



PROVO MUNICIPAL COUNCIL

Work Meeting

1:30 PM, Tuesday, October 20, 2026
Provo Peaks Conference Room (Room 110)
445 W. Center Street, Provo, UT 84601 or
<https://www.youtube.com/provocitycouncil>

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

To listen to the meeting by phone: October 20 Work Meeting: Dial 346-248-7799. Enter Meeting ID 893 1627 6934 and press #. When asked for a participant ID, press #.

Roll Call

Approval of Minutes

October 1, 2026 Joint Meeting with Provo City School Board of Education

October 6, 2026 Work Meeting

Business

- 1 A presentation regarding the Annual Fraud Risk Assessment (26-076)
- 2 An ordinance amending the application requirements for a rental dwelling license. (26-022)
- 3 A discussion about the Provo Town Centre Mall redevelopment zoning change and related development agreement (26-023)
- 4 A presentation on alcohol retailing in Provo's downtown (26-019)

Closed Meeting

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

Adjournment

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

Materials and Agenda: agendas.provo.org

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

The next Work Meeting will be held on Tuesday, November 3, 2026. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

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

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

Notice of Telephonic Communications

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

Notice of Compliance with Public Noticing Regulations

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

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



PROVO MUNICIPAL COUNCIL

Joint Meeting with the Provo City School Board of Education Minutes

12:00 PM | October 1, 2026
Provo Peaks Conference Room (110)
445 W. Center Street, Provo, UT 84601

Roll Call

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

Business

1. A Discussion Regarding Transportation Safety, E-Bike Laws, District Policies, And Current Safety Concerns [00:00:52](#)

Traffic Manager Vern Keeslar presented crash data covering a five-year period within one block in each direction of the existing Timpanogos Elementary and Dixon sites. *See Table 1*

Keeslar explained that "pedicycles" included any wheeled device. He stated that crash data was protected, preventing him from determining the ages of those involved or whether they were students. In response to a question, he confirmed that pedestrian crashes at Timpanogos occurred at or near crosswalk intersections. He also noted that Dixon experienced more angle crashes at intersections.	Crash Severity or Type	Timpanogos	Dixon
	No injury or property damage only	50	42
	Possible injury	17	18
	Suspected minor injury	14	10
	Suspected serious injury	5	2
	Total crashes	86	72
	Fatalities	0	0
	Pedestrian-involved crashes	3	2
	Bicycle/pedicycle-involved crashes	3	1

Table 1. Crash Data by School Site

Note: Dixon's total decreases to 71 when 2025 is excluded, as students left the site in 2024. Pedestrian and bicycle/pedicycle crashes are included in the total counts and are not additional crashes.

Keeslar stated that he had not compared the sites to other schools but suspected that schools along lower-volume roads would experience fewer crashes. He provided the average daily traffic volumes. *See Table 2*

Keeslar noted that traffic volumes on 500 North had decreased from the higher levels experienced during the 800 North bridge detour.

Roadway	Vehicles per Day (Approx.)
500 West	37,000
500 North	3,200
Smaller streets	1,000

Table 2. Average Daily Traffic Volumes

Keeslar described Provo's three crosswalk types and said school crosswalk rules are frequently violated. He referenced the Mayor's recent "Mondays with Marsha" education effort. He stated that Provo ranked first in Utah County for red-light running, based on crash data in the Safe Streets for All safety plan developed with Mountainland Association of Governments. He said he would apply for a grant to install red-light enforcement cameras if the state legislature allowed it. Keeslar noted that recent state changes include a helmet requirement for riders of these devices, with the age threshold discussed as 21. Chair MacKay asked about e-bike laws. Keeslar had no slide on the topic and said the police department was updating its handout to reflect new state law.

School Board Member Meg Van Wagenen reported that the district recently updated its e-bike policy to align with state law, including Class 1, 2, and 3 e-bikes and high-powered motor vehicles. The second reading is expected soon, and the draft policy is available online for public comment. The member noted that, beginning in May 2027, children ages 8 to 15 may ride Class 1 or Class 2 e-bikes without adult supervision if they complete a state course and obtain a certificate. Until then, riders in that age range must be supervised. School resource officers have communicated the updated laws to families. Asked whether the district needed anything from the City, the board member said continued messaging was sufficient. Keeslar said he emailed all elementary and middle schools in August offering to attend school community councils on safe routes, had visited three schools, and had another scheduled at Edgemont.

2. An Update On School Construction, Boundary Changes, And Use Of The Timpanogos Elementary Site [00:17:06](#)

School Board President Jennifer Partridge reported that the board tabled consideration of boundary changes related to declining enrollment until it decides on potential adjustments to the dual language immersion (DLI) program, because program changes could affect boundaries and enrollment. She stated that construction on Timpview High School is underway and on schedule. The current phase is the performing arts and CTE wing. After that, the existing arts and administration wing will be demolished and replaced with new administration, counseling, visual arts, and special education areas. Overall completion is expected at the end of 2029. Devyn Dayley of the school district stated that the performing arts rooms would be available at the end of 2027 and the auditorium in August 2028. Partridge added that the new cafeteria opened with the school year.

