Street, and 1300 North Street. Other features include a railroad right-of-way, a freeway industry, and various property owners such as Grey Field L.L.C., R-1-8, Lynn T. Dayton, Gerry Heaton, Hal J. Scott, James A. May, L.D.S. Church, Wren A. Scott, Tim W. Scott, Agriculture, Kurt Bunnell, Bunnell Farms, Inc., Earl Cropper, Parley G. Hellwell, Erven E. Bair, T. Robert Cordner, Don F. Bahr, and Jarrett Const. The map includes a north arrow, a scale bar (1" = 100'), and a legend for the proposed right-in/right-out intersection alignment.

CONCEPT PLAN #6	JOB NO. 3-07-016
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 **Northern**
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SHEET NO
1

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: DWRIGHT
Presenter: Dustin Wright, Planner
Department: Development Services
Meeting Date: 9/22/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: PLRZ20260298

SUBJECT: 4 An ordinance amending the zone map classification of real property, generally located at 1878 North Geneva Road, from the One-Family Residential (R1.20) zone to the Specific Development Plan - Lakeview Fields (SDP4) zone. (PLRZ20260298)

ADMINISTRATIVE RECOMMENDATION: Planning Commission Recommended approval.

ADMINISTRATIVE MEMO: 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 south of this site, that has also recently been rezoned to SDP4.

FISCAL IMPACT: No

COUNCIL STAFF MEMO:

***ITEM 5** Dudley & Associates request a Zone Map Amendment from the R1.20 (One Family Residential) Zone to the SDP4 (Lakeview Fields Overlay) Zone for 5.06 acres, located at 1878 N Geneva Road. Lakeview North Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20260298

APPLICANT:	Dudley & Associates c/o Roger Dudley
PROPERTY OWNER:	DAYTON-GENEVA LLC
PARCEL ID:	19:046:0046
ACREAGE:	5.06
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

West District meeting tentatively scheduled for September 2, 2026.

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 south of this site, that has also recently been rezoned to SDP4.

The preliminary plat originally shows 13 lots that comply with minimum lot size standards of 8,500 square feet in the proposed zone.

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 administrative approvals 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;

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;

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;

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;

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;

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

Staff Response:

The applicant has been working with adjacent property owners to develop the site and ensure that they are benefiting from each other with the layout.

FINDING: Complies

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

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.

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

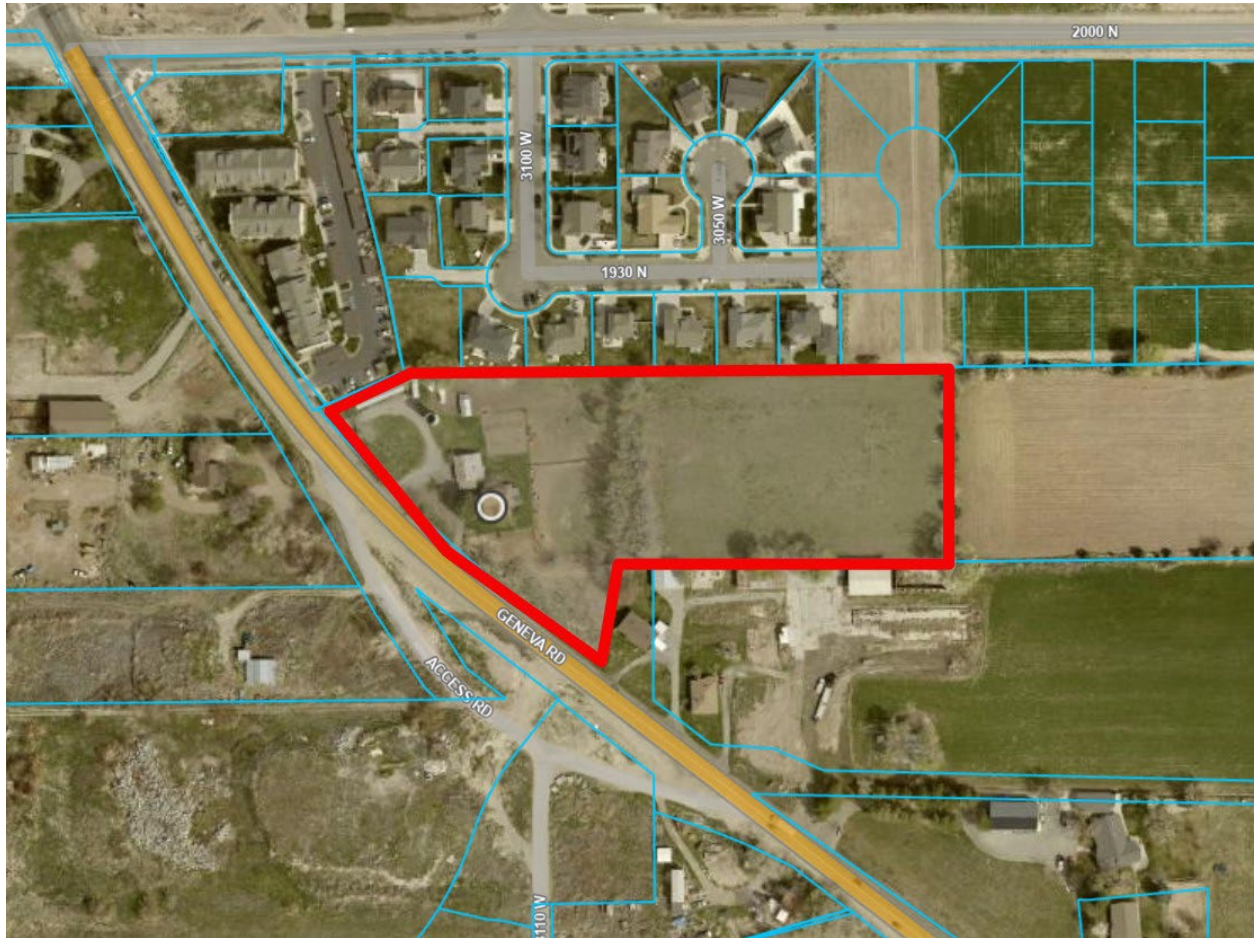
The Planning Commission may make any of the following findings:

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 – 1878 N. Geneva Rd.
2. Preliminary Plat
3. Existing Zoning Map
4. General Plan, Appendix N, Map

**ATTACHMENT 1 – LOCATION OF PROPOSED ZONE MAP
AMENDMENT – 1878 N. GENEVA RD.**



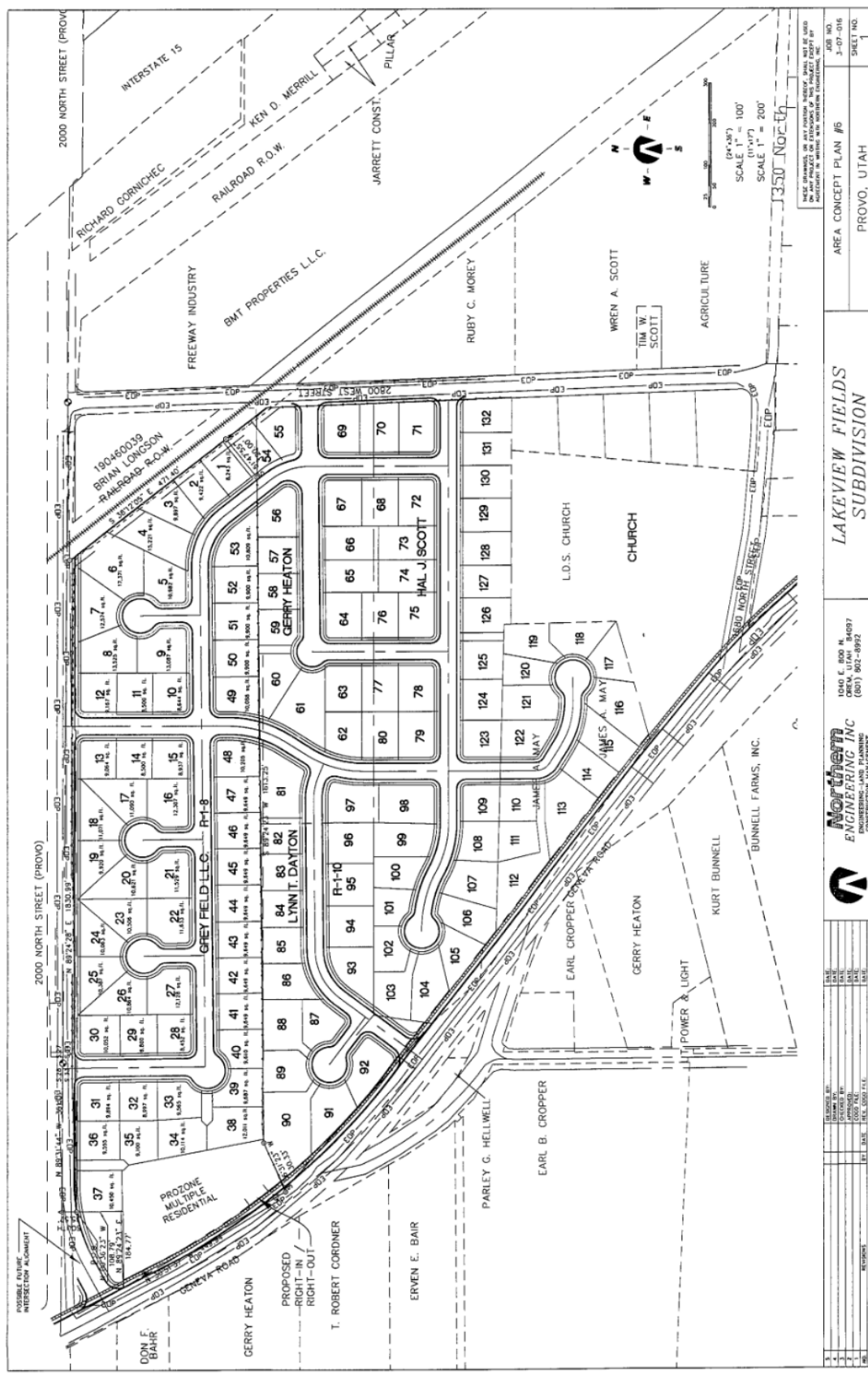
ATTACHMENT 2 – PRELIMINARY PLAT



ATTACHMENT 3 – EXISTING ZONING MAP



ATTACHMENT 4 – GENERAL PLAN, APPENDIX N, MAP



Provo City Planning Commission

Report of Action

August 26, 2026

*Item 5 Dudley & Associates request a Zone Map Amendment from the R1.20 (One Family Residential) Zone to the SDP4 (Lakeview Fields Overlay) Zone for 5.06 acres, located at 1878 N Geneva Road. Lakeview North Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20260298

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 26, 2026:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Tosh Metzger

Second By: Jonathon Hill

Votes in Favor of Motion: Tosh Metzger, Jonathon Hill, Melissa Kendall, Joel Temple, Jon Lyons

Jon Lyons 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 Overlay Zone is described in the attached Exhibit A.

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 is scheduled for 09/2/2026.

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:

- There were not any comments made on this item.

APPLICANT RESPONSE

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

- The applicant did not have any additional comments.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- This request matches the plans for this area and is consistent with the other recent activity to rezone property in this area.
- This new development will improve the connectivity in the area, especially when the adjacent properties develop.



