



PROVO MUNICIPAL COUNCIL

Regular Meeting Agenda

5:30 PM, Tuesday, September 22, 2026
Council Chambers (Room 100)
445 W. Center Street, Provo, UT 84601 or
<https://www.youtube.com/provocitycouncil>

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

TO MAKE A VIRTUAL PUBLIC COMMENT:

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

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

September 22 Council Meeting: Dial **346 248 7799**. Enter Meeting ID **854 2825 2093** and press **#**. When asked for a participant ID, press **#**. To join via computer, visit zoom.us and enter the meeting ID and passcode: **185104**.

Decorum

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

Opening Ceremony

Roll Call

Prayer

Pledge of Allegiance

Presentations, Proclamations, and Awards

- 1 A ceremony recognizing Provo Fire & Rescue as the winner of the Battle of the Badges Blood Drive (26-007)
- 2 A ceremony recognizing the Provo City Employee of the Month: Public Works (26-007)

Public Comment

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

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

Please limit your comments to two minutes.

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

Action Agenda

- 3 A public hearing regarding the Consolidated Annual Performance and Evaluation Report (26-025)
- 4 A resolution approving unspent Fiscal Year 2026 budget items to be carried over to the fiscal year ending June 30, 2027. (26-001)
- 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 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)
- 7 A resolution adopting the 2027 Council regular meeting schedule. (26-068)
- 8 An ordinance regarding outdoor lighting standards exemptions. (26-067)

Adjournment

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

Materials and Agenda: agendas.provo.org

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

The next Council Meeting will be held on Tuesday, 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.

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: RBREEN
Presenter: Benjamin P. Donner, Executive Director, American Red Cross - Central & Southern Utah
Department: Council
Meeting Date: 9/22/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-007

SUBJECT: 1 A ceremony recognizing Provo Fire & Rescue as the winner of the Battle of the Badges Blood Drive (26-007)

ADMINISTRATIVE RECOMMENDATION: Presentation only

ADMINISTRATIVE MEMO: The American Red Cross of Utah Battle of the Badges Blood Drive in Provo took place on Monday, August 24th at the Provo City Library. The event was a success, collecting 82 units of blood to support patients in the community. For the second year in a row, Provo Fire & Rescue earned the most votes from blood donors, claiming the Battle of the Badges trophy and bragging rights over the Provo Police Department.

FISCAL IMPACT: N/A

COUNCIL STAFF MEMO:

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: KMARTINS
Presenter: David Michaelson, City Engineer
Department: Recorder
Meeting Date: 9/22/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-007

SUBJECT: 2 A ceremony recognizing the Provo City Employee of the Month: Public Works (26-007)

ADMINISTRATIVE RECOMMENDATION: NA

ADMINISTRATIVE MEMO: This item recognizes and honors the Provo City Employee of the Month for their outstanding service, dedication, and contributions to the City.

FISCAL IMPACT: NA

COUNCIL STAFF MEMO:



2025–26 CAPER

Consolidated Annual Performance and Evaluation Report

Provo City & Utah Valley HOME Consortium

Program year: July 1, 2025 – June 30, 2026



At a glance

A year of housing assistance, public services and community improvements.

7,409

low-income individuals served

56

households served through
regular HOME-funded activities

≈456

households assisted through
HOME-ARP rental assistance

24,732

people benefiting from public
facility/infrastructure activities

- CDBG- and HOME-funded services supported literacy, job training, physical therapy, youth services, domestic-violence advocacy and other community needs.
- Housing assistance included homebuyer assistance, rehabilitation and acquisition of existing units.
- The CAPER represents the first year of the 2025–2029 Consolidated Plan.



Housing: helping households access and maintain affordable housing

46

households received direct financial assistance to homebuyers

16

households supported through rehabilitation of existing units

46

households supported through acquisition of existing units

- Down-payment assistance programs performed better than anticipated, exceeding the annual goal of 17 assisted households with 46 actual households assisted.
- HOME-funded activities served 56 households across income categories: 10 extremely low-income, 8 low-income and 38 moderate-income households.



Public services: direct support for vulnerable residents

7,409

low-income individuals served by CDBG & HOME-funded activities

≈456

households receiving HOME-ARP tenant-based rental assistance

1,700

people assisted through CDBG public-service activities

- Supported counseling for children who experienced abuse, physical therapy, adult literacy, developmental-disability services, domestic-violence housing/court advocacy and youth services.
- HOME-ARP rental assistance focused on households experiencing homelessness or at risk of homelessness.
- The City continued coordinating with nonprofit partners and the Mountainland Continuum of Care to connect residents with housing and supportive services.



Community facilities & neighborhood improvements

24,732

people assisted through public
facility/infrastructure activities

10

rental units rehabilitated

6

homeowner units rehabilitated

- Funding supported improvements to neighborhood and youth facilities and new sidewalk construction.
- These investments advanced public-facility, accessibility and active-transportation objectives identified in the Consolidated Plan.
- The CAPER also documents ongoing program administration, monitoring and compliance activities supporting responsible use of federal funds.



Read the full CAPER & provide feedback



Scan to visit Provo City Community Programs

View the complete 2025–26 CAPER and participate in the public survey.

1. Review

Read the full CAPER and supporting information.

2. Respond

Share comments and feedback through the survey.

3. Stay engaged

Use the Community Programs page for updates and resources.

**PROVO MUNICIPAL COUNCIL
COUNCIL MEETING
STAFF REPORT**



Submitter: MMCNALLEY
Presenter: Melissa McNalley, Community Grants Administrator
Department: Development Services
Meeting Date: 9/22/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-025

SUBJECT: 3 A public hearing regarding the Consolidated Annual Performance and Evaluation Report (26-025)

ADMINISTRATIVE RECOMMENDATION: No action needed.

ADMINISTRATIVE MEMO: This is a public hearing to give opportunity to comment on the performance of CDBG and HOME grants in the 2025-26 Program Year.

FISCAL IMPACT: None

TIME SENSITIVITY: We have to give the public the opportunity to give feedback on the CAPER prior to submission which is in September

COUNCIL STAFF MEMO:

Executive Summary

This Consolidated Annual Performance and Evaluation Report (CAPER) is prepared in accordance with Federal Regulations 24 CFR part 570 for the period of July 1, 2025, through June 30, 2026. This represents the First year of the 2025-2029 Consolidated Plan. The CAPER is a description of the activities conducted during the program year with the entitlement funding from the Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), the Home Investment Partnership (HOME), American Rescue Plan (HOME-ARP) and the CARES Act appropriated CV (COVID) funding received by Provo City under CDBG-CV and HOME-ARP. The Projects and activities reported in the CAPER principally benefit low-and moderate-income residents of the City and participating municipalities within the Utah Valley HOME Consortium.

DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

We expected to report on the completion of a development project this year that would add 37 new housing units. While the affordable housing units are being added to the housing stock within the Consortium boundaries, the project failed to meet timeliness and could not be funded with HOME dollars. The project was ultimately cancelled with funding returned to HUD for reallocation within the Utah Valley HOME Consortium. We were able to exceed the number of direct financial assistance beneficiaries for our first-time homebuyer programs for the first time in several years. The number of rental units reported is a carryover from program year 2024.

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing	Affordable Housing	CDBG: \$/ HOME: \$	Rental Units Constructed	Household Housing Unit	4	0	0%	0	0	0%
Housing	Affordable Housing	CDBG: \$/ HOME: \$	Rental Units Rehabilitated	Household Housing Unit	4	10	250.00%	0	10	0%

Housing	Affordable Housing	CDBG: \$/ HOME: \$	Homeowner Housing Added	Household Housing Unit	20	0	0%	37	0	0%
Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	6	15%	10	6	60%
Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to homebuyers	Households Assisted	100	46	46%	17	46	271%
Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant Based Rental Assistance	Households Assisted	100	10	10%	0	10	0%
Public Services	Homeless, Non-Homeless Special Needs	CDBG: \$	Public Service Activities other than low/Moderate Income Housing Benefit	Persons Assisted	25000	1700	.7%	4842	1700	35%
Public Services	Homeless, Non-Homeless	CDBG: \$	Public Service Activities for low/moderate	Households Assisted	5	0	0%	16	0	0%

	Special Needs		income housing benefit							
Neighborhood Needs	Non-Housing Community Development	CDBG: \$	Public Service Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0%	0	0	0%
Community and Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	24,732	82%	24000	24,732	103%
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs Created/Retained	Jobs	120	5	4%	5	5	100%

Economic Development	Non-Housing Community Development	CDBG: \$	Businesses Assisted	Businesses Assisted	10	0	0%	1	0	0%
Economic Development	Non-Housing Community Development	CDBG: \$	Other: Internships provided	Internships provided	10	0	0%	0	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the program year, Provo City and the Utah Valley HOME Consortium made progress toward each of the goals identified in the 2025-29 Consolidated Plan:

Goal 1 – Housing. The Consortium expanded affordable housing opportunities by providing direct financial assistance to homebuyers and funding homeowner rehabilitation to preserve and improve existing owner-occupied housing stock, advancing progress toward the Affordable Homebuyer Programs and Affordable Homeowner Development objectives.

Goal 2 – Public Services. Funding supported a range of public service organizations serving vulnerable populations, including physical therapy services for low-income residents, adult literacy programs, therapy services for children who have experienced abuse, programs serving individuals with developmental disabilities, and housing and court advocacy for victims of domestic violence. These activities collectively advanced the behavioral health, special needs, and youth services objectives under this goal.

Goal 4 – Community and Public Facilities. Funding supported improvements to neighborhood and youth facilities, along with new sidewalk construction to improve accessibility, advancing both the public facilities and active transportation/accessibility objectives under this goal.

Goal 5 – Economic Development. The City continued repayment of a Section 108 loan obtained in 2019, with annual job-creation reporting tied to the loan's economic development requirements, in accordance with HUD's job reporting standards for Section 108-financed activities.

Goal 6 – Administration. CDBG and HOME funds supported the ongoing administration, management, and reporting functions necessary to operate the programs for both Provo City and the Utah Valley HOME Consortium, ensuring compliance with HUD requirements throughout the program year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

The following table shows the ethnic makeup of those served in the 2025-26 year with CDBG and HOME funding. Many assisted households identify as white alone. These numbers are consistent with the demographic makeup of Provo City according to Census data.

	CDBG	HOME
White	5,955	48
Black or African American	244	1
Asian	148	0
American Indian or Alaskan Native	88	1
Native Hawaiian or Other Pacific Islander	143	1
American Indian/Alaskan Native & White	18	0
Asian & White	3	0
Black/African American & White	15	0
Amer Ind/Alaskan Nat & Black/African Amer	1	0
Other Multi-racial	738	5
Total	7353	56
Hispanic	1753	9
Not Hispanic	5600	47

Table 2 – Table of assistance to racial and ethnic populations by source of funds

7,409 low-income individuals were served with the 2025-26 CDBG and HOME funding providing access to counseling services for children experiencing abuse, housing, court advocate services to victims of domestic violence, physical therapy services, classes and respite for individuals with developmental disabilities, and literacy and job training skills.