Partridge reported that in October 2025 the board voted to build a new elementary school on the Dixon site, to be named Dixon Elementary School. Timpanogos students will move there, and the Timpanogos building will be repurposed for district programs without permanent homes. Dayley reported that demolition is complete except for ground concrete, geotechnical testing is under way, and the district is working with City staff on a design for a replacement storm drain to resolve standing water on the site. The architect presented plans the prior Friday, and they are posted on the district website. The two-story building will house upper grades on the second floor and special education on the first floor. Partridge said the district published an FAQ and a statement from the superintendent on its website for constituents. Dayley described seismic and structural measures used in current district construction, including helical piers, shotcrete, and review by civil and geotechnical engineers. She also explained that plans now go through the state Division of Facilities Construction and Management, which handles permitting.

Chair MacKay stated that constituents were concerned about building a new school in light of declining enrollment and earlier discussions of school closures. Partridge responded that the district revisited the question in April and May. A district representative explained that Timpanogos enrollment has held steady for about ten years, that it is a walking school, and that its two-way DLI program serves multilingual learners. The representative expressed hope that no schools would need to close. Partridge said a school in the center of the district would better meet students' needs and allow the Timpanogos building, on a major road, to be repurposed. She stated the district does not plan to raise taxes for the project. In response to Chair MacKay's question about debt, Dayley said the district does not plan to add debt. She explained that its municipal building authority bonds are not callable until 2032, that favorable interest revenue produced cash for the project, and that collections above the assumed 93 percent rate may be used for technology or debt reduction. A discussion followed about fencing at Timpanogos, with a district representative offering to arrange a site visit.

3. A Discussion Regarding Public Notice For Tax Increases And New School Construction [00:38:55](#)

Council Executive Director Ezra Nair noted that new state laws on tax increase notice are strict and that a number of entities have been denied by the state. Dayley said an 11-page checklist applies and that the district successfully completed the process this year. Partridge noted that a bill related to truth in taxation had been filed. Dayley stated that the legal deadline is June 1, but statements are required in March and meeting requirements begin in May. Chair MacKay stated that the Council has no plans for a tax increase and always hopes to avoid one. A councilor noted that the Council had previously adopted small increases over several years and that current economic conditions, including foreclosures and high gas prices, call for caution. Nair noted that the county asks cities about their plans because the same taxpayers are affected. Dayley and others confirmed that the district and City have historically coordinated. Dayley also explained that fund balances cannot legally fund ongoing expenditures and described the district's replacement schedules for roofs, HVAC systems, and buses.

The item arose from a Council question about residents without children who said they did not receive notice of the new school. Dayley and school board members stated that postcards were mailed to all homes for the neighborhood meetings, the meetings were noticed, and the summer

newsletter listed construction projects with QR codes for updates. Emails to parents go through PowerSchool, and the legal notice is part of the budget process, which includes funding for the Dixon Elementary and Timpview projects. Partridge acknowledged it is harder to reach households without students and suggested using City channels. Chair MacKay said City email lists cannot be used for this purpose, and mail is the only way to reach every address. The district agreed to send its public notices to neighborhood chairs through the City's neighborhood program.

4. An Update Regarding Back-To-School District Priorities And Major Board Initiatives [00:55:20](#)

Partridge introduced the district's back-to-school priorities, themed "Ignite the Magic." The presentation reported that third-grade math proficiency rose from 50 percent in 2024 to 76 percent in 2026. On literacy under Senate Bill 241, the district reported 76 percent of third graders on grade level against the state's 80 percent goal, up from the 60s two years ago. Students below grade level must have individualized reading plans, parents must be given resources, and progress must be monitored and documented in PowerSchool. State law allows retention of third graders not reading at grade level. The district is hosting a Parent University on October 15 at Shoreline Middle School and is extending reading efforts district-wide. Presenters said the district intends to quantify the time and cost of compliance and will ask the legislature for more funding. They also reported efforts to improve classroom engagement, including a forthcoming board policy on technology use consistent with the state model policy. Report card data will be released October 14 and presented at the October 27 board meeting.

Partridge reported that the board is reviewing the DLI program, in which about 25 percent of elementary students are enrolled across five programs. The board is weighing costs, staffing, and class balance concerns, and formed a parent committee that began meeting in August. A survey is planned, with a decision hoped for in December or January. In response to Chair MacKay, Partridge stated there has been no discussion of eliminating DLI. Possible changes include the number of languages offered or a magnet model versus a neighborhood model.

5. A Discussion Of Major Issues Currently Before The Council [01:11:47](#)

Division Director of Economic Development Cody Hill presented by Zoom on development projects affecting property tax revenue. He explained that Utah's truth in taxation process reduces rates to offset appreciation, so new revenue comes mainly from rate increases or new investment.