Planning Commission Chair



Director of Development Services

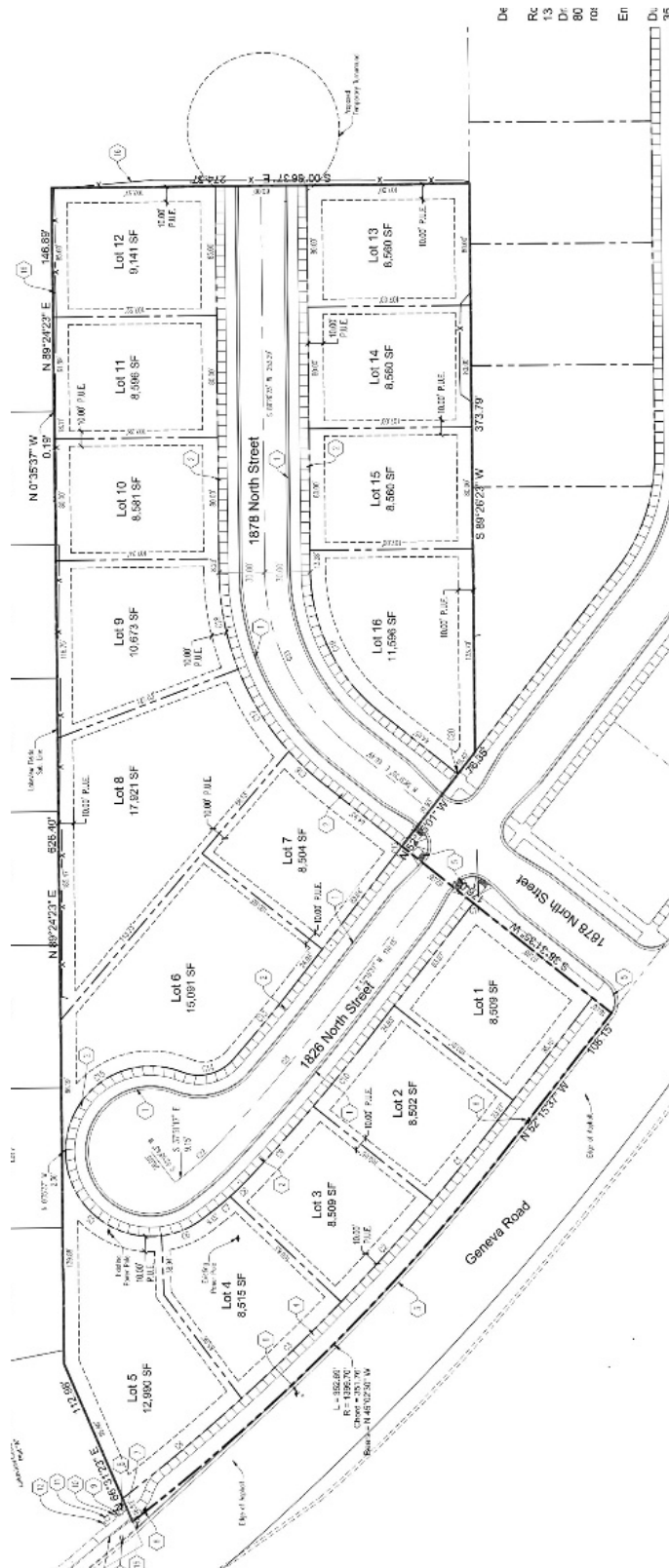
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ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

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

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

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A



ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF
REAL PROPERTY, GENERALLY LOCATED AT 1878 NORTH GENEVA
ROAD, FROM THE ONE-FAMILY RESIDENTIAL (R1.20) ZONE TO THE
SPECIFIC DEVELOPMENT PLAN - LAKEVIEW FIELDS (SDP4) ZONE.
LAKEVIEW NORTH NEIGHBORHOOD. (PLRZ20260298)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 5.06 acres of real property, generally located at 1878 N. Geneva Road (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 One-family Residential (R1.20) Zone to the Specific Development Plan – Lakeview Fields (SDP4) Zone;

On August 26, 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 5:0 vote;

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

On September 22, 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.
58

Exhibit A



Exhibit B

Legal Description:

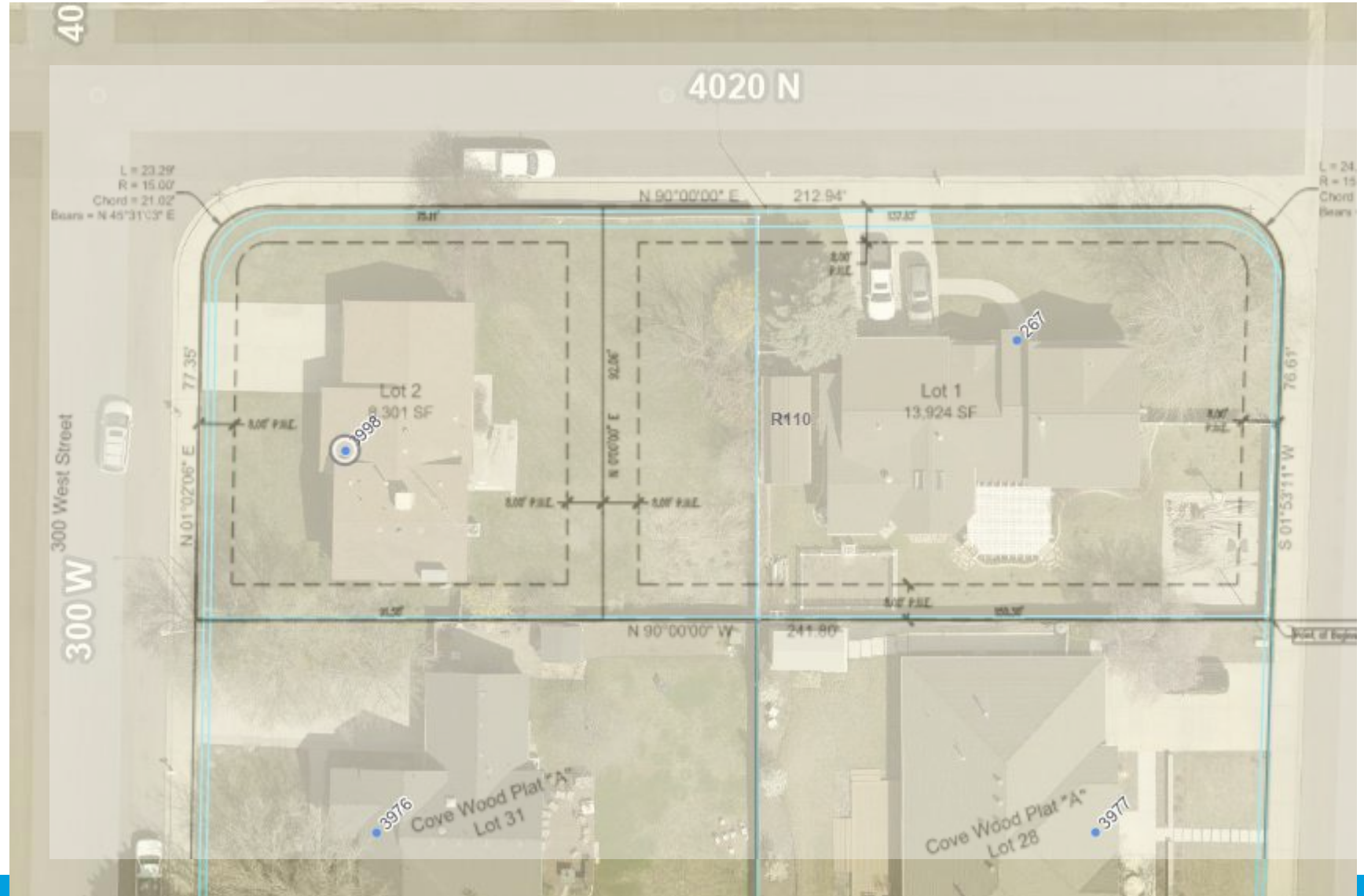
Commencing at a point located South 00°36'37" East along the Section line 477.84 feet and West 199.82 feet from the Northwest corner of Section 34, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°24'23" East along Lakeview Field Subdivision 626.40 feet; thence North 00°35'37" West 0.19 feet; thence North 89°24'23" East along said subdivision 146.89 feet; thence South 00°36'37" East 274.57 feet; thence South 89°26'23" West 373.79 feet; thence North 52°15'01" West 78.35 feet; thence along the arc of a 2.00 foot radius curve to the right 2.09 feet (chord bears South 68°31'35" West 2.00 feet); thence South 38°31'35" West 173.27 feet; thence along Geneva Road the following 2 courses: North 52°15'37" West 107.15 feet, along the arc of a 1399.70 foot radius curve to the right 352.69 feet (chord bears North 45°02'30" West 351.76 feet); thence North 66°31'23" East along Lakeview Condominiums 112.98 feet to the point of beginning.

AREA=5.06 acres

3998 N 300 W Rezone

Rezone from R1.10 to R1.8

Each property would maintain the existing single-family dwelling



**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: JDAHNEKE
Presenter: Jessica Dahneke, City Planner
Department: Development Services
Meeting Date: 9/22/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: PLRZ20260387

SUBJECT: 5 An ordinance amending the zone map classification of real property, generally located at 3998 North 300 West, from the One-Family Residential (R1.10) to the One-Family Residential (R1.8) zone. Riverbottoms Neighborhood. (PLRZ20260387)

ADMINISTRATIVE RECOMMENDATION: Planning Commission Recommend that the Municipal Council approve the requested rezone

ADMINISTRATIVE MEMO: The property owner is seeking to rezone the property from R1.10 to R1.8 in order to adjust the boundary line with the property to the east. The use of both properties will continue as single-family dwellings; however, the adjusted boundary line allows the property to the east to build an addition onto their home.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

ITEM 7 Dudley & Associates request a Zone Map Amendment from the R1.10 Zone to the R1.8 Zone to allow a lot line adjustment between properties, located at 3998 N 300 W. Riverbottoms Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20260387

.APPLICANT:	Dudley & Associates c/o Roger Dudley
PROPERTY OWNER:	Ashton, Jim & Lisa Anne
PARCEL ID:	36:169:0030
ACREAGE:	0.26
CURRENT LEGAL USE:	Residential
GENERAL PLAN DESIGNATION:	Residential
CURRENT ZONE:	R1.10
APPLICATION TYPE:	Legislative Decision – Planning Commission will make a recommendation to the City Council.

PROPERTY HISTORY:

The property is currently zoned R1.10 with an existing single-family dwelling.

NEIGHBORHOOD FEEDBACK:

The proposed rezone was presented to the district meeting July 29, 2026, no concerns were noted in that meeting. There has been no negative feedback from the neighborhood to the proposed rezone.

PROJECT SUMMARY:

The property owner is seeking to rezone the property from R1.10 to R1.8 in order to adjust the boundary line with the property to the east. The use of both properties will continue as single-family dwellings; however, the adjusted boundary line allows the property to the east to build an addition onto their home.

STAFF ANALYSIS

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

(a) the public purpose served by the amendment;

Applicant Response: The applicant is proposing to construct an addition on to the home at 267 West 4020 North and replat Lot 29 and Lot 30, Plat "A" Cove Wood Subdivision to accommodate the building addition.

Staff Response: The purpose served by the amendment is to for both properties to maintain their use as single-family dwellings, while allowing the eastern property to build an addition on their home.

Finding: Meets Standard

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

Applicant Response: No Response

Staff Response: The property would not be able to adjust the size of the lot under the current zoning standards, rezoning to R1.8 is the most effective means to achieve the desired outcome.

Finding: Meets Standard

(c) compatibility with General Plan goals and policies;

Applicant Response: No Response

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

Land Use 1c. Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing, and small lot single- family.

Finding: Meets Standard

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

Applicant Response: No Response

Staff Response: The proposed rezone does not have an impact on the timing and sequencing provisions of the General Plan.

Finding: Meets Standard

(e) potential interference with General Plan implementation;

Applicant Response: No Response

Staff Response: The proposed rezone does not interfere with General Plan implementation.

Finding: Meets Standard

(f) any adverse impact on nearby properties; and

Applicant Response: No response

Staff Response: Since the proposed rezone does not change the use of the property, staff does not believe there will be any adverse impacts on the nearby properties

Finding: Meets Standard

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

Applicant Response: No response

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

Finding: Meets Standard

APPLICABLE ZONING CODES

Provo City Code 14.10 – R1 Zone

POSSIBLE MOTIONS AND FINDINGS:

The Planning Commission may make any of the following findings:

1. **Recommend Approval:** The proposal is consistent with the General Plan. (*The Planning Commission recommends approval of the rezone of 0.26 acres of land from R1.10 to R1.8 located at 3998 N 300 W*)
2. **Recommend Denial:** The proposal is not consistent with the General Plan. (*The Planning Commission recommends denial of the rezone of 0.26 acres of land from R1.10 to R1.8 located at 3998 N 300 W*)
3. **Continue:** New information presented at the public hearing or additional study needs to be done. (*The Planning Commission moves to continue the rezone of 0.26 acres of land from the R1.10 zone to the R1.8 zone located at 3998 N 300 W – state findings/reasons*)