Provo City and the Utah Valley HOME Consortium members strive to provide services and opportunities to all ethnicities. Because Spanish is the second most spoken language in Utah County public notices are translated into Spanish as well as all program brochures.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,263,160	1,680,736.38
HOME	public - federal	1,873,401	2,728,692.24

Table 3 - Resources Made Available

Resources available for the 2025-26 Program Year for CDBG and HOME include q2 funding from prior years. The expenditures reflect amounts spent during the 2025-26 program year which include CDBG and HOME amounts awarded in prior years and spent in the current year as well as current year awards. Additionally, it includes \$247,463.93 in CDBG-CV funds and \$1,272,359.25 in HOME-ARP funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Provo City does not currently have any locally targeted areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The HOME investment Partnership Program requires a 25% match. Provo City ensures that match requirements are met through the leverage capacity of subrecipients primarily by way of sweat equity and non-federal dollars. The down payment assistance programs that are run through Provo City (Loan to Own and Home Purchase Plus) both require the homebuyers to contribute \$1,000 of their own cash toward the down payment of the home.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	12,599,387
2. Match contributed during current Federal fiscal year	0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	12,599,387
4. Match liability for current Federal fiscal year	770,480
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	11,828,907

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non- Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
586,213	287,904.90	236,647.90	0	637,470

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number						
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount	0	0	0			
Sub-Contracts						
Number						
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	0					
Businesses Displaced	0					
Nonprofit Organizations Displaced	0					
Households Temporarily Relocated, not Displaced	0					
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	10
Number of Non-Homeless households to be provided affordable housing units	64	52
Number of Special-Needs households to be provided affordable housing units	16	0
Total	80	62

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	37	0
Number of households supported through Rehab of Existing Units	26	16
Number of households supported through Acquisition of Existing Units	17	46
Total	80	62

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

It was anticipated that funding would assist housing in a treatment facility (Special Needs households). The funding was directed toward security, and the activity was not counted as a housing activity as anticipated in the Action Plan. The activity for new units that was supposed to finish was ultimately cancelled. We anticipate adding new affordable housing units in FY 2028 as the project approaches completion and homeowners can occupy housing. Our down payment assistance programs are performing better than anticipated. Changes were made to the programs to allow more assistance with half of the funding forgiven once the affordability period is met.

Discuss how these outcomes will impact future annual action plans.

The redirection of funding originally intended for Special Needs housing at the treatment facility toward security improvements — which resulted in the activity not being counted toward housing production goals — highlights the need for closer scoping and eligibility review at the application stage for future Special Needs housing activities. Provo City will apply more conservative unit-production estimates for this population in future Annual Action Plans until a project with a confirmed housing-eligible scope is identified.

The cancellation of the new construction activity means the associated unit production has been removed from current-year accomplishments and shifted forward. Future Annual Action Plans, beginning with FY 2028, will reflect the Consortium's anticipated completion of this project and occupancy by eligible homeowners, and progress will be tracked closely through project completion to avoid a repeat of this delay.

The stronger-than-anticipated performance of the down payment assistance program, along with the program modifications allowing greater assistance with partial loan forgiveness at the end of the affordability period, will be carried forward as a program design going forward. Given this performance, future Consortium Annual Action Plans are likely to allocate a greater share of HOME funds to down payment assistance relative to new construction activities, reflecting both demonstrated demand and the program's ability to reliably convert funding into completed outcomes within the program year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	10
Low-income	0	8
Moderate-income	4	38
Total	4	56

Table 13 – Number of Households Served

Narrative Information

During the FY 2025 program year, CDBG-funded activities served a total of 4 households, all at the moderate-income level. HOME-funded activities served 56 households across income categories, including 10 extremely low-income households, 8 low-income households, and 38 moderate-income households.

These figures do not capture tenant-based rental assistance (TBRA) provided through HOME-ARP funding, which is reported separately from the Consortium's regular HOME allocation. Through HOME-ARP, the Consortium provided rental assistance to approximately 456 households experiencing homelessness or at risk of homelessness during the program year, all of whom were extremely low-income or low-income households. Because HOME-ARP is a distinct funding source with its own reporting requirements under HUD's HOME-ARP guidance, this activity is not reflected in the CDBG/HOME table above, but represents a substantial share of the Consortium's overall housing assistance for the year.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Utah Valley HOME Consortium, represented by staff from the Lead Entity, Provo City, participates in the Mountainland Continuum of Care. CoC meetings are held monthly and attended by Provo City staff and several care providers throughout Utah County. This coordinated outreach structure directly supports the annual Point-in-Time (PIT) Count, which found that homelessness across the Mountainland region declined from 292 individuals in 2025 to 247 individuals in 2026, with unsheltered homelessness decreasing from 53 to 45 people during that same period. This represented a 15% drop, the largest percentage decrease among Utah's three Continuums of Care for the 2026 count.

A list, by name, of unsheltered homeless individuals is maintained, and a subcommittee meets regularly to discuss their individual needs and possible housing placements. The subcommittee is comprised of service agencies including Wasatch Behavioral Health, Food & Care Coalition, Community Action Services and Food Bank, United Way, Provo City Housing Authority, Housing Authority of Utah County, domestic violence service providers, and representatives for homeless veterans.

Annually, members of the Continuum of Care volunteer, along with community members, to conduct the Point-in-Time Count to find unsheltered individuals and help guide them to needed resources. The January 2026 count was conducted with the support of 11 volunteer teams and more than 70 community volunteers, covering urban, suburban, and rural areas of the region to ensure a comprehensive count.

Provo City provides funding for programs designed to give aid to the homeless population through non-profit partners.

Addressing the emergency shelter and transitional housing needs of homeless persons

Provo City addresses emergency shelter and transitional housing needs of homeless families and individuals through the funding of agencies that provide transitional and supportive housing, mentoring, and case management to victims of domestic and sexual abuse.

In the 2025-26 Program year, several agencies were awarded funding through HOME-

ARP to provide supportive services and Tenant Based Rental Assistance with most of the funding going toward TBRA to assist in the chronic need for housing. These activities are anticipated to help significantly reduce the gaps in services for these vulnerable populations.

Recently, the State of Utah passed a bill for cities and counties to provide emergency overnight shelter specifically during the colder winter months. Provo City along with Utah County officials and the Mountainlands Continuum of Care created a task force to collaborate on the winter warming response plan. In the 2025-26 Program year, the warming center operated at a single location at a Utah County Government facility, and was open from November through March. This represents a change from the previous season, when services rotated across three locations and ran from October through April; the consolidation to one site was intended to simplify the program for clients and address security concerns raised at some of the prior locations, while the shortened season allowed the county to concentrate resources during the coldest, highest-demand months.

There are two transitional housing programs, Food and Care Coalition and The Refuge (previously known as the Center for Women and Children in Crisis-WCIC). Both programs operate at capacity and house individuals for up to a year, or longer if needed, as is the case with providers of housing for victims of domestic violence individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Provo City funds a number of programs that help prevent homelessness among low-income and extremely low-income individuals and families, including those at risk due to discharge from publicly funded institutions or those already receiving assistance from public or private agencies addressing housing, health, social services, employment, education, or youth needs.

Provo City funded Project Read, which provides adult literacy services; The Refuge and Victims Services, which provide housing and court advocacy for victims of domestic violence; and the Boys and Girls Club, which offers youth services along with homelessness prevention support. These programs, along with continued support of service providers through HOME-ARP funding, help prevent homelessness among

vulnerable populations before they enter the shelter system. The Mountainland Continuum of Care's member agencies — including Wasatch Behavioral Health, Community Action Services and Food Bank, and domestic violence service providers — coordinate through monthly CoC meetings to connect individuals at risk of homelessness, including those exiting institutional care, with appropriate housing and support services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Provo City supports the transition of homeless individuals and families to permanent housing through continued participation in the Mountainland Continuum of Care's coordinated entry system, which prioritizes chronically homeless individuals, veterans, families with children, and unaccompanied youth for available housing resources. In the 2025-26 Program year, HOME-ARP funding supported Tenant Based Rental Assistance for approximately 456 households experiencing homelessness or at risk of homelessness, representing a significant investment in shortening the length of time households experience homelessness and facilitating access to affordable housing.

Household-level outcome data — including exits to permanent housing and returns to homelessness — is tracked through the Homeless Management Information System (HMIS) at the CoC level rather than by individual funding source, so detailed exit and recidivism figures specific to Provo City-funded activities are not independently available. However, the region's overall trend is positive: the 2026 Point-in-Time Count found that homelessness across the Mountainland Continuum of Care declined from 292 individuals in 2025 to 247 individuals in 2026, with unsheltered homelessness decreasing from 53 to 45 people, suggesting the coordinated system of outreach, prevention, and housing placement is having a measurable effect.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Both the Utah County Housing Authority and Provo City Housing Authority continue to search for sites for the building and development of affordable housing. As housing prices have come down marginally, there may be opportunities for purchase of new facilities. The wait lists for both housing authorities is extensive (at least a year's wait time). We continue to work with both Housing Authorities to look for affordable housing solutions.

The city is currently partnering with the Provo City Housing Authority to develop new affordable workforce housing. This project broke ground in July 2026.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority of Utah County continues to market to residents that would like to form an advisory committee. They will continue to promote this to all housing choice voucher clients and those living in authority owned units. They have a resident advisor that sits on the board to assist in looking at issues from the tenant perspective.

The Provo City Housing Authority has been working diligently to increase their presence at their properties. As they prepare for a rental assistance demonstration conversion they will be bringing on designated staff to work directly with residents initiatives.

Actions taken to provide assistance to troubled PHAs

Neither the Provo City Housing Authority nor the Housing Authority of Utah County is a troubled Public Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Station Area Plans around transit hubs (light rail and bus rapid transit hubs) referenced in the prior program year have been adopted, and Provo City is now moving forward with implementation, emphasizing affordable housing and active transportation surrounding transit hubs. Building on this foundation, City staff are exploring a Housing and Transit Reinvestment Zone (HTRZ) Plan for the FrontRunner Station area, which would incorporate the adopted FrontRunner and 400 South Station Areas Plan and leverage tax increment financing to incentivize affordable housing development near transit. This approach reflects the City's ongoing efforts to pair station-area zoning and planning work with financial incentive structures designed to make affordable housing development more feasible for private developers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the biggest underserved needs continues to be affordable housing and emergency shelter/supportive housing. The tenant-based rental assistance (TBRA) has helped several households experiencing homelessness or at risk of homelessness. One of the most underserved populations are those experiencing domestic violence. Several households assisted with TBRA are within this population. The City awarded HOME-ARP funding for a non-congregate shelter serving victims of domestic violence. The ground-breaking is anticipated in October 2026.

The City supports non-profits providing housing for first-time homebuyers through Rural Housing Development Corporation (Self-Help Homes) as well as administering programs for down-payment assistance.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Provo City consistently conducts lead-based paint testing on home purchases and any rehabilitation work done for both commercial and residential structures built prior to 1978 and abate as needed.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Provo City provides funding through its CDBG grant to Community Action Services and

Food Bank of Utah County (CASFB) for the “Circles” program which focuses on mentoring individuals and families experiencing poverty to become self-reliant. To promote this program CASFB also offered four half day courses of the “Bridges Out of Poverty” course. While not all attendants result in clients joining the Circles program, the courses help inform local leaders and volunteers and give them tools to provide support to families in the community.

Programs are also implemented through HOME-ARP funding to help educate individuals and families to overcome the cycle of homelessness and help provide a pathway forward to succeed on their own.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Provo City staff continues to enhance education on subjects pertaining to CDBG and HOME programs through training at the HUD Exchange website.

Provo City, along with other Entitlement Cities in Utah County, hold regular sessions for non-profit providers in order to offer Technical Assistance and gain feedback from organizations serving those most in need.

Provo City staff also serve on the executive board of the Mountainland Continuum of Care, providing opportunities to interact more with the non-profit community serving the most vulnerable populations.

Provo City continues to work with other consortium cities to determine needs and funding priorities to best serve communities throughout Utah County.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Provo City participates with the Continuum of Care as well as collaborating with Lehi City, Orem City, and Utah County to provide increased levels of cooperation to address housing needs and social service concerns. Provo City is also working with Provo City Housing Authority in efforts to develop workforce housing within Provo City.