Epic Sports Park site. Director Hill described about five acres zoned SC2 Commercial south of the park, proposed for a 137-room hotel, about 15,500 square feet of retail and restaurant space, and a convenience store, with a construction cost of about \$35 million. He stated the property is currently City-owned and generates no tax revenue. Estimated annual property tax is \$58,000 for the City and \$244,000 for the school district. Director Hill said that if incentives are offered over a 10-year window, the school district figure would be \$367,000, followed by \$244,000 annually. The developer is expected to request 100 percent of the City's increment. He stated that the interlocal agreement with the school district was entered into the prior Friday.

Provo Town Center. Director Hill stated that the owner, Brixton, plans a mixed-use redevelopment in five phases with 1,384 residential units, reducing retail space from 958,000 to 636,000 square feet. The project is contemplated within a Housing and Transit Reinvestment Zone (HTRZ), in which taxing entity participation is obligatory. Incremental property value is estimated at \$50.1 million, producing about \$84,000 for the City and \$351,000 for the school district. Director Hill said he lacks full financials and does not know what public support will be requested. Phase 1 is projected for completion by 2031, followed by phases in 2034, 2036, 2038, and 2041, each with just under 300 units. Council Office Executive Director Nair stated that Council approval could come no sooner than three weeks out and that the school district will select two representatives to the HTRZ committee.

Vesper. Director Hill described a proposed 20,000-seat indoor/outdoor amphitheater (8,000 indoor, 12,000 outdoor), a 75-room boutique hotel, and about 21,000 square feet of food and beverage space near the mouth of Provo Canyon. Incremental value is estimated at \$500 million, a conservative figure. That would yield about \$839,000 annually for the City and just under \$3.5 million for the school district. He stated he has had no discussions with the developer about public support, though a participant said the developer indicated it would request some. Chair MacKay noted that even with a reduction, the district would still receive a substantial amount.

Springville Rising. Director Hill stated the project includes 167 townhomes and 90 condominiums (257 units) on the Provo side, with about 10,000 square feet of commercial space in Provo and just under 70,000 on the Springville side. Primary residential property is taxed at 55 percent of value. The City adopted an interlocal agreement with Springville to share net benefits, but Springville has not agreed to certain terms, including the length of the agreement. Springville City Manager Troy Fitzgerald is arranging discussions between council members of both cities. Director Hill clarified that the agreement covers only the City's portion of tax and that the school district would need to coordinate separately. Partridge raised concerns about the project's layout and effect on the district. Chair MacKay responded that zone changes affecting the district occur regularly across the city.

Director Hill also noted major BYU construction projects, including an administration building and the School of Medicine. In response to his question, Dayley stated the district receives no building permit information from the City, only annexation notices. Director Hill agreed to coordinate with Dayley on sharing residential permit information. Partridge stated that revenue from these projects would benefit teacher pay and class sizes, and that the board has not taken a position on any project. Director Hill reported that the City's economic development strategy study is expected to be completed by the end of January or early February, with a presentation in February. Invitations were sent to the superintendent and Partridge to join the workforce development and education roundtable.

Adjournment

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



PROVO MUNICIPAL COUNCIL

Work Meeting Minutes

12:45 PM | October 6, 2026

Provo Peaks Conference Room (110)

445 W. Center Street, Provo, UT 84601

Roll Call

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

Approval of Minutes

- September 22, 2026 Work Meeting
Approved by unanimous consent.

Business

1. A presentation and discussion regarding MAG's long-range transportation plan (26-055) [00:01:08](#)

Mountainland Association of Governments (MAG) MPO Director LaNiece Davenport and Transportation Modeler Jared Lillywhite presented findings from the regional travel demand modeling analysis centered on the 820 North corridor in Provo. The presentation was a follow-up to a July 14th appearance before the Council, during which members requested more specific data and modeling results related to 820 North.

Lillywhite provided an overview of MAG's travel demand model (TDM), a regional tool used to simulate how people travel across a four-county area. The model operates at the parcel level, aggregated into Transportation Analysis Zones (TAZs), of which 140 of the region's 3,562 are located within Provo. The model is the official federally required tool used for air quality conformity, NEPA environmental reviews, and short- and long-range transportation planning.

Four scenarios were analyzed in coordination with Provo City staff, each building on a baseline that included all projects from the most recently adopted Regional Transportation Plan (RTP, 2023), but excluding an east-west bridge across Utah Lake:

- **Scenario 1 (Baseline):** Includes widening of 820 North to five lanes, an interchange at 820 North connecting to I-15, the Independence Avenue North extension into Orem, and Geneva Road improvements.
- **Scenario 2:** Same as Scenario 1, but without the 820 North interchange.
- **Scenario 3:** Same as Scenario 2, but also without any widening of 820 North—reflecting current lane conditions projected to 2055.
- **Scenario 4:** No interchange and no widening, but adds new east-west bridge connections at approximately 1460 North and 500 North.