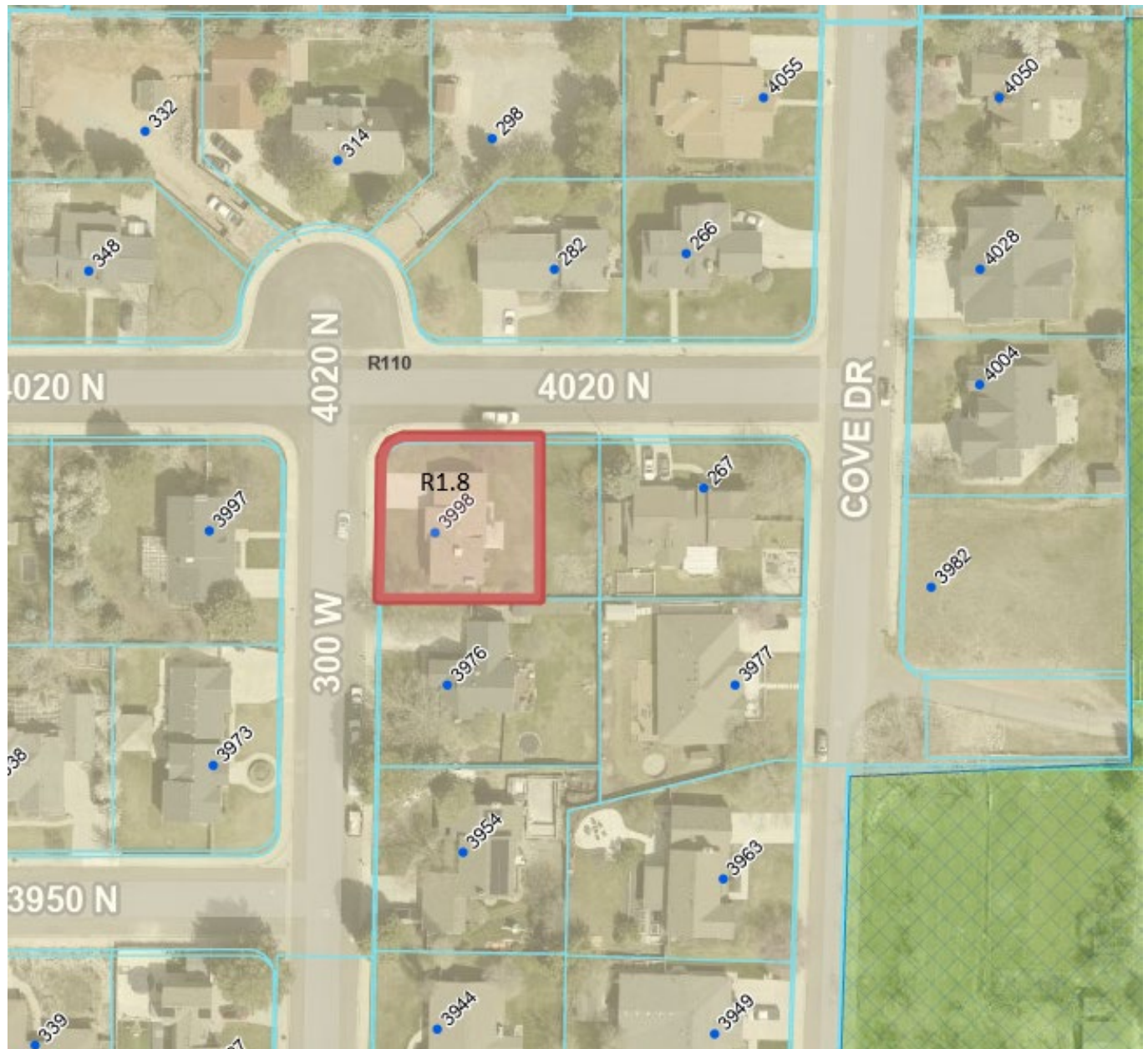
ATTACHMENTS

1. Aerial Image of the property
2. Proposed Area to be Rezoned
3. Proposed Change to Property Line

ATTACHMENT 1 – AERIAL IMAGE OF THE PROPERTY



ATTACHMENT 2 – AREA PROPOSED TO BE REZONED



ATTACHMENT 3 – PROPOSED CHANGE TO PROPERTY LINE



Provo City Planning Commission

Report of Action

August 26, 2026

*Item 7 Dudley & Associates request a Zone Map Amendment from the R1.10 Zone to the R1.8 Zone to allow a lot line adjustment between properties, located at 3998 N 300 W. Riverbottoms Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.gov PLRZ20260387

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 26, 2026:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Jonathon Hill

Second By: Melissa Kendall

Votes in Favor of Motion: Jonathon Hill, Melissa Kendall, Tosh Metzger, Joel Temple, Jon Lyons

Jon Lyons was present as Chair.

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

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.8 Zone is described in the attached Exhibit A.

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 07/29/2026.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair addressed the Planning Commission during the public hearing.
 - Sharon Memmott stated that this item was presented at the district meeting and that no one had any negative feedback or concerns.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- No public comment was made.

APPLICANT RESPONSE

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

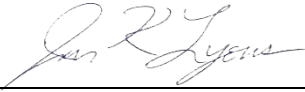
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Hill clarified that if the property did not require a rezone this lot line would not need to be presented

to the Planning Commission.

- Commissioner Kendall asked if the same person owned each property which applicant stated that they do.



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

Commencing at the Southwest corner of Lot 30, Plat "A", Cove Wood Subdivision, Provo, Utah; thence North $01^{\circ}02'06''$ East 77.35 feet; thence along the arc of a 15.00 foot radius curve to the right 23.29 feet (chord bears North $45^{\circ}31'03''$ East 21.02 feet); thence East 66.11 feet; thence South 92.06 feet; thence West 82.50 feet to the point of beginning.

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF
REAL PROPERTY, GENERALLY LOCATED AT 3998 NORTH 300 WEST,
FROM THE ONE-FAMILY RESIDENTIAL (R1.10) TO THE ONE-FAMILY
RESIDENTIAL (R1.8) ZONE. RIVERBOTTOMS NEIGHBORHOOD.
(PLRZ20260387)

RECITALS:

It is proposed that the classification on the Provo Zoning Map for approximately 0.26 acres of real property, generally located at 3998 North 300 W (an approximation of which is shown or described in Exhibit A and more precise description of which is attached as Exhibit B), be amended from the One-Family Residential (R1.10) Zone to the One-Family Residential (R1.8) Zone;

On August 26, 2026, the Planning Commission held a public hearing to consider the proposed amendment, and after the hearing, the Planning Commission recommended **denial** to the Municipal Council by a vote of 5:0;

On September 22, 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:

The classification on the Provo Zoning Map is amended from the One-Family Residential (R1.10) Zone to the One-Family Residential (R1.8) 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 prevails.

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

EXHIBIT A

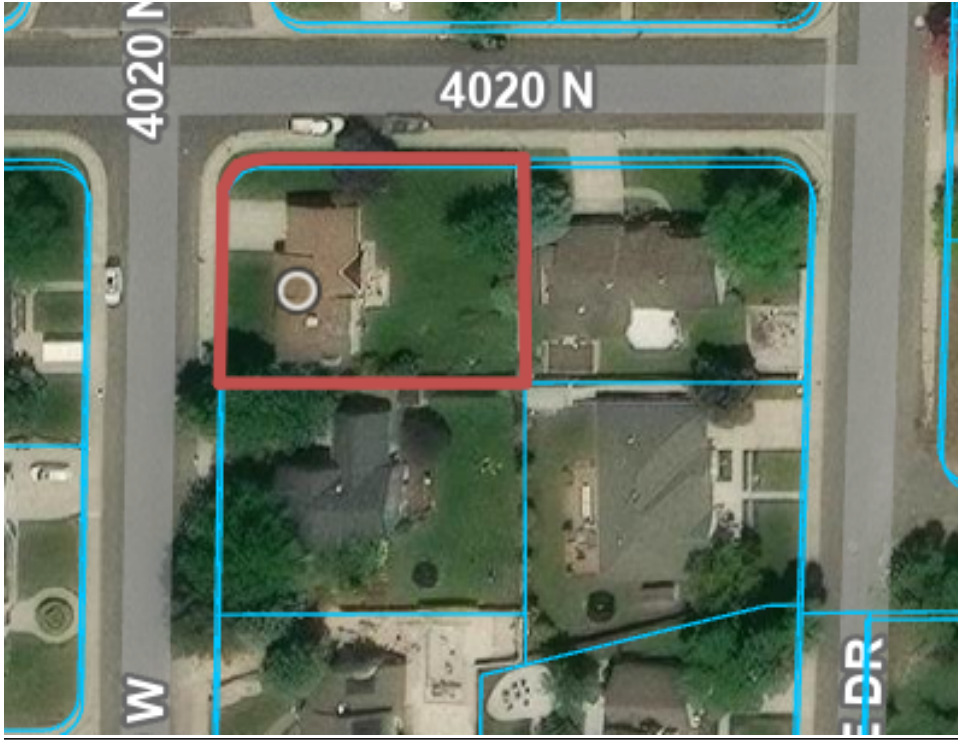


EXHIBIT B

LOT 30, PLAT A, COVE WOOD SUBDV. AREA 0.264 AC.

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: TARAR
Presenter: Brandon Hutchinson, Police Officer
Department: Development Services
Meeting Date: 9/22/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: 26-069

SUBJECT: 6 An Ordinance Amending Provo City Code 7.01.050 (26-069)

ADMINISTRATIVE RECOMMENDATION: It is requested that the Municipal Council consider amending Provo City Code to prohibit any unauthorized person from entering and otherwise using any condemned property.

ADMINISTRATIVE MEMO: There have been incidents where a home or business has been condemned and/ or certificate of occupancy is revoked by the building department where individuals have continued to remain in, visit, or reside inside of the property. Without a court order that is the result of a lengthy court process with an immediate threat to life, we have no way to enforce the condemnation. IE: Drug home up north with structural damage to the walls and floor of the 2nd floor, a business building downtown with a Bat infestation, & Hotels with insect and residual drug health hazards.

When the health department or other agency condemns or revokes occupancy for a building or property, they have no way to enforce the order or can only go after the individuals civilly through a long court process that can be delayed.

A State code is being proposed that if passed would allow the health department to test and condemn buildings, or hotel rooms based on the negative health effects of residual particles in a room from drug manufacturing and excessive drug use. If passed, this code would give Provo City the ability to enforce individuals who ignore the condemnation.

The Wasatch Front is an area that could see Natural disasters such as earthquakes, floods, and mudslides. A natural disaster could result in a large number of buildings or properties to be condemned. Such a code could allow us to enforce things such as squatting on properties or refusals to leave

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

ORDINANCE 2026-____.

AN ORDINANCE AMENDING PROVO CITY CODE 7.01.050. (26-____)

RECITALS:

It is proposed that the Provo City Code be amended to prohibit any unauthorized person from entering and otherwise using any condemned property;

[OPTIONAL:] On _____, the Planning Commission held a public hearing to consider the proposed amendment, and after the hearing, the Planning Commission recommended [approval/denial] to the Municipal Council by a vote of _____; and

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

After considering the facts presented to the Municipal Council, the Council finds that (i) Provo City Code should be amended as set forth below, and (ii) such action furthers the health, safety, and general welfare of the citizens of Provo City.

THEREFORE, the Municipal Council of Provo City, Utah ordains as follows:

PART I:

Provo City Code Section 7.01.050 is amended as shown in Exhibit A.

PART II:

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

Exhibit A

7.01.050 Criminal Actions.

(1) It is unlawful ~~and a misdemeanor violation~~ for any person to maintain or assist in maintaining a nuisance after receiving notice to abate the same.

(2) It is unlawful for any person to reside in, enter, remain in, or conduct business in any building or room or on any property that has been condemned by Provo City, Utah County Health Department, or any other government agency.

(3) It is unlawful for any person to permit, authorize, or request any other person to reside in, enter, remain in, or conduct business in any such condemned building or room or on any such condemned property if that person is neither permitted nor authorized to conduct mitigation or repair work on the property.

(4) Exceptions to this code are authorized for the following circumstances:

(a) An individual that is permitted and authorized by Provo City's Development Services Department to conduct mitigation or repair work;

(b) City Officials conducting inspections;

(c) Law enforcement taking enforcement action under this code;

(d) People authorized to gather essential belongings while being escorted by law enforcement; and

(e) Provo City Employees authorized to inspect such premises.

(5) A violation of subsection (1), (2), or (3) is a misdemeanor.

(6) Notice to abate for the purpose of criminal proceedings:

(a) May be served on the property owner of record by:

(i) Delivering the notice in person; or

(ii) By mailing it to the last-known address of the owner according to records of the county recorder; or

(b) If the property owner is not an occupant of the property, then notice may be served on either a non-owner occupant or another person responsible for the property by:

(i) Delivering the notice in person; or

(ii) Mailing it to the property address.

(7) The notice to abate must meet the applicable notice requirements contained in Utah Code. (See UCA 10-11-2(2)(c), as it may be amended.)

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING PROVO CITY CODE 14.34.290 TO ADD THE
PROVO RIVER DESIGN CORRIDOR. (PLOT A20260371)

RECITALS:

It is proposed that Provo City Code 14.34.290 be amended to add the Provo River Design
Corridor as shown in Appendix A; and

On August 12, 2026 the Planning Commission held a public hearing to consider the
proposed amendment, and after the hearing, the Planning Commission recommended approval to
the Municipal Council by a vote of 6:0 and

On September 8, 2026, the Municipal Council met to ascertain the facts regarding this
matter and receive public comment, which facts and comments are found in the public record of
the Council's consideration; and

After considering the facts presented to the Municipal Council, the Council finds that (i)
Provo City Code should be amended as set forth below, and (ii) such action furthers the health,
safety, and general welfare of the citizens of Provo City.

THEREFORE, the Municipal Council of Provo City, Utah ordains as follows:

PART I:

Part I: Provo City Code 14.34.290 is amended as shown in Exhibit A.

PART II:

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

EXHIBIT A

14.34.290

Design Corridors

...

(6) Provo River Design Corridor

(a) Creation.

(i) The Provo River Design Corridor (PRDC) is established to encompass all properties within two hundred (200) feet of the ordinary high water mark (OHWM) of the Provo River on both sides of the river, unless otherwise specified in the language of individual sections of this Section.

(ii) The development standards of this Section do not apply to the Provo River Trail or other City-owned properties, which are governed by their own standards for public accessibility.

(b) Purpose and Objectives. The purpose of the PRDC is to further the goals of the Provo River and Lakeshore Plan by balancing preservation of the river's natural beauty with support for public access and development that enhances the public's ability to access and engage with the river. Strategic developments that advance this purpose include gear shops, equipment rentals, outdoor clothing and supply stores, restaurants, hotels, cultural venues, and public gathering spaces.