Social Service agencies are contacted regularly to provide input on community needs and feedback for programs in place. This information is taken into consideration when formulating priority funding.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

1. *Supply of Rental Units for Large Families.* Utah County has young and large families. About 33% of these families are considered large. As the trend of large families continues to increase, rental units for these families are in greater demand.

No Actions Taken

2. *Limited Land for Development.* Moderate-income households cannot afford to live far from work and shopping. Though there is available land, it is mostly concentrated in the western portions of Provo City and the County.

1. Development on the West portion of Provo City is increasing rapidly. While there is a desire for a mixture of housing types, there are few options available for moderate-income families in these new developments as housing prices continue to be cost prohibitive to moderate income and below households.

3. *Construction Costs.* This barrier has increased even more after the Pandemic, raw materials for construction have increased over 19.4% in the last 12 months.

No Actions Taken

4. *Zoning.* Although most municipalities in Utah County are moving toward public policies that help with the housing burdens of the area, there continues to be fees, assessments, and zoning regulations that disincentivize construction of low- and moderate-income housing. Additionally, more incentives for the construction and set-aside of moderate-income housing should be established.

Through the Redevelopment Agency of Provo City, moderate-income and affordable housing units are incentivized through tax increment financing.

5. *Hispanic and other Minority Loan denials.*

Provo City ensures that home-buyer materials are available in the Spanish and available in the department lobby and online. We also deliver our brochures to partner agencies who serve these populations. Establishing credit is one of the biggest obstacles for homeownership for the Hispanic and other Minority populations.

6. *Continued High Rents and Sales Prices.* Supply continues to be outpaced by demand in the Utah County housing industry. Even during the course of researching and conducting this analysis, sales prices continued to rise.

There continues to be a housing shortage in Provo City and throughout Utah County, specifically housing that is attainable for lower income populations. While minor reductions were seen in for sale housing, rental housing prices remain static.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

A standard practice is to operate CDBG and HOME funds on a reimbursement basis, thus ensuring that a desk review of proposed expenditures is performed to verify that contract and federal regulations are being met.

Staff conducted virtual reviews of Subrecipients and Contractors with current contracts and provided technical assistance on several varied issues to CDBG, HOME and HOME-ARP programs.

In Fall 2025 Staff visited Food and Care Coalition, Building Beginnings, My Story Matters, Egress Window Program, Emergency Repair, Business Façade Program, Loan to Own DPA and HOME Purchase Plus DPA to follow up on timely funding usage, income documentation, record compliance and other requirements.

During September and October of 2025, Provo City staff visited several HOME assisted properties to monitor income and intake information as well as conduct property inspections. Those properties inspected were:

Other HOME Funded Projects –
Mountain Crest Manor
Building Beginnings

Other HOME Monitoring -
UVU Care HUB
My Story Matters
Loan to Own DPA
Home Purchase Plus DPA

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Notice for the Consolidated Annual Performance and Evaluation Report (CAPER) was published on August 21 advertising a comment period through September 24, in both English and Spanish. A Hearing was held for public comment on September 22,

2026, in the Provo City Council Chambers located at 445 West Center. The chambers are fully accessible, and attendees were advised of services available for the hearing impaired and those with a need for language translation. The public hearing was also available on the City's YouTube channel and Zoom for those wishing to participate in public comment virtually.

A draft of the 2025-26 CAPER was made available on the Provo City Website with a comment box provided for convenience and advertised through the City's social media pages.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There are no changes in the City's program objectives

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

DRAFT

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During September and October of 2025, Provo City staff visited HOME assisted properties to monitor income and intake information as well as conduct property inspections. Those properties inspected were:

Other HOME Funded Projects –
Mountain Crest Manor
Building Beginnings

All properties were inspected. Monitoring letters with no identified concerns are attached in the Appendix to this CAPER report.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Program brochures are translated and available in Spanish. Additionally, all subrecipients of Provo City and the Utah Valley HOME Consortium are required to market to all demographics through written agreements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

A total of \$236,647.90 in HOME Program Income was expended in the 2025-26 program year. This funding was used for down payment assistance for first time homebuyers, 4 of 46 were funded with program income throughout the year. Of those 38 make 61-80% of AMI, 6 make 51-60% of AMI and 2 make 31-50% of AMI.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Affordable housing is a priority throughout the City as well as the State of Utah. The City

continues to look for opportunities to partner with non-profits and developers to create a balance of affordable and attainable housing. The City is currently working with an organization to develop workforce housing. It is anticipated that this project will be completed by 2027.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	4	0	0	0	0
Total Labor Hours	11,459				
Total Section 3 Worker Hours	2,873				
Total Targeted Section 3 Worker Hours	1,050				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

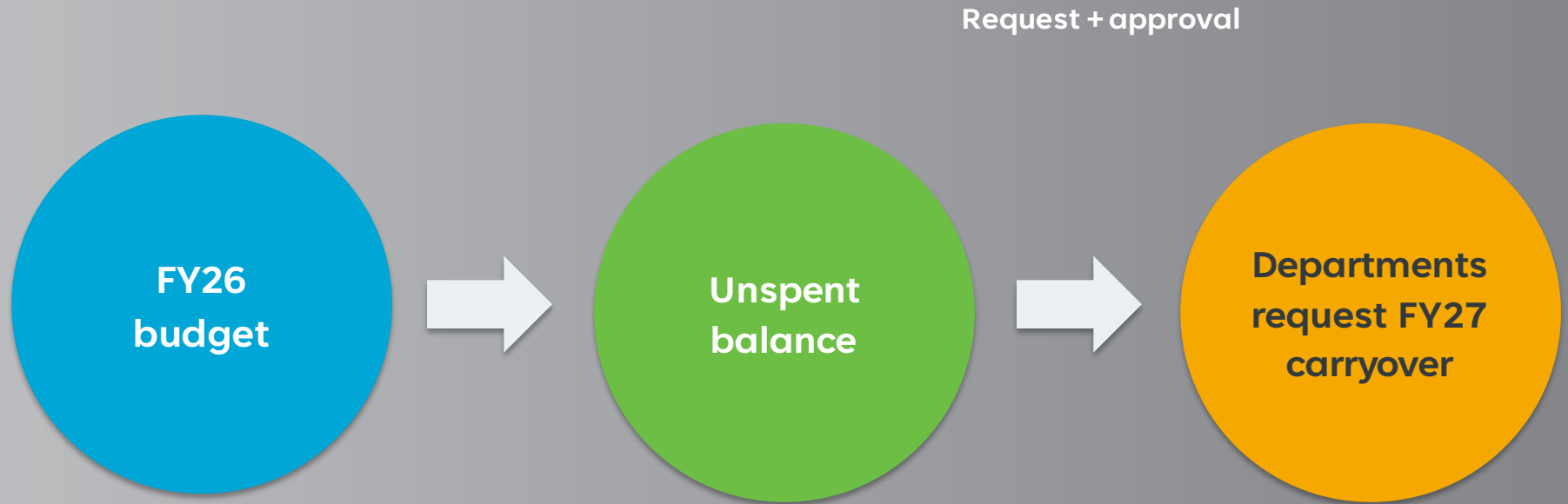
DRAFT

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 COUNCIL MEETING 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: 4 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
	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
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

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
			4,873,935.18
Fire Department			
	FY26 Budget Unspent	Wildland Department Carryover	190,793.55
			190,793.55
Police Department			
	FY26 Budget Unspent	Less Lethal Grant Funding	23,652.50
			23,652.50
Parks & Recreation			
	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
			378,523.55
Dispatch			
	FY26 Budget Unspent	Grant Funding	220,921.01
			220,921.01
Rental Rehab			
	FY26 Budget Unspent	Grant Funding	224,887.90
			224,887.90
CDBG			
	FY26 Budget Unspent	Grant Funding	411,947.58
			411,947.58
RDA Tax Increment			
	FY26 Budget Unspent	Tax Increment & Grant Funding	369,914.67
			369,914.67
Home Consortium			
	FY26 Budget Unspent	Grant Funding	4,622,808.80
			4,622,808.80
RDA - New Development			
	FY26 Budget Unspent	Grant Funding	124,438.12
			124,438.12
RDA - Special Purpose			
	FY26 Budget Unspent	Grant Funding	585,347.68
			585,347.68
Sanitation			
	FY26 Budget Unspent	Vehicle Replacement	438,833.53
			438,833.53
Vehicle Maintenance			
	FY26 Budget Unspent	Operations capital improvement	24,627.05
			24,627.05
Vehicle Replacement			
	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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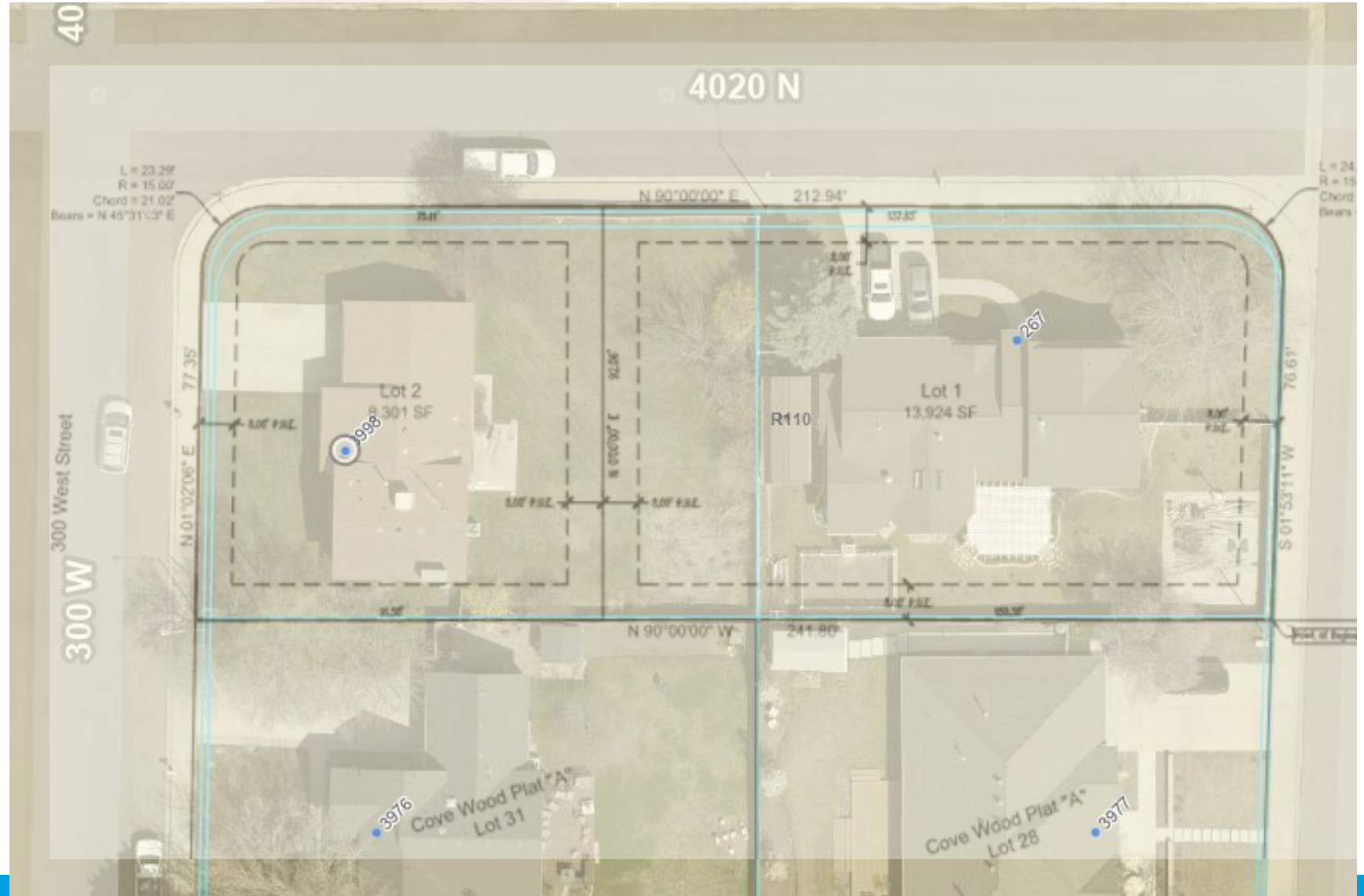
			<u>2,379,540.99</u>
General CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>279,092.33</u>
			<u>279,092.33</u>
B&C CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>2,515,836.65</u>
			<u>2,515,836.65</u>
Engineering CIP			
	FY26 Budget Unspent	Capital Improvement Projects	<u>16,266,861.07</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