Key findings presented included: the model projects approximately 52,000 daily trips on 820 North under Scenario 1 (comparable to roughly 90 percent of current University Parkway volumes); without the interchange, Center Street and University Parkway absorb approximately 12,000 and 10,000 additional daily trips respectively; the western segment of 820 North reaches or exceeds volume-to-capacity thresholds even under Scenario 3, with the 2036 interim year already showing that section near capacity; and Scenario 4 bridge connections, while generating significant new volume, did not fully alleviate the overcapacity condition on 820 North's western segment.

Council members raised several questions. Chair MacKay asked about the concept of "failure" for University Parkway, and Lillywhite explained that a volume-to-capacity ratio of 0.9 is commonly used as a threshold. Councilor Bogdin expressed concern about the already-problematic Center Street interchange and the safety implications of adding further volume to it. Councilor Bogdin also questioned whether grade separation from railroad tracks was a requirement for any 820 North widening scenario; Traffic Manager Vern Keeslar confirmed that railroads would almost certainly require grade separation if the road is widened, and that going over the tracks is the far more common outcome. Lillywhite clarified that all modeled scenarios assume any crossing that clears the freeway also clears the railroad tracks.

Councilor Garrett inquired about how transit improvements (such as FrontRunner double-tracking and UVX extensions) are incorporated into the model. Lillywhite confirmed that all planned transit projects from the RTP are included in each scenario. He noted the model handles transit and vehicular routing with feedback loops until equilibrium is reached, but acknowledged it does not robustly model active transportation or emerging autonomous vehicle behavior, though a next-generation activity-based model is under development.

Councilor Whipple asked whether widening only the western segment of 820 North (from Geneva Road to Independence Avenue) might relieve pressure without impacting the residential portions further east. Lillywhite acknowledged this is worth exploring but noted that reducing delay on that segment could induce additional trips onto 820 North overall, and that most of the eastern segments already show elevated volume-to-capacity ratios.

Councilor Christensen asked how the modeling process accounts for neighborhood impacts such as property acquisition and quality of life. Keeslar stated that the travel demand model does not account for those factors, and that such considerations are addressed through the broader planning and environmental review process, which involves the MPO board comprised of mayors and elected officials across the region. He also noted the project would likely require

acquisition of approximately 27 to 32 homes in addition to impacts near Freedom Preparatory Academy.

Davenport noted that no project decisions are being made by the Council, as those are made at the MPO board level. She invited the Council to submit written feedback to the MPO board in advance of the November board meeting. Workshops for public comment are scheduled for the following Thursday at 10:00 AM and 5:00 PM. The draft plan is expected to be presented to the board in November, followed by an air quality conformity period, with final adoption targeted for early next summer.

2. An appropriation of up to \$50,000 in the General Fund and an associated transfer to fund a Traffic Electronics Specialist position (26-078) [00:57:19](#)

Public Works Director Gordon Haight introduced the item, acknowledging that the request should have been included in the prior year's budget session and apologizing for the omission. Traffic Manager Keeslar presented the substantive details.

Keeslar explained that the City currently operates 57 traffic signals, along with 13 reduced-speed school zone locations (26 flashing lights), 10 rectangular rapid flashing beacon locations (25 beacons), 16 driver feedback signs, 2 digital speed limit signs, and a fiber optic network connecting all signals. All of this infrastructure is currently maintained by a single Traffic Electronics Specialist, Tim McCloud, who is on call 24 hours a day, seven days a week. Keeslar noted that the industry standard is one signal technician for every 40 to 50 signals, and that the City of Orem employs two technicians for only 40 signals. The current single-technician model creates operational vulnerability, is unhealthy for the employee, and results in reactive rather than proactive maintenance.

Keeslar noted the request carries no net cost to the general fund, as it will be funded through a transfer from within the engineering budget, supplemented by savings from a recently vacant position. The item is targeted for the October 20th Council meeting for formal action; Keeslar and Haight invited the council to ask all technical questions at this work session because both will be unavailable on that date.

Council members asked about the types of on-call issues the specialist typically addresses (ranging from burned-out bulbs to cabinet electronics failures), the mix of sensor types used (primarily Wavetronix radar, with one LiDAR pilot installation at Freedom Boulevard and Cougar Boulevard), and which intersections may warrant future signals. Keeslar identified 8th North and 2nd East, 3rd North and 9th East, and Freedom Boulevard at 500 North as locations under consideration, with Freedom Boulevard at 500 South as a potential future warrant. He also noted that a signal at Freedom Boulevard and 500 North (near the Recreation Center) is pending completion of a back-ordered equipment delivery.

3. A discussion regarding an exemption for toy bows and arrows in Provo parks (26-074) [01:11:17](#)

Council Intern Britton Johnson presented the item with the resident who initiated the request present and available for questions. The discussion concerned sections of city code that may currently prohibit the use of toy bows and arrows (such as those used in LARP (Live Action Role Play) activities) and foam dart blasters (commonly known as Nerf guns) in public parks.