(i) Developments within the PRDC will be low impact, to preserve natural ecosystems to the greatest extent possible, support healthy watersheds and groundwater permeability, and be designed to embrace the river and allow visitors to more fully experience this unique natural asset.

(ii) Preserving and enhancing public access to the river and the Provo River Trail is the primary objective of these standards.

(c) Levels of Development.

(i) The PRDC creates two categories of land uses along the river: light-use stretches and high-use nodes. Light-use stretches constitute the majority of the river corridor, with high-use nodes distributed along its length based on the underlying zones.

(ii) Light-Use Stretches. Light-use stretches consist of low- to medium-density residential areas with minimal additional design standards beyond those of the underlying zone.

(A) Light-use standards apply where the underlying zone is R1, RA, A1, VLDR, LDR, MDR, RM, PF, or OSPR.

(B) Properties in light-use stretches must comply with the standard river setback set forth in PCC 15.05.180, which requires a setback of 100 feet.

(iii) High-Use Nodes. High-use nodes consist of clusters of businesses and high-density residential uses with aesthetic standards and medium-scale buildings.

(A) High-use standards apply to all properties with underlying zones not enumerated in the light-use list of zones in this Section.

(B) Properties in high-use nodes may be located closer to the river than the standard river setback set forth in PCC 15.05.180, subject to the provisions of this Section.

(d) Prohibited Uses.

(i) Uses will be permitted by the underlying zone except that the following uses are prohibited:

(A) Industrial and manufacturing uses;

(B) Storage businesses;

(C) Warehouses;

(D) Auto-centric businesses, including but not limited to auto storage, auto repair, gas stations, car washes, and similar uses;

(E) Dry cleaners;

(F) Drive-through businesses; and

(G) Data centers.

(e) Nonconforming Structures.

(i) Structures that were lawfully built prior to the adoption of this Section are considered nonconforming structures. If exterior alterations or expansions are made to such structures, they must comply with the development standards set forth in this Section.

(f) Setbacks and Building Height.

(i) The following setbacks from the ordinary high water mark (OHWM) of the Provo River apply within the PRDC in high-use nodes. Where these conflict with setback requirements of the underlying zone, the requirements of this Section prevail.

(A) 0-25 feet from the OHWM: No structures, furniture, or walking paths are permitted. This area is reserved for riparian vegetation and trails only.

(B) 26-40 feet from the OHWM: No permanent structures are permitted, but temporary, movable furniture (e.g., dining tables and chairs) may be placed.

(C) 41-70 feet from the OHWM: Structures may not exceed 30 feet in height, or the maximum height permitted by the underlying zone, whichever is lesser.

(D) 71-100 feet from the OHWM: Structures may not exceed 40 feet in height, or the maximum height permitted by the underlying zone, whichever is lesser.

(E) 101-200 feet from the OHWM: The development standards of the underlying zone apply.

(ii) Notwithstanding the distances established in Subsection (f) of this Section, no structure or amenity may be located closer than five feet to the Provo River Trail. The area between any structure and the Provo River Trail must be landscaped in accordance with the requirements of PCC Title 15.

(iii) The Development Services director or designee may permit adjustments of up to 20% of the height limits if the project reduces lot coverage and uses green landscaping infrastructure (permeable surfaces for parking, bioswales, rain gardens, etc.).

(g) Lot Coverage.

(i) A non-single-family-residential lot within the PRDC in a high-use node may not have more than 60% combined lot coverage of buildings, parking areas, and hardscape, unless the underlying zone requires a lower maximum lot coverage.

(ii) Permeable surface materials do not count toward hardscape coverage limits, except in parking areas and vehicle access areas.

(h) Landscaping.

(i) Rock groundcover in landscaping is prohibited throughout the PRDC.

(A) Riprap is permitted along the riverbank as needed for bank stability.

(ii) All plants used in landscaping within the PRDC must be native or native-compatible species. Refer to the Provo River and Lakeshore Plan for an approved plant list.

(iii) Natural or existing topographic patterns that contribute to the beauty or utility of a development should be preserved. Modifications to topography may be permitted where such modifications contribute to good appearance or restore appropriate riparian topography, as determined by the Public Works Department.

(iv) In high-use nodes adjacent to the Provo River Trail, the buffer yard between the trail and any structures on the property must be landscaped (see PCC 14.34.290(6)(f)).

(v) On the side of any development adjacent to the river and on the two perpendicular sides—that is, on all sides except the building face farthest from the river—landscaping must include at least one canopy tree, one understory tree, and five shrubs or large ornamental grasses for every 30 linear feet. Landscaping must be proportional to the scale of the buildings. All required trees and plants must be maintained and replaced as needed.

(vi) Developments are encouraged to consider viewsheds from their property in order to maximize visitors' ability to appreciate the river.

(i) River Improvements.

(i) All developments in high-use nodes must make any necessary and feasible improvements to the river corridor for ecological benefit, including but not limited to general cleanup, removal of concrete from riverbanks, and improvements to flood control. Required

- improvements will be determined by the Parks, Public Works, and Development Services Departments.
- (ii) The developer is responsible for the cost and completion of required river improvements.
- (j) Building Appearance.
- (i) The architectural design standards of this Section apply to all developments within the PRDC except single-family housing and duplexes.
- (ii) Architectural Style.
- (A) Buildings in high-use nodes must be harmonious with the natural setting and reflect a light, open, and historically compatible aesthetic. Buildings must emphasize an overall horizontal design, and the primary building mass must be oriented along and parallel to the river.
- (B) Prohibited Exterior Materials. The following exterior materials are prohibited:
- a) Vinyl siding;
 - b) Stucco, except as specifically permitted in this Section;
 - c) Terracotta or brightly colored brick;
 - d) Plain concrete block; and
 - e) Foam architectural elements.
- (iii) Building Massing.
- (A) Buildings must be composed of multiple, differentiated volumes rather than single large boxes. Varied horizontal wall planes are required at intervals of no more than 30 feet along any single building face in order to maintain visual variety. Acceptable techniques include balconies, terraces, projections, and recesses.
- (iv) Roofs.
- (A) Black shingles are prohibited as a roofing material.
- (v) Timber Elements.
- (A) Exposed functional or decorative timber beams are encouraged, especially for porch and deck structures.
- (vi) Transparency and Accent Materials.
- (A) The ground floor facade facing the river must have a minimum of 60% transparency.
- (vii) Porches, Decks, and Balconies.
- (A) Porches and decks along the river frontage are encouraged. All porches, decks, and balconies must be functional and must have a minimum depth of five feet. Balconies may be recessed into the building or positioned above a ground-level

- 184 deck. Balconies may not protrude from the building face without an overhanging
185 roof.
- 186 (viii) Screening of Service and Parking Areas.
- 187 (A) All service and parking areas must be screened from the view of the river with
188 landscaping. Natural or natural-looking fencing is permitted to supplement
189 landscaping coverage gaps; however, views from the river and trail should be
190 primarily of landscaping rather than fencing.
- 191 (ix) Walkways.
- 192 (A) Pedestrian walkways must be constructed of natural stone, stamped or textured
193 concrete, unit pavers in natural colors, or compacted aggregate. Flat poured
194 concrete paths are not permitted.
- 195 (x) Fencing.
- 196 (A) Fencing must be at least 50% permeable to allow small wildlife to traverse the
197 riparian corridor, and it must be constructed of natural or natural-looking
198 materials.
- 199 (xi) Decorative Lighting.
- 200 (A) Color-changing lights and small string lights may not be installed as permanent
201 decorative fixtures but are permitted as seasonal decorations. Bistro lights (i.e.,
202 durable, weatherproof outdoor string lights featuring evenly spaced, larger bulbs;
203 also known as café lights or Edison string lights) in outdoor gathering areas are
204 permitted as permanent fixtures but must be shut off between the hours of 10:00
205 p.m. and 7:00 a.m.
- 206 (xii) Mechanical Equipment.
- 207 (A) All HVAC units, vents, and satellite dishes larger than 18 inches in diameter
208 must be screened from view from the river, the Provo River Trail, and any access
209 paths. Roof-mounted equipment must be set back a minimum of 10 feet from the
210 roof edge where possible.
- 211 (xiii) Signage.
- 212 (A) Backlit signs are prohibited. Only hooded spotlights may be used to illuminate
213 sign faces.
- 214 (B) Sign colors must complement the colors of the principal structure.
- 215 (C) On the portion of a structure facing the river, each building may have no more
216 than one sign. The sign may not exceed 12 square feet.
- 217 (D) Signs may be flush with the building face or perpendicular (blade) to the building
218 only if they are framed in a historic or vintage style.

- (E) Wall-mounted dimensional letters are permitted but will be counted as part of the 12 square foot signage allowance.
- (F) Vinyl banners are not permitted as permanent signs.
- (xiv) River-Facing Building Use.
- (A) High-use node developments must make productive use of the building side adjacent to the river by either siting the primary building entrance on that side or by providing customer-oriented space that allows customers to better access or appreciate the river.
- (k) Lighting.
- (i) All outdoor lighting within the PRDC, including lighting for residential developments, must comply with dark-sky standards as follows:
- (A) Full-cutoff fixtures are required.
- (B) All fixtures must be directed downward.
- (C) All fixtures must be shielded or hooded. Exposed bulbs are not permitted, except bistro lights as specified in this Section.
- (D) Fixtures must have a warm color temperature of between 2,700 and 3,000 Kelvin (amber/warm white).
- (E) Fixtures must be mounted below the eave line where possible.
- (F) Uplighting is prohibited.
- (l) Adaptive Reuse of Historic Buildings.
- (i) An applicant proposing the adaptive reuse of a building that qualifies for listing on the historic register may request alternative compliance with the development standards of this Section if strict compliance would compromise the building's historic character. The applicant must demonstrate that the proposed alternative design achieves equivalent or superior design quality.
- (m) Dumpsters.
- (i) Dumpsters may not be located along the river frontage of any property within the PRDC. All dumpsters must be located within a fully screened enclosure designed in an architectural style compatible with the principal structure.
- (n) Parking.
- (i) Parking areas may not be located adjacent to the river. Parking may wrap around the side of the building only if the majority of the parking area remains on the side of the development farthest from the river. The parking area must be screened so that no vehicles are visible from the river. The screening must be aesthetically compatible with the main building.

- (ii) All parking lots within the PRDC must comply with PCC 15.20.090.
- (iii) A pedestrian walkway must be provided for every three rows of parked vehicles, counting tandem parking as one row. Such walkways must be protected from vehicle traffic and must provide overhead shading. Where shade trees are used to provide overhead shading, the trees and adjacent landscaping may count toward minimum landscaping requirements; however, the square footage of hardscaped walking path areas may not be counted toward minimum landscaping calculations.
- (iv) Structured parking garages are not permitted within 200 feet of the river.

(o) Delivery and Loading Areas.

- (i) Loading and delivery areas must be located on the side or rear (relative to the river) of buildings and must be screened from the view of the river and the Provo River Trail.
- (ii) Delivery operations are restricted to the hours of 7:00 a.m. to 7:00 p.m.

(p) River and Trail Access.

- (i) Development within the PRDC may not block public access to the river, the Provo River Trail, or any established access points.
- (ii) Access from the public road at the front of a property to the river at the rear must be provided at the following minimum intervals, based on the applicable land use category:
 - (A) Light-use: at least once every 1,320 feet (one-quarter mile).
 - (B) High-use: at least once every 500 feet.
- (iii) Existing single-family dwellings and duplexes in light-use areas that are rebuilt or remodeled are not required to provide trail access. Single-family or duplex developments that are redeveloped as part of a larger subdivision must provide trail access.
- (iv) Access trails required by this Subsection must comply with ADA standards. Permitted trail surface materials include cement, pavers, permeable pavers, bricks, compacted aggregate, and other ADA-compliant materials.
- (v) All required river improvements and trail easements must be completed prior to the issuance of a certificate of occupancy (CO) for the first building phase. Required trail connections must be open to the public within 90 days of CO.
- (vi) All river and trail access paths within the PRDC are subject to a public access easement for the City's maintenance of the river and adjoining landscapes.

(q) Access Trail Maintenance.

- (i) The property owner, or a homeowners' association if applicable, must maintain all required access trails and associated signage on their property.
- (ii) Snow removal and ice management on access trails must use non-chloride alternatives, including calcium magnesium acetate, potassium acetate, and sand.

289 (r) Trail Signage.

290 (i) All access trails leading to the river and the Provo River Trail must be posted with
291 signage that readily identifies them as public access points to the Provo River and the
292 Provo River Trail.

293 (ii) Sign design and dimensions must conform to the standard Provo City signage template
294 for public access points, per the Parks and Recreation Department.

295 (s) Trail Amenities.

296 (i) Every development within the PRDC must install at least one bench at the point where
297 the required access path meets the river.

298 (ii) In high-use nodes, if a development fronts more than 500 feet of riverfront, additional
299 benches are required at intervals of approximately 500 feet along the full extent of the
300 development's river frontage.

301 (iii) The installation, maintenance, and replacement of required benches are the responsibility
302 of the adjacent property owner or homeowners' association.

303 (t) Erosion Control Plan.