3998 N 300 W Rezone

Rezone from R1.10 to R1.8

Each property would maintain the existing single-family dwelling



PROVO MUNICIPAL COUNCIL COUNCIL MEETING 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*)

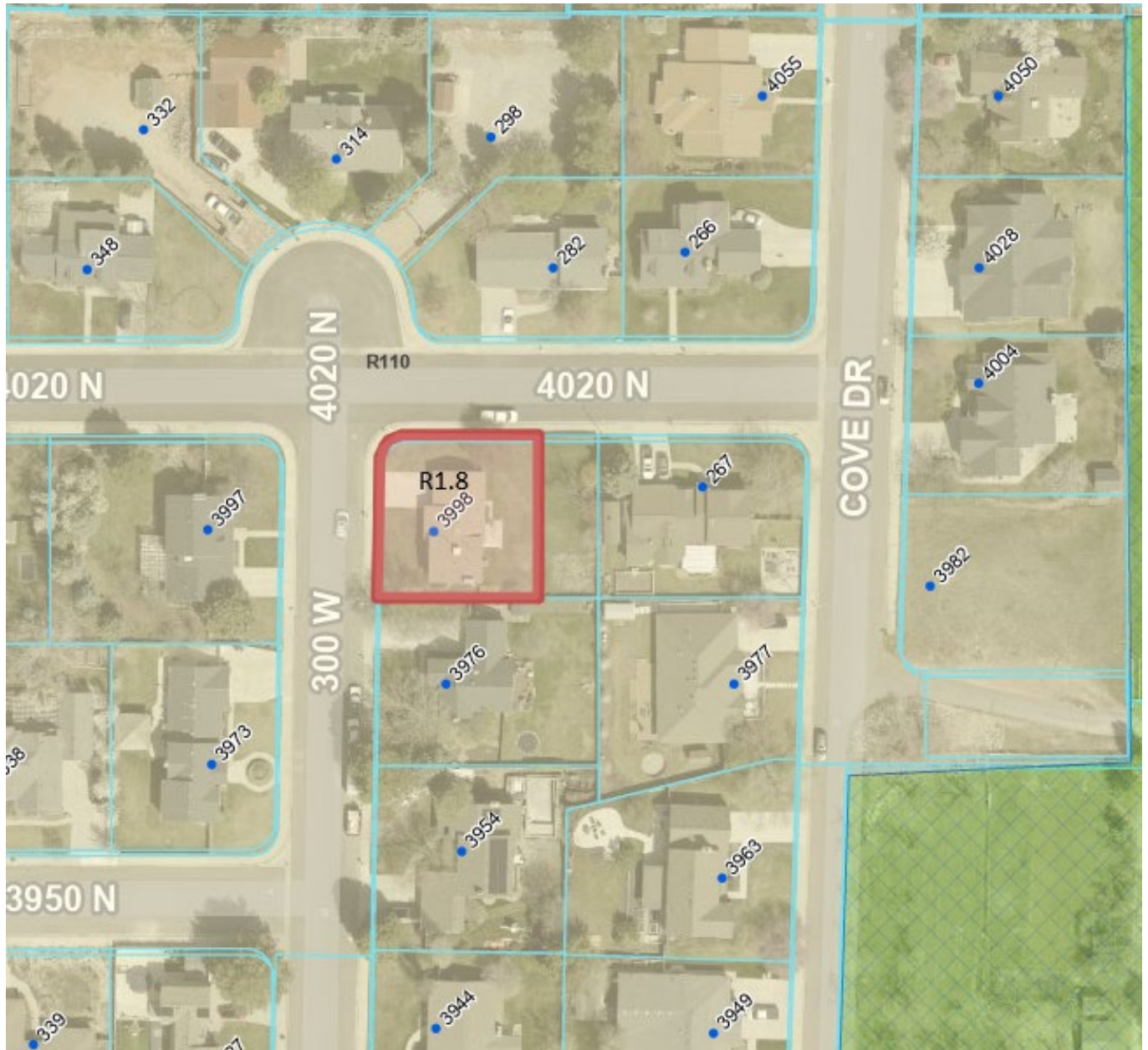
ATTACHMENTS

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

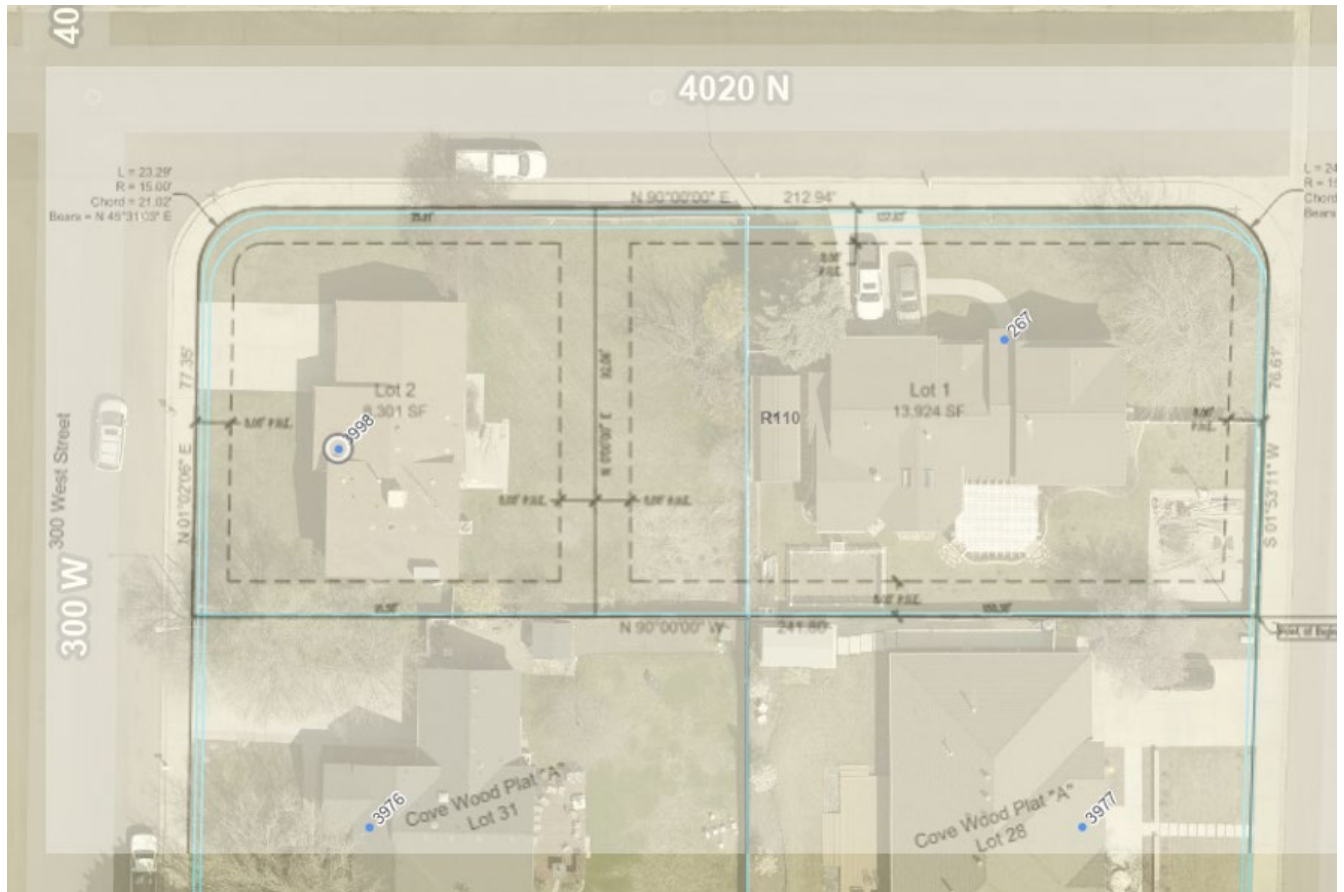
ATTACHMENT 1 – AERIAL IMAGE OF THE PROPERTY



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:

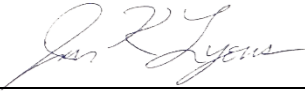
PLANNING COMMISSION DISCUSSION

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

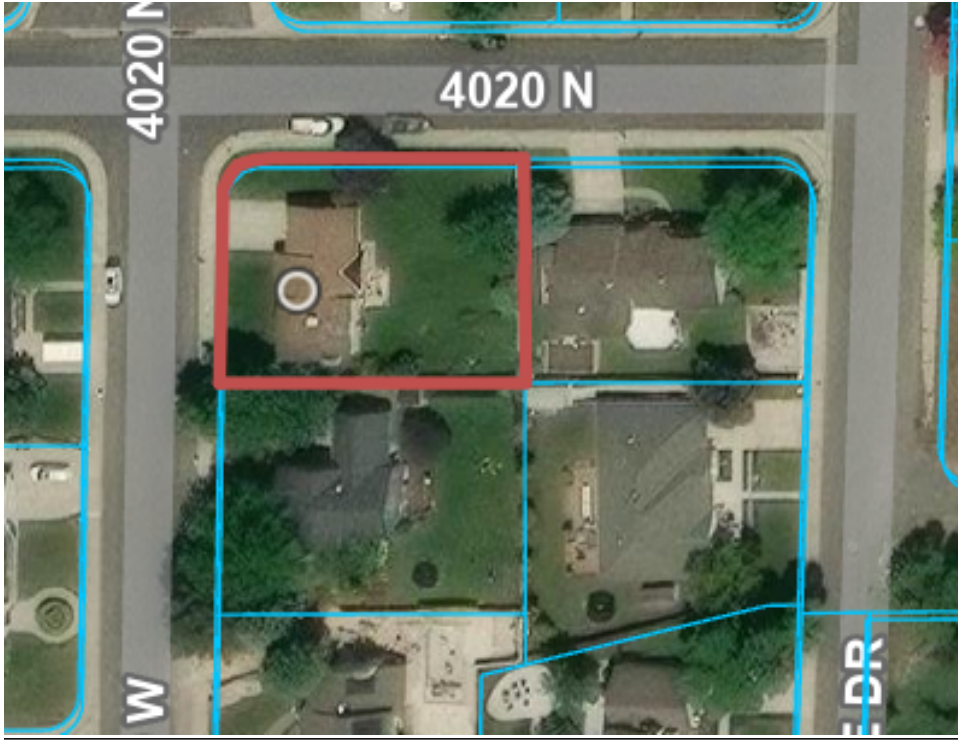
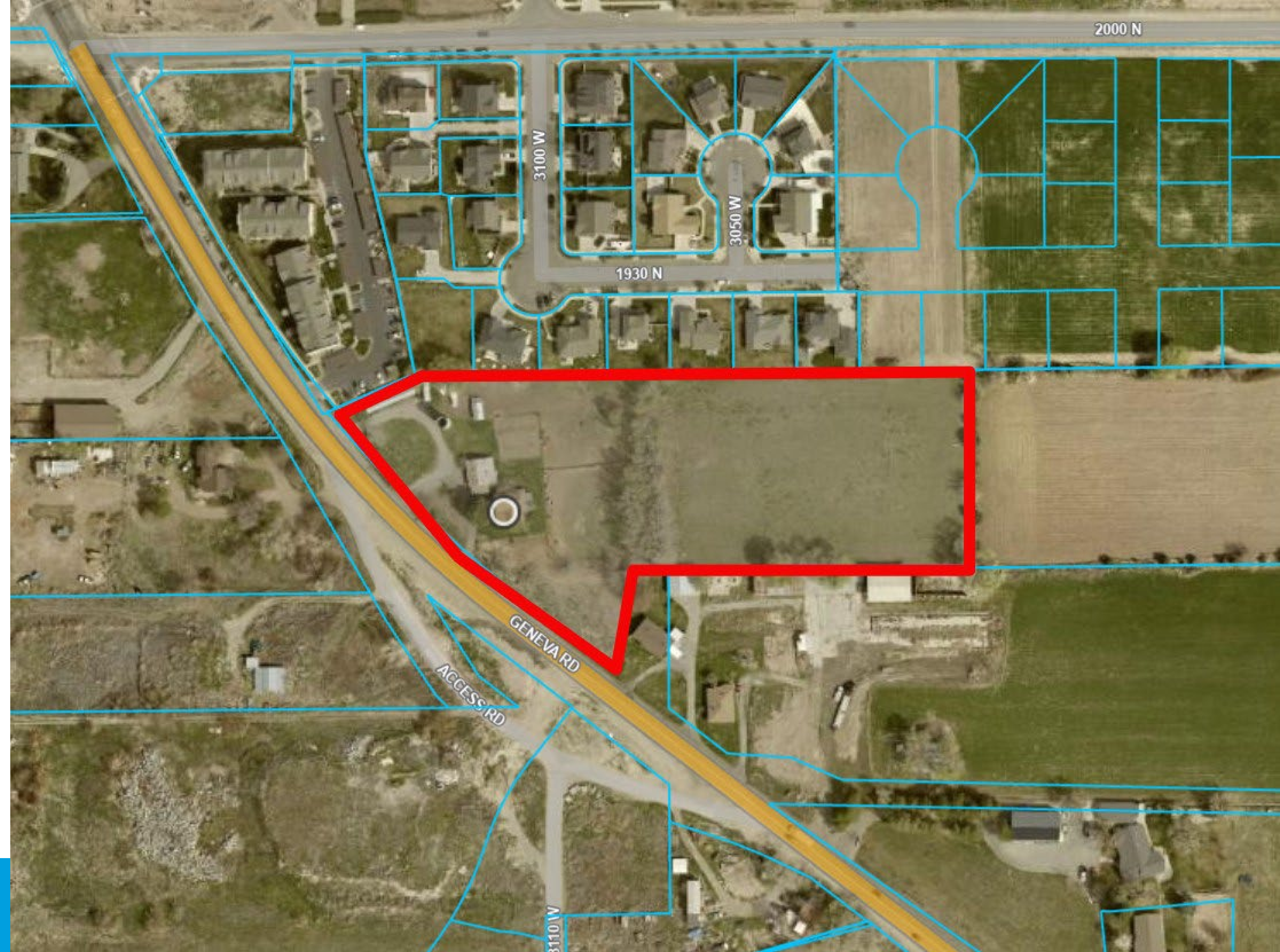


EXHIBIT B

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

1878 N Geneva



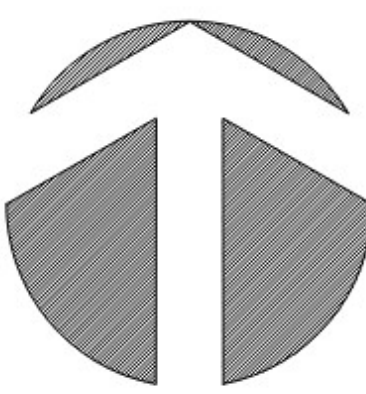
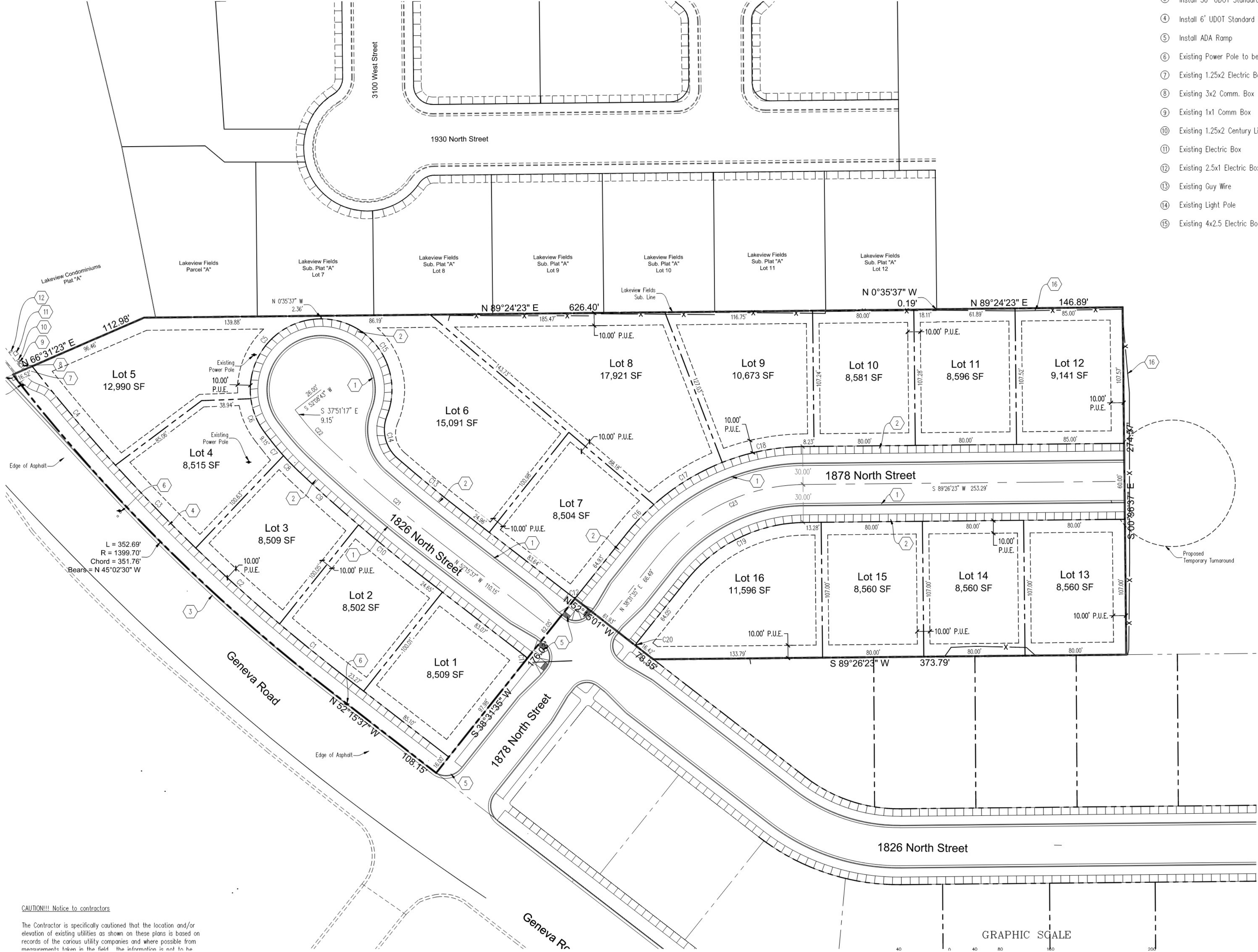
Preliminary Plat



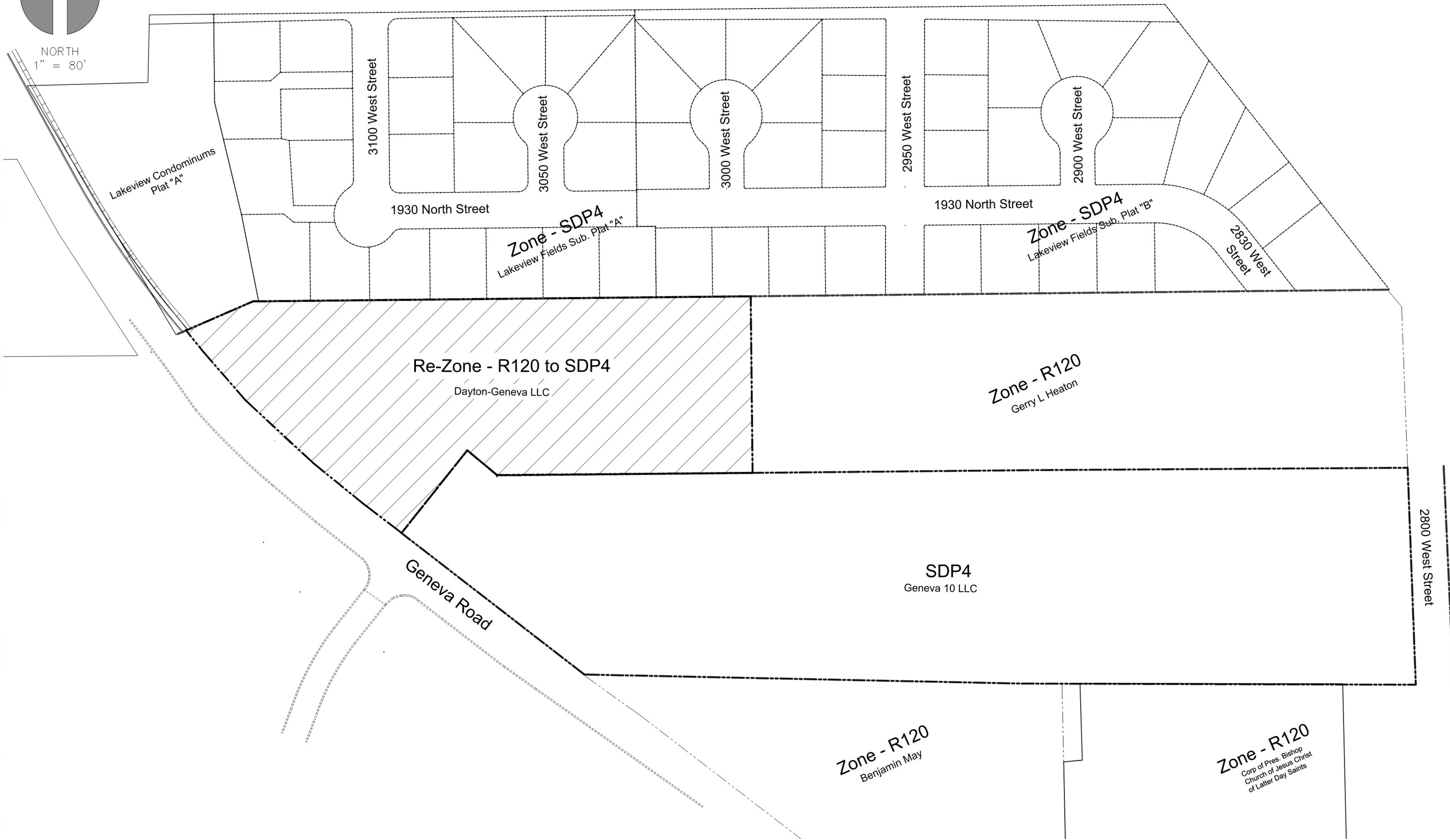
Dayton Farms

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 the following streets and features:

- Streets:** 2000 NORTH STREET (PROVO), 1350 NORTH STREET, 1360 NORTH STREET, 1370 NORTH STREET, 1380 NORTH STREET, 1390 NORTH STREET, 1400 NORTH STREET, 1410 NORTH STREET, 1420 NORTH STREET, 1430 NORTH STREET, 1440 NORTH STREET, 1450 NORTH STREET, 1460 NORTH STREET, 1470 NORTH STREET, 1480 NORTH STREET, 1490 NORTH STREET, 1500 NORTH STREET, 1510 NORTH STREET, 1520 NORTH STREET, 1530 NORTH STREET, 1540 NORTH STREET, 1550 NORTH STREET, 1560 NORTH STREET, 1570 NORTH STREET, 1580 NORTH STREET, 1590 NORTH STREET, 1600 NORTH STREET, 1610 NORTH STREET, 1620 NORTH STREET, 1630 NORTH STREET, 1640 NORTH STREET, 1650 NORTH STREET, 1660 NORTH STREET, 1670 NORTH STREET, 1680 NORTH STREET, 1690 NORTH STREET, 1700 NORTH STREET, 1710 NORTH STREET, 1720 NORTH STREET, 1730 NORTH STREET, 1740 NORTH STREET, 1750 NORTH STREET, 1760 NORTH STREET, 1770 NORTH STREET, 1780 NORTH STREET, 1790 NORTH STREET, 1800 NORTH STREET, 1810 NORTH STREET, 1820 NORTH STREET, 1830 NORTH STREET, 1840 NORTH STREET, 1850 NORTH STREET, 1860 NORTH STREET, 1870 NORTH STREET, 1880 NORTH STREET, 1890 NORTH STREET, 1900 NORTH STREET, 1910 NORTH STREET, 1920 NORTH STREET, 1930 NORTH STREET, 1940 NORTH STREET, 1950 NORTH STREET, 1960 NORTH STREET, 1970 NORTH STREET, 1980 NORTH STREET, 1990 NORTH STREET, 2000 NORTH STREET (PROVO).
- Property Owners:** DON F. BAHR, GERRY HEATON, T. ROBERT CORDNER, ERVEN E. BAIR, PARLEY G. HELLWELL, EARL B. CROPPER, EARL CROPPER, GERRY HEATON, JAMES A. MAY, L.D.S. CHURCH, WREN A. SCOTT, TIM W. SCOTT, AGRICULTURE, KURT BUNNELL, BUNNELL FARMS, INC., RICHARD CORNICHEC, BMT PROPERTIES L.L.C., JARRETT CONST., KEN D. MERRILL, PILLAR, RUBY C. MOREY, HAL J. SCOTT, LYNN T. DAYTON, GREY FIELD L.L.C., R-1-8, R-1-10, BRYAN LONGSON, 190460039, RAILROAD R.O.W., INTERSTATE 15, FREWAY INDUSTRY, POWER & LIGHT.
- Other Features:** A compass rose indicating North (N), South (S), East (E), and West (W). A scale bar showing 0, 50, 100, 200, and 300 feet. A note indicating that the scale is 1" = 100' for the main map and 1" = 200' for the inset map.

	JOB NO.
--	---------

SHEET NO.
1

PROVO MUNICIPAL COUNCIL COUNCIL MEETING 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: 6 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

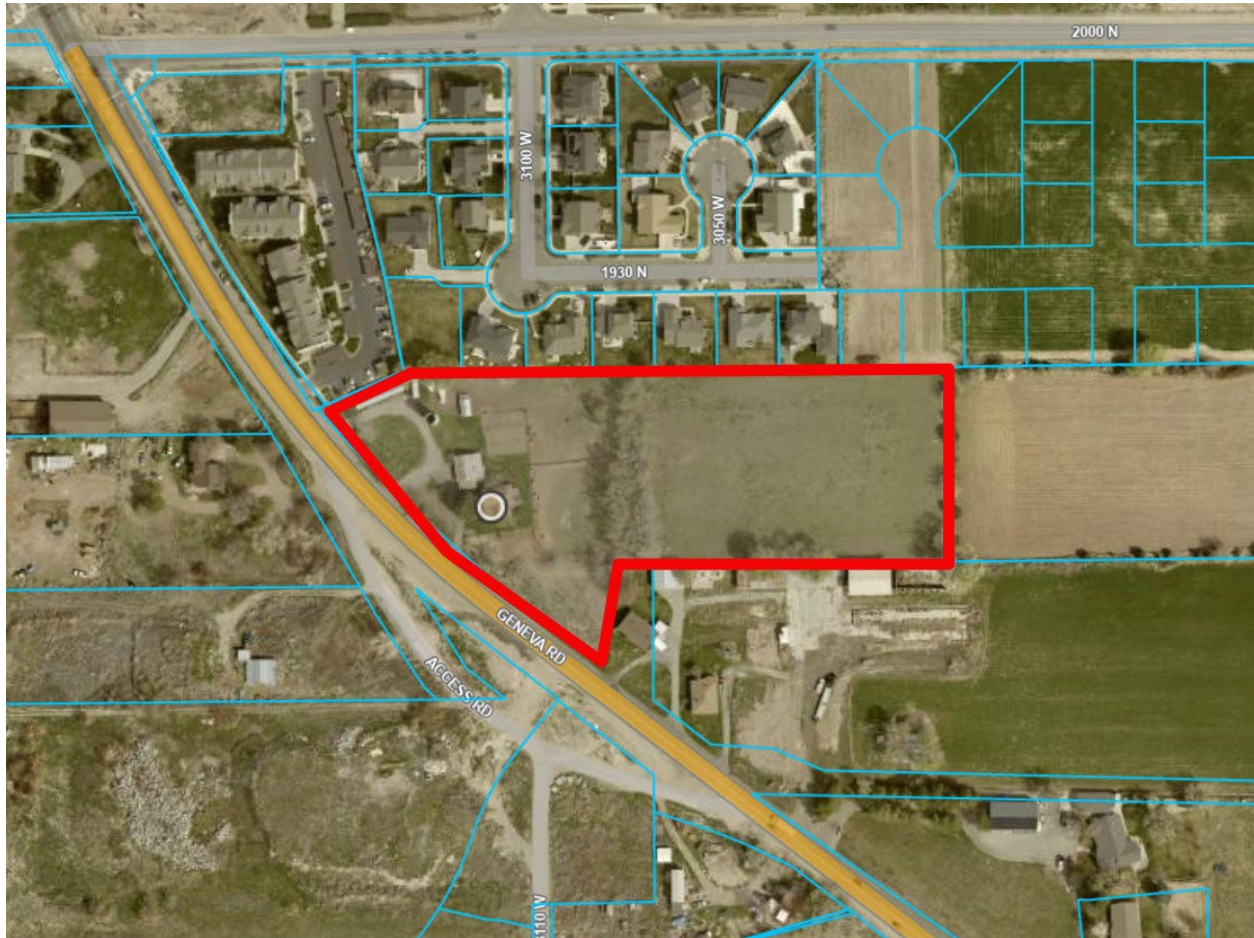
The Planning Commission may make any of the following findings:

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.**



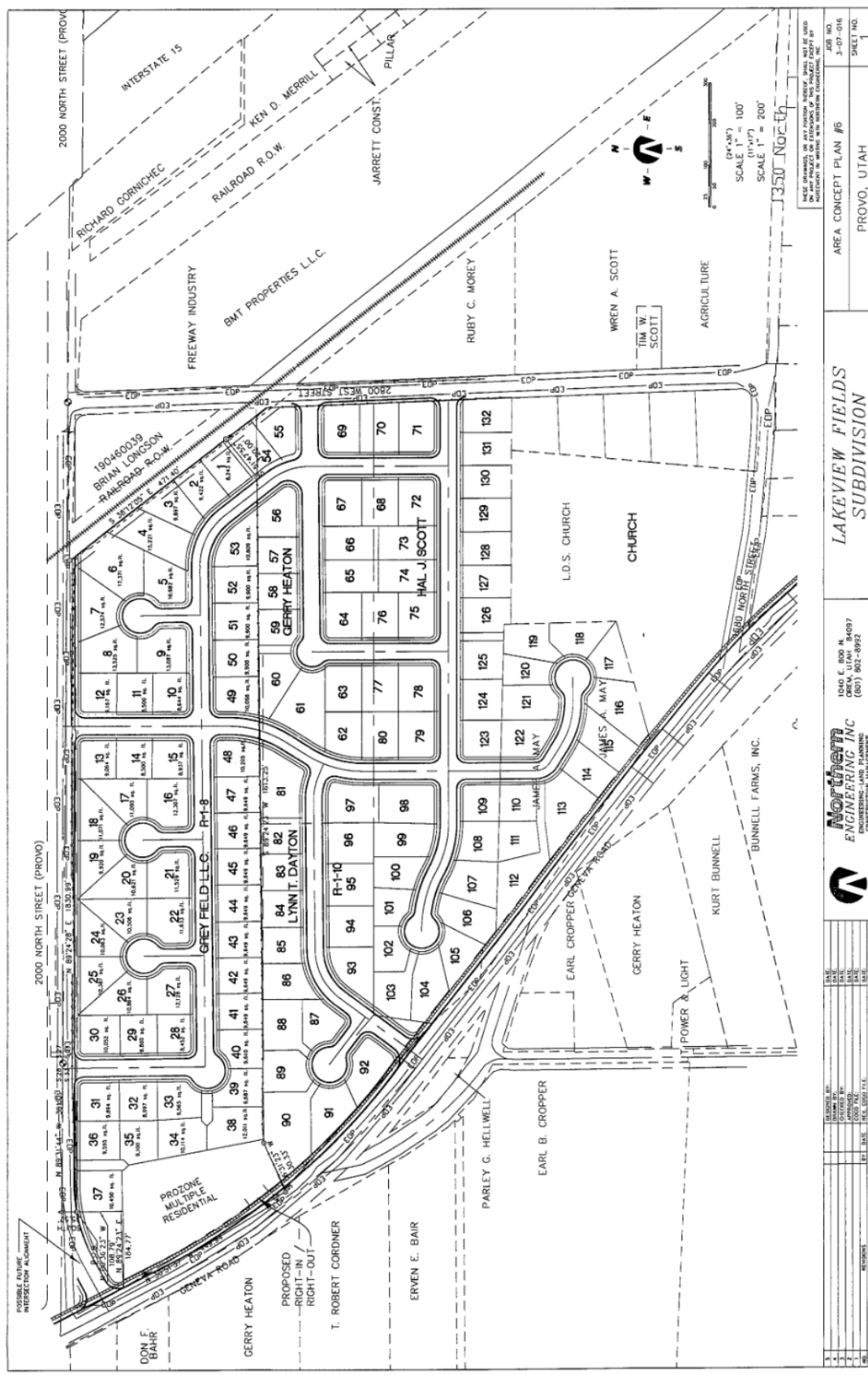
ATTACHMENT 2 – PRELIMINARY PLAT



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

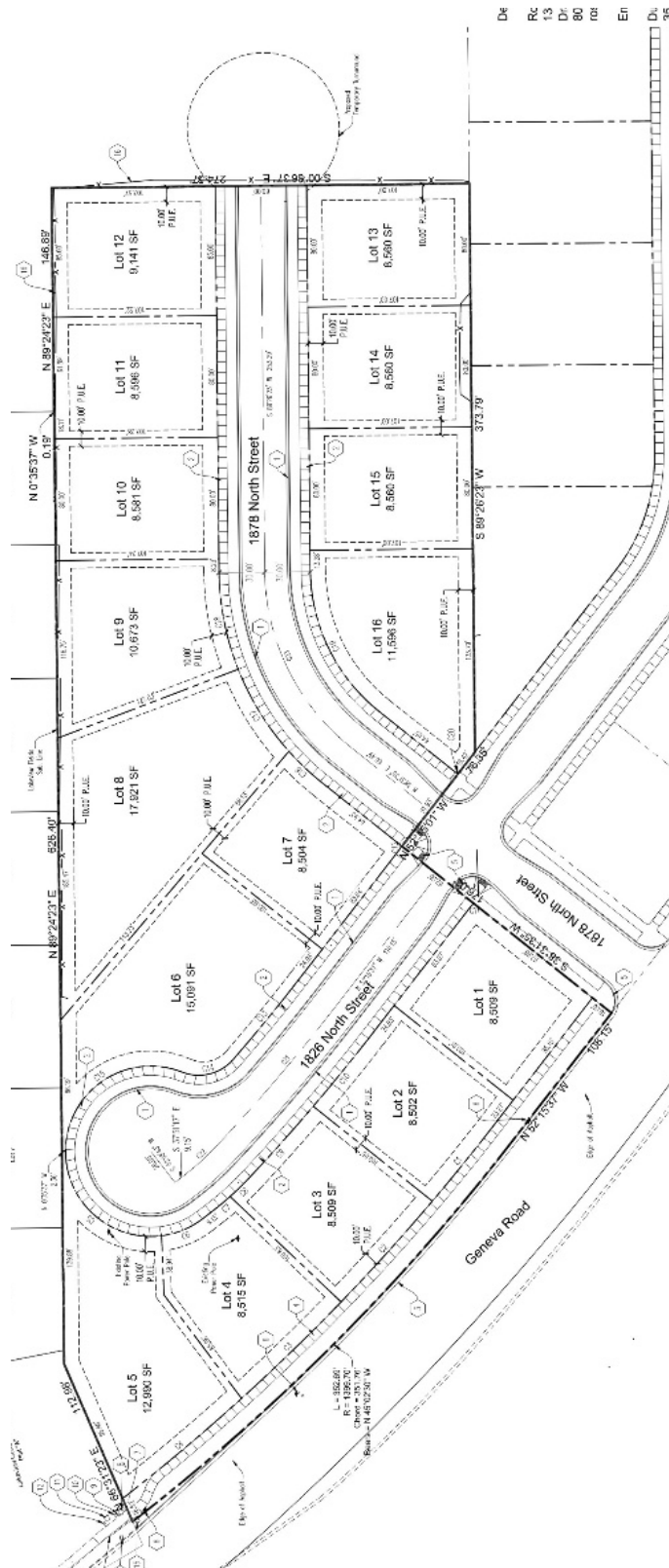
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ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

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: JUHARRISON
Presenter: Ezra Nair, Council Executive Director
Department: Council
Meeting Date: 9/22/2026
Requested Duration (Minutes): 5 minutes
CityView or Issue File Number: 26-068

SUBJECT: 7 A resolution adopting the 2027 Council regular meeting schedule. (26-068)

ADMINISTRATIVE RECOMMENDATION: Approve the resolution

ADMINISTRATIVE MEMO: Each year, the Council must formally adopt the meeting schedule for the coming year and post the approved schedule in accordance with state law.

FISCAL IMPACT: N/A

TIME SENSITIVITY:

COUNCIL STAFF MEMO:

1 RESOLUTION <<Document Number>>

2
3 A RESOLUTION ADOPTING THE 2027 COUNCIL REGULAR MEETING
4 SCHEDULE. (26-068)

5
6 RECITALS:

7
8 Utah Code Section 52-4-202(2) requires that at least once each year the Municipal
9 Council give public notice of the Council's regular meetings that are scheduled in advance over
10 the course of a year;

11
12 A proposed regular meeting schedule specifying the date, time, and place of regular
13 Municipal Council meetings scheduled for the year 2027 is attached hereto as 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 attached 2027 regular meeting schedule should be approved as described herein, and (ii) such
21 action furthers the 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 2027 regular meeting schedule is approved as shown in the attached Exhibit A.

28
29 PART II:

30
31 This resolution takes effect immediately.

Exhibit A

PROVO MUNICIPAL COUNCIL

2027 Regular Meeting Schedule

Month	Day		Month	Day	
January	5	Work & Council Meeting	July	6	Special Meeting as needed
January	12	Budget Priorities Meeting	July	13	Special Meeting as needed
January	19	Work & Council Meeting	July	20	Work & Council Meeting
January	26	Special Meeting as needed	July	27	Special Meeting as needed
February	2	Work & Council Meeting	August	3	Work & Council Meeting
February	9	Special Meeting as needed	August	10	Special Meeting as needed
February	16	Work & Council Meeting	August	17	Special Meeting as needed
February	23	Special Meeting as needed	August	24	Work & Council Meeting
			August	31	Special Meeting as needed
March	2	Work & Council Meeting	September	7	Work & Council Meeting
March	9	Special Meeting as needed	September	14	Special Meeting as needed
March	16	Work & Council Meeting	September	21	Work & Council Meeting
March	23	Special Meeting as needed	September	28	Special Meeting as needed
March	30	Work & Council Meeting			
April	6	Special Meeting as needed	October	5	Work & Council Meeting
April	13	Special Meeting as needed	October	12	Special Meeting as needed
April	20	Work & Council Meeting	October	19	Work & Council Meeting
April	27	Special Meeting as needed	October	26	Special Meeting as needed
May	4	Work & Council Meeting	November	2	Special Meeting as needed
May	11	Special Meeting as needed	November	9	Special Meeting as needed
May	18	Work & Council Meeting	November	16	Work & Council Meeting
May	25	Special Meeting as needed	November	23	Special Meeting as needed
			November	30	Work & Council Meeting
June	1	Work & Council Meeting	December	7	Special Meeting as needed
June	8	Special Meeting as needed	December	14	Work & Council Meeting
June	15	Work & Council Meeting	December	21	Special Meeting as needed
June	22	Special Meeting as needed	December	28	Special Meeting as needed
June	29	Work & Council Meeting			

The 2027 Municipal Council will meet according to the calendar above. Council Meetings begin at 5:30 PM, unless otherwise noticed. Work meeting times vary and will be noticed. Regular meetings are held in the Municipal Council Chambers at 445 West Center Street, Provo, UT. Special Meetings may be used for Work and/or Council Meetings or Joint Meetings at the discretion of the Municipal Council Chair upon proper notice. Only an Emergency meeting will be held with less than 24 hours notice in advance, in compliance with Utah State Law.

Council agendas, meeting minutes, and past meeting materials can be found online at <http://agendas.provo.org>. Council Meetings are noticed through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/>.

Outdoor Lighting Standard Exemptions

Presented By:
Britton Johnson, Council Intern
Council Meeting | Tuesday, September 22nd, 2026



Timeline

**Aug
11th**

**First Work Meeting
discussion on dark
sky updates to
Provo's outdoor
lighting standards**

**Aug
25th**

**Second Work
Meeting discussion**

**Brought to Night
Meeting, changes are
unanimously
approved with the
intent to later revise
exemptions section**

**Sept
8th**

**First Work Meeting
discussion on
exemptions**

**Consensus reached
on changes to
exemptions section**

**Sept
22nd**

**Night Meeting
discussion to vote
on changes to
exemptions section
of outdoor lighting
standards**

Stated Intent of Provo's Outdoor Lighting Ordinance

It is the intent of the City to encourage lighting that provides safety, utility and security while preventing glare on public ways, protecting the enjoyment of private property rights, conserving energy resources and reducing atmospheric light pollution.

The intention of these changes is to strike a balance between safeguarding public safety, reducing light pollution, and allowing people to enjoy their private property rights.



Proposed Change #1 - Holiday Light Definition and Timeframe

15.21.040

Exemptions.

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

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

**Holiday Lighting
Exemption Language
before August 25th**

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

- (1) Holiday lighting ~~that does during the months of November, December and January. Such lighting shall~~ not create dangerous glare on adjacent streets or properties. ~~All holiday lighting must be turned off by 10pm nightly.~~

**Holiday Lighting
Exemption Language
after August 25th**

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

- (1) Holiday lighting ~~that does not create dangerous glare on adjacent streets or properties.,~~ including but not limited to internally illuminated decorations, string lights and string light displays from June 15th-July 25th, as well as the months of October, November, December, and January. Such lighting may not create dangerous glare on adjacent streets or properties. ~~All holiday lighting must be turned off by 10pm nightly.~~

**Proposed New Holiday
Lighting Exemption
Language**



Proposed Change #2 - “Jelly” Lighting

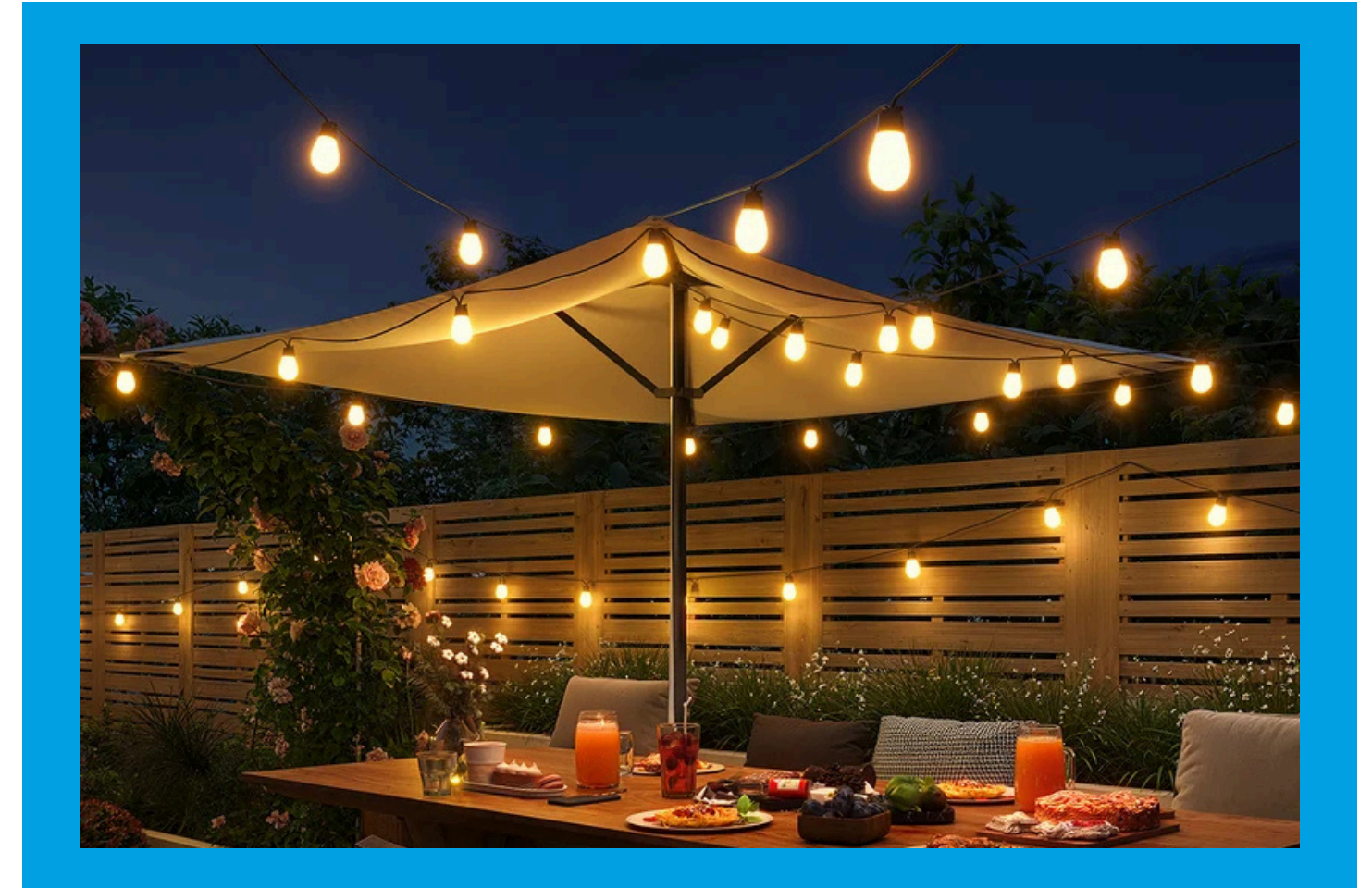
(2) Permanent outdoor LED façade lighting, such as JellyFish, Trimlight, and other similar brands, is permitted year-round if the light track is shielded, directed downward, and mounted horizontally in the soffit. Such lighting mentioned in this subsection may not create dangerous glare on adjacent streets or properties or cause unreasonable annoyance or discomfort to the occupants of nearby properties.