Johnson explained that the code's prohibition on bows and arrows does not distinguish between real and foam-tipped toy versions, and that a reasonable interpretation of the code's "air gun" and "missile" provisions could also implicate Nerf-style blasters. The resident (Jacob Lowe) provided context on the Bellagarth LARP organization, noting that events typically involve 10 to 15 participants, that participants mark off a defined play area with cones and markers, and that the foam-tipped arrows have very limited range and impact force. City Attorney Brian Jones stated that he did not believe foam dart blasters were clearly covered by the existing code but indicated staff could clarify the matter in any amendment.

Police Deputy Chief Brian Wolken confirmed that law enforcement has no strong objection, noting officers use discretion and that existing harassment provisions would address any misuse.

Three policy options were presented:

- (1) a blanket exemption for both foam dart blasters and LARP toy arrows anywhere in the city;
- (2) a pilot program at specific parks with a sunset clause; or
- (3) a permit/reservation program.

Discussion among Council members reflected general consensus in favor of allowing these activities with minimal administrative burden, analogous to how other informal recreational activities such as Frisbee or football are handled. Councilor Garrett expressed a preference for keeping LARP activities away from playground areas. Councilor Whipple noted that foam dart blasters had likely never been clearly prohibited, and that the more pressing concern was formalizing permission for the organized LARP activities. Jones suggested that rather than a formal reservation, the code could require participants to mark off a defined perimeter and maintain a minimum distance from playgrounds and pavilions. The Council agreed that staff should return with a code amendment incorporating that framework. The question of whether to address the prohibition on school grounds was briefly raised; Jones recommended leaving that to any future request from the school district.

Councilor Garrett moved that staff prepare a proposed code amendment to allow toy bows and arrows (LARP-style) in public parks, with a requirement that participants delineate a play area and maintain a reasonable distance from playgrounds and pavilions, and that foam dart blasters be clarified as permissible under existing code without a formal reservation program. Councilor Bogdin seconded the motion. The motion passed 6-0 (Councilor Hoban excused).

4. A discussion regarding the Center Street Redesign (26-079) [01:34:03](#)

Development Services Director Bill Peperone presented the item. He explained that the redesign of Center Street has been discussed for many years without resolution, but that several converging factors now make action more urgent: aging underground infrastructure (referencing a recent water main break), accumulated requests for additional pedestrian speed tables, and ongoing demand for expanded outdoor seating. The current street configuration is also cited as a barrier to safe bicycle and scooter use, as riders frequently use sidewalks despite posted prohibitions.

Peperone requested an allocation of up to \$300,000 to fund a consultant to advance a formal redesign process. He noted the storm drain fund may be able to supplement that amount, as storm drain infrastructure will be a required component of any redesign. The scope of work would include: transportation analysis and intersection improvements (including discussions with UDOT regarding the 5th West and Center Street interchange, which UDOT has indicated a willingness to fund); reorientation of through-traffic toward 1st North for access to Freedom Boulevard and University Avenue; infrastructure replacement; bicycle and scooter accommodation; outdoor seating expansion; signage improvements; and electrical infrastructure for holiday lighting. Peperone emphasized that east-west connectivity through Center Street would be preserved.

Councilor Bogdin asked how traffic to destinations north of downtown (such as Utah State Hospital and Seven Peaks) would be addressed. Peperone indicated the current traffic analysis suggests intersection improvements can maintain acceptable levels of service for those destinations for the foreseeable future, with potential for more significant changes in the future if warranted.

Councilor Christensen noted the importance of engaging downtown businesses throughout the process given concerns about parking and construction impacts and asked about the cost of the consultant engagement. Peperone indicated that the price reflects the extensive public outreach required. Councilor Whitlock inquired whether the scope would include the built environment or concept plans for vacant lots; Peperone indicated that was not included in the current scope. Downtown Provo Inc. Executive Director Quinn Peterson noted that the Center Street redesign has been among the top priorities of the Downtown Provo Inc. board for the past three years.

No formal action was taken on this item, as it was presented as a discussion. This item is expected to return to a future night meeting with a formal appropriation request.

5. A presentation on alcohol retailing in Provo's downtown (26-019) [01:42:54](#)

Downtown Provo Inc. Executive Director Quinn Peterson presented an overview of alcohol retailing in Provo's downtown, with Lee Adamson, Executive Director of Explore Utah Valley, also present to answer questions.

Peterson provided historical context, noting that in the early 2000s, downtown Provo had as many as seven to ten bars, which the City Council at the time determined to be excessive. A moratorium on new tavern licenses was enacted, and since then establishments have gradually closed. Only one standalone bar (ABG's) remains, operating under a legal nonconforming use. Peterson described the competitive and operational problems created by this monopoly, including poor service and no incentive to improve.