304 (i) All construction activity within the Provo River Design Corridor must have an Erosion
305 Control Plan approved by the City Engineer prior to the issuance of a grading permit
306 pursuant to PCC 15.05.050.

***ITEM 1** Development Services requests an Ordinance Text Amendment to Provo City Code 14.34.290 to add Provo River Design Corridor standards. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLOTA20260371

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

A neighborhood meeting was not held for this item.

PROJECT SUMMARY

The River and Lakeshore Plan includes goals directing City officials and staff to encourage future development to embrace the Provo River while promoting it as a linear greenbelt, in tandem with directions to consider a design corridor to ensure appropriate development. These proposed standards help to fulfill those goals by addressing the following objectives:

- further the objectives of the River and Lakeshore Plan,
- create a cohesive sense of place through harmonious, nature-based aesthetic standards (exempting single-family housing and duplexes),
- encourage developments that connect visitors to the river to locate closer to the waterfront,
- preserve the river as an ecological resource and wildlife corridor,
- set standards for low-impact development,
- preserve and enhance access to the Provo River Trail,
- and prohibit land uses that are incompatible with the ecological and social goals of the River and Lakeshore Plan.

These standards were created with input from a Working Group that included members of the Council, representatives from each of the three Districts along the river, Public Works, Parks, Economic Development, and the Utah Lake Authority. Staff also worked with local developers to review the draft standards to determine if they would be a burden or slow future development. The developers universally agreed that the standards were not burdensome, and their suggestions for refining building material details and adding flexibility for good designs have been included.

The proposed Provo River Design Corridor includes the following sections and major points:

- A. Creation
 - a. The corridor will run 200' from the ordinary high-water mark (edge of the river bank at highest capacity) on both sides of the river
 - b. The standards do not apply to the Provo River Trail
- B. Purpose and Objectives
 - a. Low-impact developments that support healthy water systems and connect

visitors to the river while preserving trail access

C. Levels of Development

- a. Creates light-use stretches for residential uses and high-use nodes for all other zones

D. Prohibited Uses

- a. Lists land uses prohibited in light-use stretches and in high-use nodes

E. Nonconforming Structures

- a. Explanation of the process for structures built before the adoption of design standards

F. Setbacks and Building Height

- a. Sets building height maximums at different distances from the river in high-use nodes only

G. Lot Coverage

- a. Maximum 60% lot coverage for non-single-family residential lots, unless the underlying zone requires a lower ratio

H. Landscaping

- a. Requires native or native-compatible plants, buffer yards for the Provo River Trail, and minimum tree counts

I. River Improvements

- a. Developers in high-use nodes are responsible for any necessary and feasible river corridor ecology improvements, as determined by Parks, Public Works, and Development Services

J. Building Appearance

- a. Sets aesthetic standards for architectural style, external building materials, building massing, walkways, fencing, equipment visible from the river, and business signage for high-use nodes only

K. Lighting

- a. Requires standards recommended by the Dark Sky Association

L. Adaptive Reuse of Historic Buildings

- a. Encourages adaptive reuse where possible

M. Dumpsters

- a. Dumpsters may not be visible from the river

N. Parking

- a. The majority of parking on a site may not be located along the river, must be screened from view, and must have additional canopy coverage

O. Delivery and Loading Areas

- a. Loading areas may not be located adjacent to the river and must be screened from view

P. River and Trail Access

- a. Preserves the Provo River Trail and requires ADA compliant access trails every quarter mile in light-use stretches and every 500 feet in high-use nodes

Q. Access Trail Maintenance

- a. The property owner or homeowners' association is responsible for the maintenance of the access trails and signage

R. Trail Signage

- a. Access trails must be clearly signed as such

S. Trail Amenities

- a. Property owners or homeowners' associations are responsible for the installation and maintenance of benches at access trail junctions and periodically along the river frontage

T. Erosion Control Plan

- a. All construction must have an approved Erosion Control Plan

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 proposed amendment would preserve the wildlife corridor, require low-impact developments, allow certain developments to bring visitors closer to the river, and increase the number of access trails along the river.

FINDING: Meets the standard.

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

Applicant Response: The proposed amendment best serves the public purpose.

FINDING: Meets the standard.

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

Applicant Response:

General Plan, Open Space and Recreation chapter

Strategy 3: Enhance or restore the Provo River and other waterways

- 1e. Consider code amendments to encourage redevelopment of waterfront properties.
- 4a. Improve biking and walking connections to parks, trails, and open space.
- 4b. Increase open space amenities such as benches, walks, and lighting.

River and Lakeshore Plan

- 2a.12. Improve the ability for neighborhoods to access the corridor with connecting trails.
- 3a. Encourage future development to embrace the Provo River as a community asset and promote the Corridor as a linear greenbelt.
 - 3a.1. When possible, residential and commercial developments should face the river and connect to the water through pathways and greenspaces to promote walkability and access.
 - 3a.2. Commercial developments should incorporate the river corridor into their site design.
 - 3a.3. Consider the development of Design Guidelines for the river corridor in alignment with the strategies of this plan.
 - 3a.6. Connect the current Provo River Trail to nearby parks and neighborhoods.
- 3d.2. Enhance the riverfront areas by creating vibrant and attractive public spaces such as parks, promenades, and recreational facilities that provide easy access to the river.
- 3d.3. Encourage mixed-use development that incorporates commercial spaces, restaurants, and cultural venues with a lively riverfront atmosphere.
- 3d.4. Promote the establishment of gear shops, equipment rentals, and outdoor clothing stores to provide a range of products and services for visitors.

FINDING: Meets the standard.

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

Applicant Response: The proposed amendment is consistent with timing and sequencing provisions.

FINDING: Meets the standard.

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

Applicant Response: The proposed amendment furthers the General Plan's goals to improve connections to the river while preserving access to open space. It would also allow certain businesses to locate closer to the water, creating unique economic opportunities in the city.

FINDING: Meets the standard.

(f) Adverse impacts on adjacent land owners; and

Applicant Response: Staff do not foresee any adverse impacts on adjacent land owners.

FINDING: Meets the standard.

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

Applicant Response: The proposed design standards would overlay the underlying zoning and General Plan designations, which will not be changed by this proposed amendment.

FINDING: Meets the standard.

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

Applicant Response: There are no conflicts.

FINDING: Meets the standard.

APPLICABLE ZONING CODES

These proposed design standards would be added as subsection (6) to Provo City Code 14.34.290 Design Corridors.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may make any of the following findings:

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

ATTACHMENTS

1. Proposed New Text for 14.34.290(6) Provo River Design Corridor

ATTACHMENT 1 – PROPOSED NEW TEXT FOR 14.34.290(6) **PROVO RIVER DESIGN CORRIDOR**

Chapter 14.34.290(6)

PRDC – Provo River Design Corridor

(6) Provo River Design Corridor

(a) *Creation.*

- (i) The Provo River Design Corridor (PRDC) is established to encompass all properties within two hundred (200) feet of the ordinary high-water mark (OHWM) of the Provo River on both sides of the river, unless otherwise specified in the language of individual sections of this Section.
- (ii) The development standards of this Section do not apply to the Provo River Trail or other City-owned properties, which are governed by their own standards for public accessibility.

(b) *Purpose and Objectives.* The purpose of the PRDC is to further the goals of the Provo River and Lakeshore Plan by balancing preservation of the river's natural beauty with support for public access and development that enhances the public's ability to access and engage with the river. Strategic developments that advance this purpose include gear shops, equipment rentals, outdoor clothing and supply stores, restaurants, hotels, cultural venues, and public gathering spaces.

- (i) Developments within the PRDC will be low impact, to preserve natural ecosystems to the greatest extent possible, support healthy watersheds and groundwater permeability, and be designed to embrace the river and allow visitors to more fully experience this unique natural asset.
- (ii) Preserving and enhancing public access to the river and the Provo River Trail is the primary objective of these standards.

(c) *Levels of Development.*

- (i) The PRDC creates two categories of land uses along the river: light-use stretches and high-use nodes. Light-use stretches constitute the majority of the river corridor, with high-use nodes distributed along its length based on the underlying zones.

(ii) *Light-Use Stretches*. Light-use stretches consist of single-family residential areas with minimal additional design standards beyond those of the underlying zone.

(A) Light-use standards apply where the underlying zone is R1, RA, A1, VLDR, LDR, MDR, RM, PF, or OSPR.

(B) Properties in light-use stretches must comply with the standard river setback set forth in PCC 15.05.180, which requires a setback of 100 feet.

(iii) *High-Use Nodes*. High-use nodes consist of clusters of businesses and high-density residential uses with aesthetic standards and medium-scale buildings.

(A) High-use standards apply to all properties with underlying zones not enumerated in the light-use list of zones in this Section.

(B) Properties in high-use nodes may be located closer to the river than the standard river setback set forth in PCC 15.05.180, subject to the provisions of this Section.

(d) *Prohibited Uses*.

(i) In light-use stretches, uses will be permitted by the underlying zone except that the following uses are prohibited:

(A) Industrial and manufacturing uses;

(B) Storage businesses;

(C) Warehouses;

(D) Auto-centric businesses, including but not limited to auto storage, auto repair, gas stations, car washes, and similar uses;

(E) Dry cleaners;

(F) Drive-through businesses; and

(G) Data centers.

(ii) In high-use nodes, land use will be permitted by the underlying zone except that the following uses are prohibited:

(A) Industrial and manufacturing uses;

(B) Storage businesses;

(C) Warehouses;

(D) Auto-centric businesses;

(E) Dry cleaners;

(F) Drive-through businesses; and

(G) Data centers.

(e) *Nonconforming Structures.*

- (i) Structures that were lawfully built prior to the adoption of this Section are considered nonconforming structures. If exterior alterations or expansions are made to such structures, they must comply with the development standards set forth in this Section.

(f) *Setbacks and Building Height.*

- (i) The following setbacks from the ordinary high-water mark (OHWM) of the Provo River apply within the PRDC in high-use nodes. Where these conflict with setback requirements of the underlying zone, the requirements of this Section prevail.

- (A) 0-25 feet from the OHWM: No structures, furniture, or walking paths are permitted. This area is reserved for riparian vegetation and trails only.

- (B) 26-40 feet from the OHWM: No permanent structures are permitted, but temporary, movable furniture (e.g., dining tables and chairs) may be placed.

- (C) 41-70 feet from the OHWM: Structures may not exceed 30 feet in height, or the maximum height permitted by the underlying zone, whichever is lesser.

- (D) 71-100 feet from the OHWM: Structures may not exceed 40 feet in height, or the maximum height permitted by the underlying zone, whichever is lesser.

- (E) 101-200 feet from the OHWM: The development standards of the underlying zone apply.

- (ii) Notwithstanding the distances established in Subsection (f) of this Section, no structure or amenity may be located closer than five feet to the Provo River Trail. The area between any structure and the Provo River Trail must be landscaped in accordance with the requirements of PCC Title 15.

- (iii) The Development Services director or designee may permit adjustments of up to 20% of the height limits if the project reduces lot coverage and uses green landscaping infrastructure (permeable surfaces for parking, bioswales, rain gardens, etc.).

(g) *Lot Coverage.*

- (i) A non-single-family-residential lot within the PRDC in a high-use node may not have more than 60% combined lot coverage of buildings, parking areas, and hardscape, unless the underlying zone requires a lower maximum lot coverage.
- (ii) Permeable surface materials do not count toward hardscape coverage limits, except in parking areas and vehicle access areas.

(h) *Landscaping.*

- (i) Rock groundcover in landscaping is prohibited throughout the PRDC.
 - (A) Riprap is permitted along the riverbank as needed for bank stability.
- (ii) All plants used in landscaping within the PRDC must be native or native-compatible species. Refer to the Provo River and Lakeshore Plan for an approved plant list.
- (iii) Natural or existing topographic patterns that contribute to the beauty or utility of a development should be preserved. Modifications to topography may be permitted where such modifications contribute to good appearance or restore appropriate riparian topography, as determined by the Public Works Department.
- (iv) In high-use nodes adjacent to the Provo River Trail, the buffer yard between the trail and any structures on the property must be landscaped (see PCC 14.34.290(6)(f)).
- (v) On the side of any development adjacent to the river and on the two perpendicular sides—that is, on all sides except the building face farthest from the river—landscaping must include at least one canopy tree, one understory tree, and five shrubs or large ornamental grasses for every 30 linear feet. Landscaping must be proportional to the scale of the buildings. All required trees and plants must be maintained and replaced as needed.
- (vi) Developments are encouraged to consider viewsheds from their property in order to maximize visitors' ability to appreciate the river.

(i) *River Improvements.*

- (i) All developments in high-use nodes must make any necessary and feasible improvements to the river corridor for ecological benefit, including but not limited to general cleanup, removal of concrete from riverbanks, and improvements to flood control. Required improvements will be determined by the Parks, Public Works, and Development Services Departments.

- (ii) The developer is responsible for the cost and completion of required river improvements.