This section does not prohibit these style lights from being programmed to strobe, chase, and flash, so long as they do not cause unreasonable annoyance to the occupants of nearby properties.

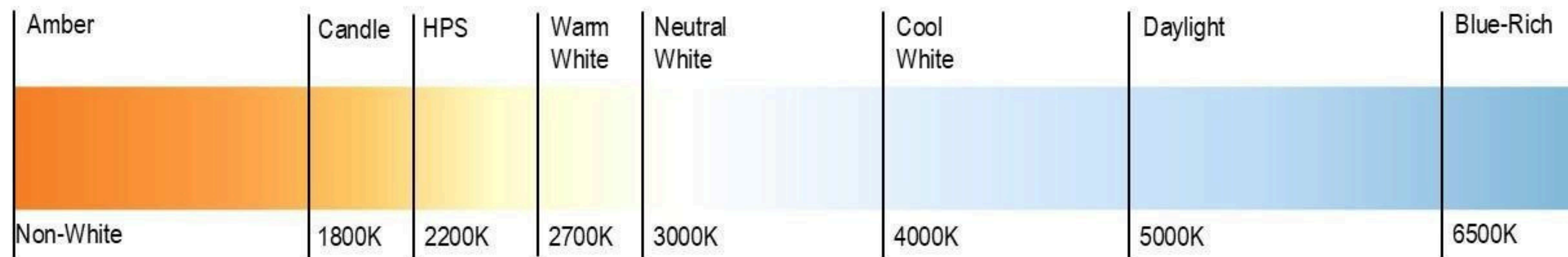


Proposed Change #3 - Festoon Lighting Exemption

(3) Festoon string lighting is permitted



OUTDOOR LIGHTING
Correlated Color Temperatures



Next Steps

1. **Move to amend the proposal**
2. **Make no motion and vote on this item**

PROVO MUNICIPAL COUNCIL COUNCIL MEETING STAFF REPORT



Submitter: MDAYLEY
Presenter: Britton Johnson, Council Policy Intern
Department: Recorder
Meeting Date: 9/22/2026
Requested Duration (Minutes): 15 minutes
CityView or Issue File Number: 26-067

SUBJECT: 8 An ordinance regarding outdoor lighting standards exemptions. (26-067)

ADMINISTRATIVE RECOMMENDATION: N/A

ADMINISTRATIVE MEMO: Councilors submitted an issue request to review Provo City's outdoor lighting regulations and consider pursuing go-forward standards that aim to preserve dark skies and reduce light pollution. The item was heard during the August 11th and August 25th Council Work Meetings and was unanimously approved by the Council on the August 25th Council Meeting, with the intention of addressing the exemptions section of the item further to clarify and adjust changes made surrounding holiday and temporary residential decorative lighting.

FISCAL IMPACT: None

COUNCIL STAFF MEMO: Councilors submitted an issue request to review Provo City's outdoor lighting regulations and consider pursuing go-forward standards that aim to preserve dark skies and reduce light pollution. The item was heard during the August 11th and August 25th Council Work Meetings and was unanimously approved by the Council on the August 25th Council Meeting, with the intention of addressing the exemptions section of the item further to clarify and adjust changes made surrounding holiday and temporary residential decorative lighting.

PROVO CITY MUNICIPAL COUNCIL

Staff Memorandum

Britton Johnson, City Council Intern

Outdoor Lighting Exemption Updates

September 22, 2026



Executive Summary

Councilors Whitlock, MacKay, and Christensen submitted an issue request to review Provo City's outdoor lighting regulations and consider pursuing go-forward standards that aim to preserve dark skies and reduce light pollution. The item was heard during the August 11th and August 25th Council Work Meetings and was unanimously approved by the Council on the August 25th Council Meeting, with the intention of addressing the exemptions section of the item further to clarify and adjust changes made surrounding holiday and temporary residential decorative lighting. After further council discussion in the September 8th Council Work Meeting, holiday lighting was narrowly defined, language to exempt permanent outdoor LED façade lighting was added, and festoon string lights were also exempted from the City's outdoor lighting standards. This item now awaits further discussion and/or a vote in the upcoming September 22nd Council Meeting.

Proposed Provo City Code Amendments Following September 8th Council Work Meeting Discussion

A motion was made to change [Provo City Code Section 15.21.040\(1\)](#) to allow holiday lighting year-round, so long as the lighting is turned off by 10pm nightly in the August 25th Work Meeting and was approved in the Council Meeting on the same day. The discussion surrounding holiday lighting led to a recommendation to discuss this change and the holiday light exemption further and come to a resolution.

Exhibit A of the proposed ordinance, which is available in your packet, outlines the proposed changes to [Provo City Code Section 15.21.040](#), which regulates the exemptions to the City's outdoor lighting standards. Holiday lighting is narrowly defined in this section, and includes string lights, string light displays, and internally illuminated decorations. The second change allows holiday lighting only during the months of October-January and from June 15th-July 25th and eliminates the 10pm curfew requirement to power off holiday lights. After discussion during the September 8th Council Work Meeting, it was determined that the council wanted to include these specific dates exempting holiday lights from the City's outdoor lighting standards. The rationale in exempting holiday lighting during these specific periods of the year is that the dates included the major holidays of Independence Day, Pioneer Day, Halloween, Thanksgiving, and the several winter holidays taking place in the months of December and January while not permitting string Christmas lights year-round.

The second change defines and specifies exemptions for permanent outdoor LED façade lighting, which are JellyFish lighting, Trimlight, and other similar brands that remain permanently installed in the soffits of people's homes. The main proposed requirements for these lights to be permitted are as follows:

- The light track must be shielded by the eave, directed downward, and mounted horizontally in the soffit of the roofline.
- The display may not create dangerous glare on adjacent streets or properties or cause unreasonable annoyance or discomfort to the occupants of nearby properties.

Let it be noted that these proposed regulations do not prohibit permanent outdoor LED façade lighting from being programmed to strobe, chase, or flash, so long as they do not violate the qualifiers listed above.

The final significant proposed text change to [Provo City Code Section 15.21.040](#) is clarification on the allowance of festoon lights in city code. Often called bistro or café lights, festoon lights are string lights with large bulbs that are often hung as decorative lighting year-round and typically produce a warm glow. After Council discussion during the September 8th Council Meeting, festoon string lights will be exempt from the full-shielding and correlated color temperature (CCT) requirements in [Chapter 15.21 of Provo City Code](#).

Intention of Proposed Changes

The stated intent of Provo City's outdoor lighting regulations in [Section 15.21.010](#) is "to encourage lighting that provides safety, utility and security while preventing glare on public ways, protecting the enjoyment of private property rights, conserving energy resources and reducing atmospheric light pollution." These proposed changes are intended to ensure that the City's outdoor lighting standards continue to safeguard public safety and mitigate light pollution in the night sky while also making certain that onerous regulations are not placed on residents, protecting their enjoyment of their private property rights. Ultimately, the community values the ability to celebrate events, holidays, and celebrations using appropriate outdoor lighting, and these changes reflect those values more adequately than the previous iteration in the mind of the Council. However, as mentioned in previous memoranda regarding changes to Provo City's outdoor lighting regulations, the [Five Principles for Responsible Outdoor Lighting](#) should be considered by those who live and work in Provo when making outdoor lighting decisions. These five principles, published jointly by the Illuminating Engineering Society and Dark Sky International, are as follows: 1) use light only if needed, 2) distribute light only where it is needed, 3) use light that is no brighter than needed, 4) control light so it is on only when needed, and 5) use warmer color light when possible.

Recommendation

Based on the contents of this memorandum, I recommend that the municipal council move that these proposed changes be approved in the September 22nd Council Meeting.

ORDINANCE <<Document Number>>

AN ORDINANCE REGARDING OUTDOOR LIGHTING STANDARDS
EXEMPTIONS. (26-067)

RECITALS:

It is proposed that that Provo City Code Section 15.21.040 be amended with the aim of clarifying and adjusting exemptions to outdoor lighting standards exemptions;

On September 8 and 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:

Provo City Code Section 15.21.040 is amended as presented 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.

41 Exhibit A

42
43 Chapter 15.21
44 OUTDOOR LIGHTING REGULATIONS

45
46 15.21.040 Exemptions.

47
48 The following types of outdoor lighting shall be exempt from the provisions of this Chapter:

49
50 (1) Holiday lighting ~~that does not create dangerous glare on adjacent streets or properties,~~
51 including but not limited to internally illuminated decorations, string lights and string light
52 displays, from June 15th-July 25th, as well as the months of October, November, December, and
53 January. Such lighting may not create dangerous glare on adjacent streets or properties. ~~All~~
54 ~~holiday lighting must be turned off by 10pm nightly.~~

55
56 (2) Permanent outdoor LED façade lighting, such as JellyFish, Trimlight, and other similar
57 brands, is permitted year-round if the light track is shielded, directed downward, and mounted
58 horizontally in the soffit. Such lighting mentioned in this subsection may not create dangerous
59 glare on adjacent streets or properties or cause unreasonable annoyance or discomfort to the
60 occupants of nearby properties.

61
62 (3) Festoon string lighting.

63
64 (4) Temporary lighting, including but not limited to circuses, fairs, carnivals and civic uses,
65 for a period not to exceed thirty (30) days unless otherwise approved by the Development
66 Services Department.

67
68 (5) Lighting associated with agricultural operations.

69
70 (6) Construction or emergency lighting, provided that such lighting is temporary and is
71 discontinued immediately upon completion of the construction work or abatement of the
72 emergency circumstances necessitating such lighting.

73
74 (7) Airport lighting.

75
76 (8) Any existing outdoor lighting fixture attached to a structure on a residential property as of
77 August 25, 2026. This exception does not apply if the existing fixture is replaced in its entirety.
78 Permanent outdoor LED façade lighting, as described in subsection (2), is not considered an
79 attached lighting fixture under this subsection.