Peterson referenced a sales tax leakage study conducted using Placer.ai data showing that bars are the third-largest category of economic leakage from Provo, with an estimated \$22.7 million spent by Provo-area residents and visitors at bar establishments outside the city, compared to approximately \$1 million captured locally. Economic Development Director Cody Hill clarified during discussion that the \$22 million figure includes visitor spending and that resident-only spending would be considerably lower (approximately \$3 million) but that visitor-driven leakage (residents going elsewhere and then driving home) is a valid component of the concern.

Peterson also identified convention and sports tourism as significantly impacted, stating that the absence of professional drinking establishments is frequently cited as the primary reason that convention groups and visiting sports teams do not book Provo. Adamson noted that BYU's alumni association has worked with Explore Utah Valley to help facilitate hospitality for visiting Big 12 partner institutions, as BYU itself cannot promote or fund alcohol service.

Erik Davis, University Counsel from BYU spoke to the University's position, expressing concern that increased availability of alcohol would induce additional consumption and social harm, and that Provo's distinctive community character is an asset worth preserving. He acknowledged, however, that the University has not taken a formal position on all forms of alcohol liberalization (such as brew pubs, airport, or hotel licenses) and that his comments reflected a position that emerged from the university president's council level in response to the agenda item.

Council discussion addressed several related issues. City Attorney Jones flagged that the ongoing zoning code rewrite, as currently drafted, would collapse all alcohol use types into a single undifferentiated permitted-use category across multiple zones, which would represent a significant and unintended policy change. Jones recommended the Council articulate a clear policy direction so that staff can draft appropriate code language, either within the zoning rewrite or separately.

Laramie Gonzales, Customer Operations Business Manager, noted that the licensing office regularly receives inquiries (approximately one to two per month) from businesses or event organizers seeking to serve alcohol in contexts for which no city license pathway currently exists, including special events, concerts, airport concessions, and hotel bars.

Chair MacKay distinguished between 21-and-over standalone tavern licenses and family-accessible establishments such as brew pubs, restaurants with alcohol service, and sports bars, and asked why a tavern license (rather than a restaurant license) is specifically needed. Peterson clarified that a tavern license allows a business to derive more than 30 percent of revenue from alcohol sales, which is the essential business model for the sports bar concept currently under discussion. Jones also explained the local consent process, noting that the city currently delegates consent for existing license types to the mayor's designee, but that the Council retains authority to grant consent itself, and could establish conditions such as limiting the number of tavern licenses in a given zone as part of any policy change.

Discussion also addressed the existing brew pub license created in 2019–2020, which has attracted no operators due to restrictions on wholesale, production caps, square footage limitations, and visibility requirements. Council members expressed interest in revisiting those restrictions.

Councilor Whipple indicated support for allowing limited competition in the downtown (perhaps two to three tavern licenses in the DT-1 zone in addition to the existing nonconforming use) and began to formulate a motion but did not receive a second after discussion evolved. The Council reached consensus to continue the item at the next work meeting, directing Policy Analyst Tanner Taguchi to prepare a comprehensive presentation on how surrounding communities handle alcohol licensing and what specific code and licensing changes would be required to achieve various policy goals.

6. A discussion regarding the Provo Towne Centre Mall redevelopment (26-023) [02:50:49](#)

City Planner Andrew Jackson introduced the item and identified six issues requiring Council direction:

- (1) whether the mobile home park parcel should remain within the proposed Interim Transit-Oriented Development (ITOD) zone or be placed in a residential zone;
- (2) which concept plan the Council wishes to vest: the March 11th Exhibit B or the revised R2 submittal received October 1st;
- (3) the parking shortfall (the plan proposes approximately 1,000 stalls against a code requirement of approximately 1,800);
- (4) affordability requirements (166 units at 80% AMI and 42 units at 60% AMI, with current rental units at market rate);
- (5) cleanup of ownership language in the development agreement (the mobile home park is owned by Brixton Acres, and the project involves multiple ownership entities including Provo City); and
- (6) understanding the balance of asks and benefits.

Jackson summarized the developer's asks as including: a general plan amendment, a zone map amendment, city-wide text changes to the ITOD zone, a vesting development agreement, right-

of-way vacation and exchange, a Housing and Transit Reinvestment Zone (HTRZ) application for tax increment financing, a Public Infrastructure District (PID) for bond issuance, revenue sharing agreements identifying property tax and sales tax participation, possible eminent domain for off-site improvements, and city-built off-site sewer work. Benefits described include reinvestment in a declining mall, commercial development phased to leasing milestones, 75 for-sale homes, affordability provisions with audit requirements, a \$3.6 million advance on sewer impact fees (representing slightly over half of the projected total), and relocation assistance for mobile home park residents exceeding state law minimums.