(j) *Building Appearance.*

- (i) The architectural design standards of this Section apply to all developments within the PRDC except single-family housing and duplexes.
- (ii) Architectural Style.
 - (A) Buildings in high-use nodes must be harmonious with the natural setting and reflect a light, open, and historically compatible aesthetic. Buildings must emphasize an overall horizontal design, and the primary building mass must be oriented along and parallel to the river.
 - (B) Prohibited Exterior Materials. The following exterior materials are prohibited:
 - a) Vinyl siding;
 - b) Stucco, except as specifically permitted in this Section;
 - c) Terracotta or brightly colored brick;
 - d) Plain concrete block; and
 - e) Foam architectural elements.
- (iii) Building Massing.
 - (A) Buildings must be composed of multiple, differentiated volumes rather than single large boxes. Varied horizontal wall planes are required at intervals of no more than 30 feet along any single building face in order to maintain visual variety. Acceptable techniques include balconies, terraces, projections, and recesses.
- (iv) Roofs.
 - (A) Black shingles are prohibited as a roofing material.
- (v) Timber Elements.
 - (A) Exposed functional or decorative timber beams are encouraged, especially for porch and deck structures.
- (vi) Transparency and Accent Materials.
 - (A) The ground floor facade facing the river must have a minimum of 60% transparency.
- (vii) Porches, Decks, and Balconies.
 - (A) Porches and decks along the river frontage are encouraged. All porches, decks, and balconies must be functional and must have a minimum depth

of five feet. Balconies may be recessed into the building or positioned above a ground-level deck. Balconies may not protrude from the building face without an overhanging roof.

(viii) Screening of Service and Parking Areas.

(A) All service and parking areas must be screened from the view of the river with landscaping. Natural or natural-looking fencing is permitted to supplement landscaping coverage gaps; however, views from the river and trail should be primarily of landscaping rather than fencing.

(ix) Walkways.

(A) Pedestrian walkways must be constructed of natural stone, stamped or textured concrete, unit pavers in natural colors, or compacted aggregate. Flat poured concrete paths are not permitted.

(x) Fencing.

(A) Fencing must be at least 50% permeable to allow small wildlife to traverse the riparian corridor, and it must be constructed of natural or natural-looking materials.

(xi) Decorative Lighting.

(A) Color-changing lights and small string lights may not be installed as permanent decorative fixtures but are permitted as seasonal decorations. Bistro lights (i.e., durable, weatherproof outdoor string lights featuring evenly spaced, larger bulbs; also known as café lights or Edison string lights) in outdoor gathering areas are permitted as permanent fixtures but must be shut off between the hours of 10:00 p.m. and 7:00 a.m.

(xii) Mechanical Equipment.

(A) All HVAC units, vents, and satellite dishes larger than 18 inches in diameter must be screened from view from the river, the Provo River Trail, and any access paths. Roof-mounted equipment must be set back a minimum of 10 feet from the roof edge where possible.

(xiii) Signage.

(A) Backlit signs are prohibited. Only hooded spotlights may be used to illuminate sign faces.

(B) Sign colors must complement the colors of the principal structure.

(C) On the portion of a structure facing the river, each building may have no more than one sign. The sign may not exceed 12 square feet.

(D) Signs may be flush with the building face or perpendicular (blade) to the building only if they are framed in a historic or vintage style.

(E) Wall-mounted dimensional letters are permitted but will be counted as part of the 12 square foot signage allowance.

(F) Vinyl banners are not permitted as permanent signs.

(xiv) River-Facing Building Use.

(A) High-use node developments must make productive use of the building side adjacent to the river by either siting the primary building entrance on that side or by providing customer-oriented space that allows customers to better access or appreciate the river.

(k) *Lighting.*

(i) All outdoor lighting within the PRDC, including lighting for residential developments, must comply with dark-sky standards as follows:

(A) Full-cutoff fixtures are required.

(B) All fixtures must be directed downward.

(C) All fixtures must be shielded or hooded. Exposed bulbs are not permitted, except bistro lights as specified in this Section.

(D) Fixtures must have a warm color temperature of between 2,700 and 3,000 Kelvin (amber/warm white).

(E) Fixtures must be mounted below the eave line where possible.

(F) Uplighting is prohibited.

(l) *Adaptive Reuse of Historic Buildings.*

(i) An applicant proposing the adaptive reuse of a building that qualifies for listing on the historic register may request alternative compliance with the development standards of this Section if strict compliance would compromise the building's historic character. The applicant must demonstrate that the proposed alternative design achieves equivalent or superior design quality.

(m) *Dumpsters.*

(i) Dumpsters may not be located along the river frontage of any property within the PRDC. All dumpsters must be located within a fully screened enclosure designed in an architectural style compatible with the principal structure.

(n) *Parking.*

- (i) Parking areas may not be located adjacent to the river. Parking may wrap around the side of the building only if the majority of the parking area remains on the side of the development farthest from the river. The parking area must be screened so that no vehicles are visible from the river. The screening must be aesthetically compatible with the main building.
- (ii) All parking lots within the PRDC must comply with PCC 15.20.090.
- (iii) A pedestrian walkway must be provided for every three rows of parked vehicles, counting tandem parking as one row. Such walkways must be protected from vehicle traffic and must provide overhead shading. Where shade trees are used to provide overhead shading, the trees and adjacent landscaping may count toward minimum landscaping requirements; however, the square footage of hardscaped walking path areas may not be counted toward minimum landscaping calculations.
- (iv) Structured parking garages are not permitted within 200 feet of the river.

(o) *Delivery and Loading Areas.*

- (i) Loading and delivery areas must be located on the side or rear (relative to the river) of buildings and must be screened from the view of the river and the Provo River Trail.
- (ii) Delivery operations are restricted to the hours of 7:00 a.m. to 7:00 p.m.

(p) *River and Trail Access.*

- (i) Development within the PRDC may not block public access to the river, the Provo River Trail, or any established access points.
- (ii) Access from the public road at the front of a property to the river at the rear must be provided at the following minimum intervals, based on the applicable land use category:
 - (A) Light-use: at least once every 1,320 feet (one-quarter mile).
 - (B) High-use: at least once every 500 feet.
- (iii) Existing single-family dwellings and duplexes in light-use areas that are rebuilt or remodeled are not required to provide trail access. Single-family or duplex developments that are redeveloped as part of a larger subdivision must provide trail access.

- (iv) Access trails required by this Subsection must comply with ADA standards. Permitted trail surface materials include cement, pavers, permeable pavers, bricks, compacted aggregate, and other ADA-compliant materials.
- (v) All required river improvements and trail easements must be completed prior to the issuance of a certificate of occupancy (CO) for the first building phase. Required trail connections must be open to the public within 90 days of CO.
- (vi) All river and trail access paths within the PRDC are subject to a public access easement for the City's maintenance of the river and adjoining landscapes.

(q) *Access Trail Maintenance.*

- (i) The property owner, or a homeowners' association if applicable, must maintain all required access trails and associated signage on their property.
- (ii) Snow removal and ice management on access trails must use non-chloride alternatives, including calcium magnesium acetate, potassium acetate, and sand.

(r) *Trail Signage.*

- (i) All access trails leading to the river and the Provo River Trail must be posted with signage that readily identifies them as public access points to the Provo River and the Provo River Trail.
- (ii) Sign design and dimensions must conform to the standard Provo City signage template for public access points, per the Parks and Recreation Department.

(s) *Trail Amenities.*

- (i) Every development within the PRDC must install at least one bench at the point where the required access path meets the river.
- (ii) In high-use nodes, if a development fronts more than 500 feet of riverfront, additional benches are required at intervals of approximately 500 feet along the full extent of the development's river frontage.
- (iii) The installation, maintenance, and replacement of required benches are the responsibility of the adjacent property owner or homeowners' association.

(t) *Erosion Control Plan.*

- (i) All construction activity within the Provo River Design Corridor must have an Erosion Control Plan approved by the City Engineer prior to the issuance of a grading permit pursuant to PCC 15.05.050.

Provo City Planning Commission

Report of Action

August 12, 2026

*ITEM 1 Development Services requests an Ordinance Text Amendment to Provo City Code 14.34.290 to add Provo River Design Corridor standards. Citywide Application. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLOTA20260371

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 12, 2026:

RECOMMENDED APPROVAL

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

Motion By: Joel Temple

Second By: Jonathon Hill

Votes in Favor of Motion: Tosh Metzger, Jonathon Hill, Jon Lyons, Matt Wheelwright, Melissa Kendall, 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.

TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A.

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

- Citywide application; all Neighborhood District Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- One resident supported trail preservation and careful development that prevented large warehouses from being built by the river.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Lyons asked how the city would determine what ecological improvements were necessary for developers. That determination would be made primarily by staff from Public Works and Parks with Development Services supporting as needed.
- Commissioner Wheelwright asked when the proposed standards would take effect. They would be required for all

- developments submitting applications after the date of adoption, should the Council adopt the design corridor.
- Commissioner Temple asked how the standards would apply to renovations and additions to existing homes. The standards would not apply retroactively to existing structures, but additions, new structures, and rebuilds would have to comply with the design corridor standards.
- Commissioners Wheelwright, Temple, and Lyons expressed their support for the proposed design corridor.



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

Chapter 14.34.290(6)

PRDC – Provo River Design Corridor

(6) Provo River Design Corridor

(a) *Creation.*

- (i) The Provo River Design Corridor (PRDC) is established to encompass all properties within two hundred (200) feet of the ordinary high water mark (OHWM) of the Provo River on both sides of the river, unless otherwise specified in the language of individual sections of this Section.
- (ii) The development standards of this Section do not apply to the Provo River Trail or other City-owned properties, which are governed by their own standards for public accessibility.

(b) *Purpose and Objectives.* The purpose of the PRDC is to further the goals of the Provo River and Lakeshore Plan by balancing preservation of the river's natural beauty with support for public access and development that enhances the public's ability to access and engage with the river. Strategic developments that advance this purpose include gear shops, equipment rentals, outdoor clothing and supply stores, restaurants, hotels, cultural venues, and public gathering spaces.

- (i) Developments within the PRDC will be low impact, to preserve natural ecosystems to the greatest extent possible, support healthy watersheds and groundwater permeability, and be designed to embrace the river and allow visitors to more fully experience this unique natural asset.
- (ii) Preserving and enhancing public access to the river and the Provo River Trail is the primary objective of these standards.

(c) *Levels of Development.*

- (i) The PRDC creates two categories of land uses along the river: light-use stretches and high-use nodes. Light-use stretches constitute the majority of the river corridor, with high-use nodes distributed along its length based on the underlying zones.
- (ii) *Light-Use Stretches.* Light-use stretches consist of low- to medium-density residential areas with minimal additional design standards beyond those of the underlying zone.
 - (A) Light-use standards apply where the underlying zone is R1, RA, A1, VLDR, LDR, MDR, RM, PF, or OSPR.
 - (B) Properties in light-use stretches must comply with the standard river setback set forth in PCC 15.05.180, which requires a setback of 100 feet.
- (iii) *High-Use Nodes.* High-use nodes consist of clusters of businesses and high-density residential uses with aesthetic standards and medium-scale buildings.
 - (A) High-use standards apply to all properties with underlying zones not enumerated in the light-use list of zones in this Section.
 - (B) Properties in high-use nodes may be located closer to the river than the standard river setback set forth in PCC 15.05.180, subject to the provisions of this Section.

(d) *Prohibited Uses.*

- (i) Uses will be permitted by the underlying zone except that the following uses are prohibited:
 - (A) Industrial and manufacturing uses;
 - (B) Storage businesses;
 - (C) Warehouses;
 - (D) Auto-centric businesses, including but not limited to auto storage, auto repair, gas stations, car washes, and similar uses;
 - (E) Dry cleaners;
 - (F) Drive-through businesses; and
 - (G) Data centers.

(e) *Nonconforming Structures.*

- (i) Structures that were lawfully built prior to the adoption of this Section are considered nonconforming structures. If exterior alterations or expansions are made to such structures, they must comply with the development standards set forth in this Section.

(f) *Setbacks and Building Height.*

- (i) The following setbacks from the ordinary high water mark (OHWM) of the Provo River apply within the PRDC in high-use nodes. Where these conflict with setback requirements of the underlying zone, the requirements of this Section prevail.
 - (A) 0-25 feet from the OHWM: No structures, furniture, or walking paths are permitted. This area is reserved for riparian vegetation and trails only.
 - (B) 26-40 feet from the OHWM: No permanent structures are permitted, but temporary, movable furniture (e.g., dining tables and chairs) may be placed.
 - (C) 41-70 feet from the OHWM: Structures may not exceed 30 feet in height, or the maximum height permitted by the underlying zone, whichever is lesser.
 - (D) 71-100 feet from the OHWM: Structures may not exceed 40 feet in height, or the maximum height permitted by the underlying zone, whichever is lesser.
 - (E) 101-200 feet from the OHWM: The development standards of the underlying zone apply.
- (ii) Notwithstanding the distances established in Subsection (f) of this Section, no structure or amenity may be located closer than five feet to the Provo River Trail. The area between any structure and the Provo River Trail must be landscaped in accordance with the requirements of PCC Title 15.
- (iii) The Development Services director or designee may permit adjustments of up to 20% of the height limits if the project reduces lot coverage and uses green landscaping infrastructure (permeable surfaces for parking, bioswales, rain gardens, etc.).

(g) *Lot Coverage.*

- (i) A non-single-family-residential lot within the PRDC in a high-use node may not have more than 60% combined lot coverage of buildings, parking areas, and hardscape, unless the underlying zone requires a lower maximum lot coverage.
- (ii) Permeable surface materials do not count toward hardscape coverage limits, except in parking areas and vehicle access areas.

(h) *Landscaping.*

- (i) Rock groundcover in landscaping is prohibited throughout the PRDC.
 - (A) Riprap is permitted along the riverbank as needed for bank stability.
- (ii) All plants used in landscaping within the PRDC must be native or native-compatible species. Refer to the Provo River and Lakeshore Plan for an approved plant list.
- (iii) Natural or existing topographic patterns that contribute to the beauty or utility of a development should be preserved. Modifications to topography may be permitted where such modifications contribute to good appearance or restore appropriate riparian topography, as determined by the Public Works Department.
- (iv) In high-use nodes adjacent to the Provo River Trail, the buffer yard between the trail and any structures on the property must be landscaped (see PCC 14.34.290(6)(f)).
- (v) On the side of any development adjacent to the river and on the two perpendicular sides—that is, on all sides except the building face farthest from the river—landscaping must include at least one canopy tree, one understory tree, and five shrubs or large ornamental grasses for every 30 linear feet. Landscaping must be proportional to the scale of the buildings. All required trees and plants must be maintained and replaced as needed.
- (vi) Developments are encouraged to consider viewsheds from their property in order to maximize visitors' ability to appreciate the river.

(i) *River Improvements.*

- (i) All developments in high-use nodes must make any necessary and feasible improvements to the river corridor for ecological benefit, including but not limited to general cleanup, removal of concrete from

riverbanks, and improvements to flood control. Required improvements will be determined by the Parks, Public Works, and Development Services Departments.

- (ii) The developer is responsible for the cost and completion of required river improvements.

(j) *Building Appearance.*

- (i) The architectural design standards of this Section apply to all developments within the PRDC except single-family housing and duplexes.
- (ii) Architectural Style.
 - (A) Buildings in high-use nodes must be harmonious with the natural setting and reflect a light, open, and historically compatible aesthetic. Buildings must emphasize an overall horizontal design, and the primary building mass must be oriented along and parallel to the river.
 - (B) Prohibited Exterior Materials. The following exterior materials are prohibited:
 - a) Vinyl siding;
 - b) Stucco, except as specifically permitted in this Section;
 - c) Terracotta or brightly colored brick;
 - d) Plain concrete block; and
 - e) Foam architectural elements.
- (iii) Building Massing.
 - (A) Buildings must be composed of multiple, differentiated volumes rather than single large boxes. Varied horizontal wall planes are required at intervals of no more than 30 feet along any single building face in order to maintain visual variety. Acceptable techniques include balconies, terraces, projections, and recesses.
- (iv) Roofs.
 - (A) Black shingles are prohibited as a roofing material.
- (v) Timber Elements.
 - (A) Exposed functional or decorative timber beams are encouraged, especially for porch and deck structures.
- (vi) Transparency and Accent Materials.
 - (A) The ground floor facade facing the river must have a minimum of 60% transparency.
- (vii) Porches, Decks, and Balconies.
 - (A) Porches and decks along the river frontage are encouraged. All porches, decks, and balconies must be functional and must have a minimum depth of five feet. Balconies may be recessed into the building or positioned above a ground-level deck. Balconies may not protrude from the building face without an overhanging roof.
- (viii) Screening of Service and Parking Areas.
 - (A) All service and parking areas must be screened from the view of the river with landscaping. Natural or natural-looking fencing is permitted to supplement landscaping coverage gaps; however, views from the river and trail should be primarily of landscaping rather than fencing.
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 - (A) Pedestrian walkways must be constructed of natural stone, stamped or textured concrete, unit pavers in natural colors, or compacted aggregate. Flat poured concrete paths are not permitted.
- (x) Fencing.
 - (A) Fencing must be at least 50% permeable to allow small wildlife to traverse the riparian corridor, and it must be constructed of natural or natural-looking materials.
- (xi) Decorative Lighting.
 - (A) Color-changing lights and small string lights may not be installed as permanent decorative fixtures but are permitted as seasonal decorations. Bistro lights (i.e., durable, weatherproof outdoor string lights featuring evenly spaced, larger bulbs; also known as café lights or Edison string lights) in outdoor gathering areas are permitted as permanent fixtures but must be shut off between the hours of 10:00 p.m. and 7:00 a.m.
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- (xiii) *Signage.*
 - (A) Backlit signs are prohibited. Only hooded spotlights may be used to illuminate sign faces.
 - (B) Sign colors must complement the colors of the principal structure.
 - (C) On the portion of a structure facing the river, each building may have no more than one sign. The sign may not exceed 12 square feet.
 - (D) Signs may be flush with the building face or perpendicular (blade) to the building only if they are framed in a historic or vintage style.
 - (E) Wall-mounted dimensional letters are permitted but will be counted as part of the 12 square foot signage allowance.
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 - (A) High-use node developments must make productive use of the building side adjacent to the river by either siting the primary building entrance on that side or by providing customer-oriented space that allows customers to better access or appreciate the river.
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 - (i) All outdoor lighting within the PRDC, including lighting for residential developments, must comply with dark-sky standards as follows:
 - (A) Full-cutoff fixtures are required.
 - (B) All fixtures must be directed downward.
 - (C) All fixtures must be shielded or hooded. Exposed bulbs are not permitted, except bistro lights as specified in this Section.
 - (D) Fixtures must have a warm color temperature of between 2,700 and 3,000 Kelvin (amber/warm white).
 - (E) Fixtures must be mounted below the eave line where possible.
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- (l) *Adaptive Reuse of Historic Buildings.*
 - (i) An applicant proposing the adaptive reuse of a building that qualifies for listing on the historic register may request alternative compliance with the development standards of this Section if strict compliance would compromise the building's historic character. The applicant must demonstrate that the proposed alternative design achieves equivalent or superior design quality.
- (m) *Dumpsters.*
 - (i) Dumpsters may not be located along the river frontage of any property within the PRDC. All dumpsters must be located within a fully screened enclosure designed in an architectural style compatible with the principal structure.
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 - (i) Parking areas may not be located adjacent to the river. Parking may wrap around the side of the building only if the majority of the parking area remains on the side of the development farthest from the river. The parking area must be screened so that no vehicles are visible from the river. The screening must be aesthetically compatible with the main building.
 - (ii) All parking lots within the PRDC must comply with PCC 15.20.090.
 - (iii) A pedestrian walkway must be provided for every three rows of parked vehicles, counting tandem parking as one row. Such walkways must be protected from vehicle traffic and must provide overhead shading. Where shade trees are used to provide overhead shading, the trees and adjacent landscaping may count toward minimum landscaping requirements; however, the square footage of hardscaped walking path areas may not be counted toward minimum landscaping calculations.

- (iv) Structured parking garages are not permitted within 200 feet of the river.
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 - (i) Loading and delivery areas must be located on the side or rear (relative to the river) of buildings and must be screened from the view of the river and the Provo River Trail.
 - (ii) Delivery operations are restricted to the hours of 7:00 a.m. to 7:00 p.m.
- (p) *River and Trail Access.*
 - (i) Development within the PRDC may not block public access to the river, the Provo River Trail, or any established access points.
 - (ii) Access from the public road at the front of a property to the river at the rear must be provided at the following minimum intervals, based on the applicable land use category:
 - (A) Light-use: at least once every 1,320 feet (one-quarter mile).
 - (B) High-use: at least once every 500 feet.
 - (iii) Existing single-family dwellings and duplexes in light-use areas that are rebuilt or remodeled are not required to provide trail access. Single-family or duplex developments that are redeveloped as part of a larger subdivision must provide trail access.
 - (iv) Access trails required by this Subsection must comply with ADA standards. Permitted trail surface materials include cement, pavers, permeable pavers, bricks, compacted aggregate, and other ADA-compliant materials.
 - (v) All required river improvements and trail easements must be completed prior to the issuance of a certificate of occupancy (CO) for the first building phase. Required trail connections must be open to the public within 90 days of CO.
 - (vi) All river and trail access paths within the PRDC are subject to a public access easement for the City's maintenance of the river and adjoining landscapes.
- (q) *Access Trail Maintenance.*
 - (i) The property owner, or a homeowners' association if applicable, must maintain all required access trails and associated signage on their property.
 - (ii) Snow removal and ice management on access trails must use non-chloride alternatives, including calcium magnesium acetate, potassium acetate, and sand.
- (r) *Trail Signage.*
 - (i) All access trails leading to the river and the Provo River Trail must be posted with signage that readily identifies them as public access points to the Provo River and the Provo River Trail.
 - (ii) Sign design and dimensions must conform to the standard Provo City signage template for public access points, per the Parks and Recreation Department.
- (s) *Trail Amenities.*
 - (i) Every development within the PRDC must install at least one bench at the point where the required access path meets the river.
 - (ii) In high-use nodes, if a development fronts more than 500 feet of riverfront, additional benches are required at intervals of approximately 500 feet along the full extent of the development's river frontage.
 - (iii) The installation, maintenance, and replacement of required benches are the responsibility of the adjacent property owner or homeowners' association.
- (t) *Erosion Control Plan.*
 - (i) All construction activity within the Provo River Design Corridor must have an Erosion Control Plan approved by the City Engineer prior to the issuance of a grading permit pursuant to PCC 15.05.050.

***ITEM 1**

Development Services requests an Ordinance Text Amendment to Provo City Code 14.34.290 to add Provo River Design Corridor standards.

Citywide Application

PLOTA20260371

DESIGN CORRIDORS

14.34.290 Design Corridors

- (1) North University Avenue Design Corridor
- (2) North University Avenue Riverbottoms Design Corridor Criteria
- (3) West Center Street Design Corridor Criteria
- (4) South State Street Design Corridor
- (5) East Center Street Design Corridor
- (6) Provo River Design Corridor**

RIVER AND LAKESHORE PLAN

- 3a.3. Consider the development of Design Guidelines for the river corridor in alignment with the strategies of this plan.
- 3d.2. Enhance the riverfront areas by creating vibrant and attractive public spaces such as parks, promenades, and recreational facilities that provide easy access to the river.
- 3d.3. Encourage mixed-use development that incorporates commercial spaces, restaurants, and cultural venues with a lively riverfront atmosphere.

GOALS	STRATEGIES
3a. Encourage future development to embrace the Provo River as a community asset and promote the Corridor as a linear greenbelt.	1. When possible, residential and commercial developments should face the river and connect to the water through pathways and greenspaces to promote walkability and access. 2. Commercial developments should incorporate the river corridor into their site design. 3. Consider the development of Design Guidelines for the river corridor in alignment with the strategies in this plan. 4. Ensure development along the Provo River corridor aligns with the requirements of the Open Space Preservation and Recreation Zone and Section 15.05.180, Provo City Code, Floodplain Management and Development Standards, when applicable 5. Expand existing trails and connect gaps along the Provo River trail and around Utah Lake. 6. Connect the current Provo River Trail to nearby parks and neighborhoods. 7. Preserve land along the river corridor to promote civic, cultural, and educational facilities. 8. Encourage Provo City parks along the river corridor under the Open Space Preservation and Recreation Zone. 9. Incentivize infill development of underutilized properties such as parking lots, vacant lots, or degraded properties. 10. Explore opportunities for property acquisition strategies along the river corridor for public uses (i.e., open space, parks, trail connections), as it aligns with the City's General Plan.