Justin Long, Vice President of Development for Brixton Capital, and Cameron Gunter, Executive Chairman at PEG Companies, presented the updated project concept. Long noted that the development team has incorporated feedback received since the last Council appearance, including significant changes to the central roundabout design: elevated crosswalks for traffic calming, one-way circulation in each direction, dedicated bike lanes, landscape buffers to direct pedestrian flow away from the roundabout travel lanes, and drop-off areas. The team also highlighted a newly added publicly accessible park space between the final phases of multifamily residential on the northern end of the project.

Regarding the mobile home park, Long confirmed that the development agreement includes 18 months' notice to residents (double the state-required 9 months) and \$10,000 in relocation assistance per household, which exceeds state law requirements. Residents own their homes and lease the land; the \$10,000 is intended to assist with relocation costs, with the understanding that residents may also sell their homes. Councilor Whitlock noted for the public record that the developer is the landowner and that the relocation assistance offered is substantially above what is legally required.

On the question of homeownership, Councilor Christensen expressed concern that the project still does not add meaningful owner-occupied units beyond the originally proposed 75 townhomes, and that this is inconsistent with the Council's stated housing goals. Gunter responded with market data suggesting that stacked condominium sales have declined dramatically (from 8 percent of Visionary Homes' inventory in 2023–24 to 2 percent currently), while townhomes are selling better, though both face financing challenges in the current interest rate environment. Long added that the HTRZ tax increment structure is more favorable for rental product, as property taxes from for-rent buildings accrue to the tax rolls upon certificate of occupancy, whereas for-sale units accrue gradually as individual sales close. Councilor Whipple expressed disagreement with Councilor Christensen's position, arguing that rental housing is appropriate and necessary in this location given the proximity to Rocky Mountain University, Noorda College, BYU's expanding medical school, and the affordability gap between current mortgage payments and average rents.

Regarding the HTRZ and PID financing, Ben Wilhelm, a Municipal Bond Underwriter from D.A. Davidson, clarified that the PID is simply a mechanism to issue bonds monetizing the tax increment, no new assessments are imposed. Over 25 to 30 years, the projected nominal amounts total approximately \$48 million in property tax increment and \$22 million in sales tax increment, with a combined present value of approximately \$20 million in bondable proceeds.

The Council raised questions about site-level walkability and pedestrian connectivity, expressing interest in ensuring that the concept plan (Exhibit B of the development agreement) reflects meaningful pedestrian and bicycle access as a condition of approval. Long acknowledged this concern and indicated the team would work with staff to incorporate those elements into the concept plan. Jones noted that the Council will have review of the formal site plan through the normal planning process regardless.

7. A discussion regarding Epic Sports Park commercial development (26-075)

03:33:23

Director of Economic Development Cody Hill presented an overview of the corrected agreements for the Epic Sports Park commercial development. Hill explained that the original version of Section 10(a) and 10(b) of the participation agreement contained inconsistent figures: the original ask had been 100 percent of the property tax increment for 15 years and 25 percent of sales and transient room tax (TRT) for 10 years. Following discussions with the development group (Philo), it was clarified that a mandatory 10 percent set-aside for affordable housing and a 5 percent administrative cost allocation would reduce the effective increment reaching the developer by 15 percent, a haircut the developer had not anticipated. The corrected agreements adjust the sales and TRT participation from 25 percent to 30 percent and the property tax increment participation from 15 years to 19 years to maintain the originally intended economic benefit to the developer.

Hill described the structure of the seven agreements involved:

- a participation agreement among the City, the Redevelopment Agency, and Philo;
- two interlocal cooperation agreements between the City and the Agency (one for property tax, one for sales tax);
- a separate participation agreement between the Agency and Provo City School District (80 percent for 10 years, adopted by the school board the prior Friday); and
- an agency-level agreement governing the 85 percent allocation of collected increment to Philo for qualifying costs. Philo's obligations include commencing construction within 30 months, providing completion bonds upon breaking ground, and making the City a beneficiary of the special purpose vehicles (SPVs) with a 2.5 percent revenue share on hotel revenues and commercial lease revenues.

Projected revenues to the City include approximately \$58,000 annually in property tax increment (approximately \$1 million over 19 years), \$20,000 annually in sales tax increment (\$138,000 over 10 years), \$30,000 annually in TRT (\$213,000 over 10 years), and \$183,000 annually in revenue share from the SPVs beginning at approximately year five. The city's land, assessed at approximately \$4.3 million (purchased for less in 2019 as a parks mitigation project), is being contributed to the project, and the model projects breakeven at approximately year 15 based on conservative revenue assumptions.

Councilor Whitlock asked about the right-to-terminate provision, which allows Philo to exit the agreement within the 30-month pre-construction period. Hill and Philo CEO Chad Staheli clarified that once construction commences, the completion bond locks in the project. The incentive clock begins at signing, so delay in breaking ground costs the developer lost incentive time, providing a natural motivation to proceed.

Councilor Bogdin raised concerns about the lack of any leasing requirement in the agreement, noting that residents have expressed worry that the hotel and gas station may be constructed but the remaining commercial space could remain vacant. Hill acknowledged there is no leasing mandate but noted that the developer has no economic incentive to leave space vacant and that market conditions will ultimately determine lease-up pace.