WORKING GROUP

- Three Councilors (North, West, East)
- Three District representatives (North, Northwest, West)
- Parks Department
- Public Works Department
- Economic Development
- Utah Lake Authority
- Commercial Property Owner



DEVELOPER FEEDBACK

- Not burdensome
- Advice on design standard specifics and market availability
- Potential for infill development for larger properties with river frontage along the back



OBJECTIVES

- Further River and Lakeshore Plan
- Create an aesthetic sense of place
- Encourage developments to connect visitors to the river
- Allow some development closer to the river
- Maintain the wildlife corridor
- Establish low-impact development requirements
- Preserve and expand access to the Provo River Trail
- Prohibit incompatible land uses
- Preserve the waterway and restore it where possible
- Bring development without a feeling of density

LIGHT-USE STRETCHES AND HIGH-USE NODES

Light-use Stretches

- Zones R1, RA, A1, VLDR, LDR, MDR, RM, PF, OSPR
- Maintain current minimum 100' setback

High-use Nodes

- All other zones
- Narrower setback from river, depending on building height
- Aesthetic design standards



Hypothetical demonstration of integrated light-use stretches and high-use nodes

POLICIES

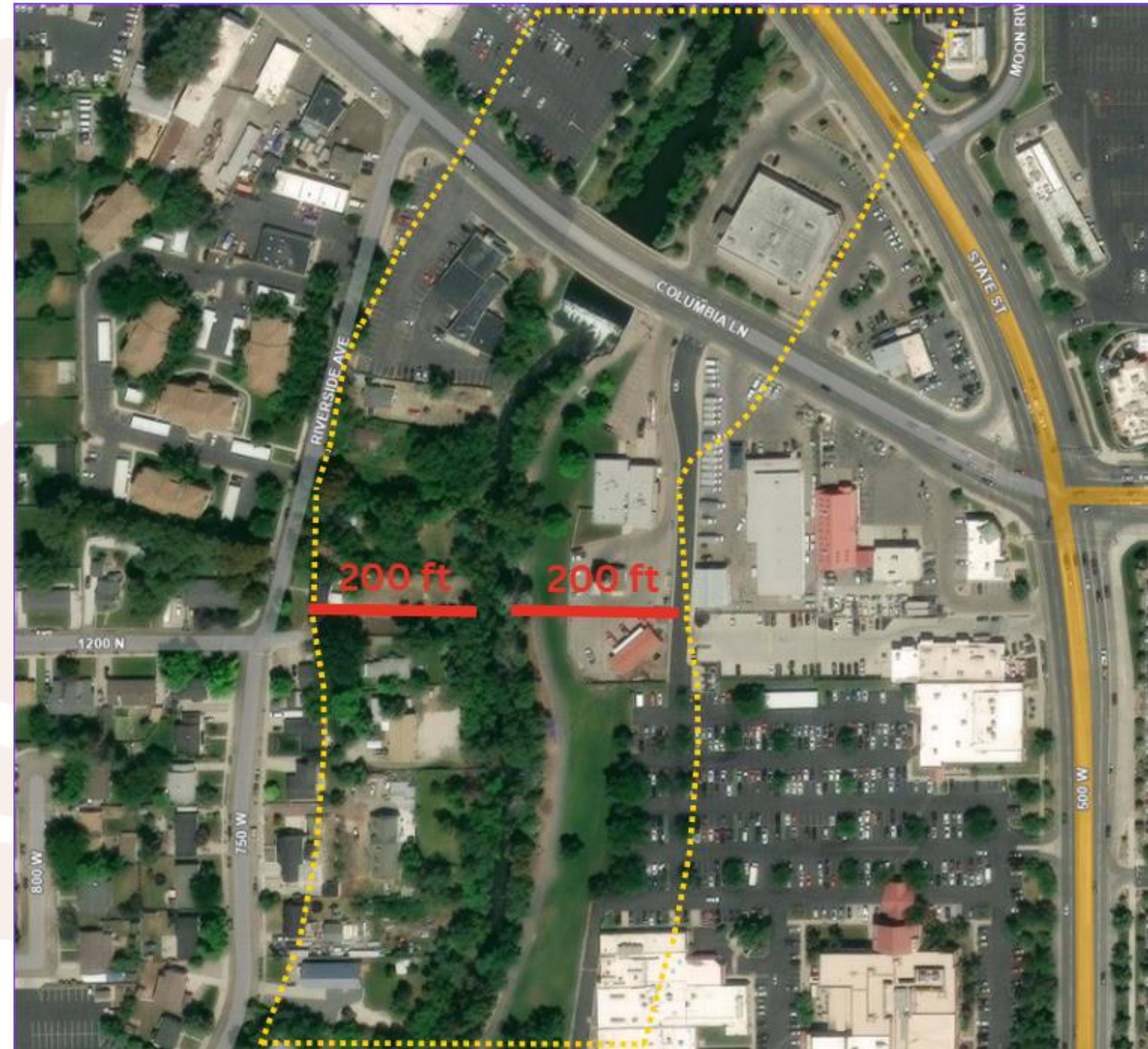
A. Creation

The corridor will run **200'** from the **ordinary high water mark** on both sides of the river

The standards **do not apply** to the **Provo River Trail**

B. Purpose and Objectives

Low-impact developments that support healthy water systems and connect visitors to the river while preserving trail access



POLICIES

C. Levels of Development

Creates **light-use stretches and high-use nodes**

D. Prohibited Uses

Lists **prohibited land uses**

- Industrial and manufacturing uses
- Storage businesses
- Warehouses
- Auto-centric businesses
- Dry cleaners
- Drive-through businesses
- Data centers

E. Nonconforming Structures

Explanation of the **process for structures built before the adoption** of design standards

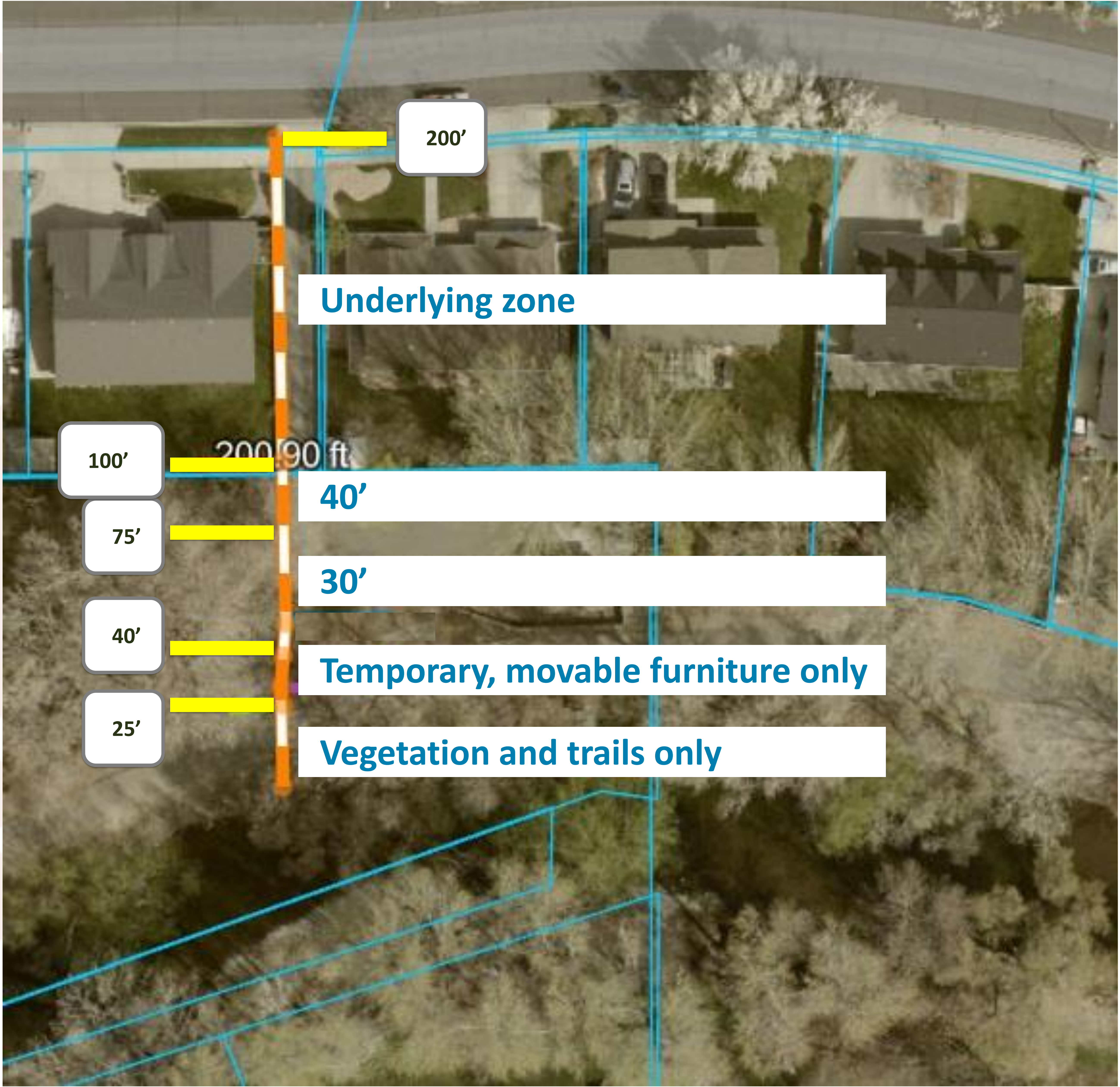
POLICIES

F. Setbacks and Building Height

Sets **building height maximums at different distances from the river** in high-use nodes only

Distance from OHWM	Building Allowances and Heights
0-25' from the OHWM	No structures, furniture, or walking paths Riparian vegetation and trails only
26-40'	No permanent structures Temporary, movable furniture (e.g., dining tables and chairs) permitted
41-70'	30' height or underlying zone maximum, whichever is lesser
71-100	40' height or underlying zone maximum, whichever is lesser
101-200'	Underlying zone

POLICIES



POLICIES

G. Lot Coverage

Maximum 60% lot coverage for non-single-family residential lots, unless the underlying zone requires a lower ratio

H. Landscaping

Requires **native or native-compatible plants**, buffer yards for the Provo River Trail, and **minimum tree counts**

I. River Improvements

Developers in high-use nodes are **responsible for any necessary and feasible river corridor ecology improvements**, as determined by Parks, Public Works, and Development Services

POLICIES

J. Building Appearance

Sets **aesthetic standards** for architectural style, external building materials, building massing, walkways, fencing, equipment visible from the river, and business signage for high-use nodes only

- **Exempts single-family homes and duplexes**
- “Historic,” “natural look,” “fresh, light timeless”

POLICIES

J. Building Appearance

Sets **aesthetic standards** for architectural style, external building materials, building massing, walkways, fencing, equipment visible from the river, and business signage for high-use nodes only

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- “Historic,” “natural look,” “fresh, light timeless”

POLICIES



Facing/focused on river

Historic, natural design

Vegetative buffer between trail and building

No black roofing

Varied building mass, no large cubes

Horizontal variation

No vinyl, plain concrete

Exposed timber encouraged

Deck/porch encouraged, roof required

Min. 60% transparency on ground floor river-facing façade

Parking, mechanical equipment not visible from the river

Min. 50% permeable fencing

No uplighting

Signage harmonious with building, not backlit

POLICIES

K. Lighting

Requires standards recommended by the **Dark Sky Association**

L. Adaptive Reuse of Historic Buildings

Encourages adaptive reuse where possible

M. Dumpsters

Dumpsters **may not be visible from the river**

N. Parking

Majority of parking on a site may **not be located along the river, must be screened from view, and must have additional canopy coverage**

POLICIES

O. Delivery and Loading Areas

Loading areas **may not be located adjacent to the river and must be screened from view**

P. River and Trail Access

Preserves the Provo River Trail and **requires ADA compliant access trails every quarter mile in light-use stretches and every 500 feet in high-use nodes**

- Exempts single-family homes and duplexes that are not part of a subdivision

Q. Access Trail Maintenance

The **property owner or homeowners' association** is responsible for the maintenance of the access trails and signage

POLICIES

R. Trail Signage

Access **trails must be clearly signed** as such

S. Trail Amenities

Property owners or homeowners' associations are responsible for the installation and maintenance of benches at access trail junctions and periodically along the river frontage

T. Erosion Control Plan

All construction must have an **approved Erosion Control Plan**



***ITEM 1**

Development Services requests an Ordinance Text Amendment to Provo City Code 14.34.290 to add Provo River Design Corridor standards.

Citywide Application

PLOTA20260371

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: HSALZL
Presenter: Hannah Salzl, Planner/Sustainability Coordinator & Melia Mercier, Council Policy Analyst
Department: Development Services
Meeting Date: 9/22/2026
Requested Duration (Minutes): 35 minutes
CityView or Issue File Number: PLOTA20260371

SUBJECT: 7 An ordinance amending Provo City Code 14.34.290 to add the Provo River Design Corridor. (PLOTA20260371)

ADMINISTRATIVE RECOMMENDATION: The Planning Commission recommended approval by a vote of 6:0.

ADMINISTRATIVE MEMO: The River and Lakeshore Plan includes goals directing City officials and staff to encourage future development to embrace the Provo River while promoting it as a linear greenbelt, in tandem with directions to consider a design corridor to ensure appropriate development. These proposed standards help to fulfill those goals by addressing the following objectives:

- further the objectives of the River and Lakeshore Plan,
- create a cohesive sense of place through harmonious, nature-based aesthetic standards (exempting single-family housing and duplexes),
- encourage developments that connect visitors to the river to locate closer to the waterfront,
- preserve the river as an ecological resource and wildlife corridor,
- set standards for low-impact development,
- preserve and enhances access to the Provo River Trail,
- and prohibit land uses that are incompatible with the ecological and social goals of the River and Lakeshore Plan.

These proposed design corridor standards were created with input from a Working Group that included members of the Council, representatives from each of the three Districts along the river, Public Works, Parks, Economic Development, and the Utah Lake Authority. Staff also worked with local developers to review the draft standards to determine if they would be a burden or slow future development. The developers universally agreed that the standards were not burdensome, and their suggestions for refining building material details and adding flexibility for good designs have been included.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO: During the January 13, 2026 Council work and night meetings, the Council discussed and passed an ordinance to remove the exemption from the base 100-foot setback for all development along the Provo River. During the work meeting discussion, Development Services staff agreed to work with Council and Council staff to draft river design standards that would provide protections and guidance on developments along the river to highlight it and make it more of an amenity and asset to the City.

As part of the review of these design corridor standards, the Councilors on the design corridor drafting working group have additional amendments proposed for the Council's review, including a proposed overlay zone for high-use node developments.