Chair MacKay and Councilor Whitlock both emphasized the importance of incorporating explicit walkability and pedestrian connectivity elements into the concept plan (Exhibit B), given the expected foot traffic between Epic Sports Park and the commercial site. Staheli expressed willingness to work on that. Councilor Bogdin also noted that the planned Lakeview Parkway trail extension south past the airport should be considered in the site design.

City Attorney Jones recommended that the full Council vote to continue the item from the evening meeting, citing: the participation agreement had only reached his office the prior Thursday; it was the first participation agreement reviewed by the attorney in his office who handled it; a land noticing issue had been identified; and not all seven agreements had been fully reviewed. Jones and Hill indicated that outstanding Council feedback, particularly regarding the concept plan and pedestrian connectivity, could be addressed during the continuance period.

Councilor Garrett moved to continue the Epic Sports Park commercial development items from the evening Council meeting agenda. Chair MacKay seconded the motion. The motion Passed 6-0 (Councilor Hoban excused).

8. An ordinance amending city standards for access to new development. (PLOT20260344) [03:56:27](#)

This item was not discussed during the work meeting.

9. An ordinance amending the zone map classification of real property, generally located at 985 W 300 S, from the Light Manufacturing (M1) and Residential Conservation (RC) zones to the Medium Density Residential (MDR) zone. (PLRZ20260213) [03:56:29](#)

City Planner Dustin Wright introduced the item. Chair MacKay noted that she and Councilor Bogdin had driven through the area and agreed the property is in need of redevelopment. However, Chair MacKay expressed concern that the proposed Medium Density Residential

(MDR) zoning, which allows up to 26 units per acre, is too intensive for a location surrounded by single-family residential homes. She noted that upzoning tends to increase land values and can put pressure on adjacent properties over time, and that the available area would leave limited room for green space, parking, and amenities.

Councilor Bogdin acknowledged the concern, noting that even Lower Density Residential (LDR), which allows up to 12 units per acre, would yield only approximately 9 units on this parcel and that prior projects at similar densities in the city (referencing Tuscanel Townhomes) drew complaints about lack of amenities. She suggested the appropriate density may be even lighter than LDR.

Councilor Whitlock noted that the property is currently zoned M-1 Light Manufacturing, which allows a wide range of uses including warehousing, and that the applicant has rights under current zoning that could result in more impactful development than a residential project. Council members acknowledged the trade-off but did not reach a clear consensus on a preferred density.

10. An ordinance amending the zone map classification of real property, generally located at 313 E 200 N, from the Residential Conservation (RC) Zone to the High Density Residential (HDR) Zone. Joaquin Neighborhood. (PLRZ20250330) [04:03:58](#)

The Council elected to continue this discussion to the evening meeting without substantive discussion during the work session.

Adjournment

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: KZARBOCK
Presenter: Dan Follett, Director of Administrative Services
Department: Finance
Meeting Date: 10/20/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: 26-076

SUBJECT: 1 A presentation regarding the Annual Fraud Risk Assessment (26-076)

ADMINISTRATIVE RECOMMENDATION: Presentation Only

ADMINISTRATIVE MEMO: Under direction from the State Auditor's Office, Finance completes an annual Separation of Duties and Fraud Risk Assessment and reports the results to the City Council. For the FY2026 assessment, Provo received 376 out of 395 possible points, putting it in the "Very Low" risk level category.

FISCAL IMPACT: N/A

TIME SENSITIVITY: The annual audit is underway, and our auditors need proof that this was presented to the Municipal Council.

COUNCIL STAFF MEMO:



OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised December 2020

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☑ If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☒ If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".		X	X	
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Fraud Risk Assessment

Continued

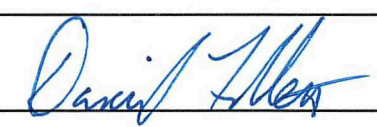
*Total Points Earned: 376 /395 *Risk Level: Very Low Low Moderate High Very High
> 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	11	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	10	20
9. Does the entity have a formal audit committee?	20	20

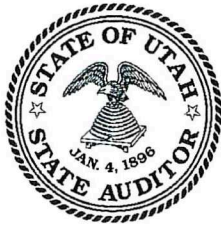
*Entity Name: Provo City

*Completed for Fiscal Year Ending: 06-30-2026 *Completion Date: 09-10-2026

*CAO Name: Scott Henderson *CFO Name: Daniel Follett

*CAO Signature:  *CFO Signature: 

*Required



OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking "Yes" on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked "Yes" and enter the total on the "Total Points Earned" line.
- Based on the points earned, circle/highlight the risk level on the "Risk Level" line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: AERCANBRACK
Presenter: Laramie Gonzales, Customer Service Business Analyst
Department: Customer Service
Meeting Date: 10/20/2026
Requested Duration (Minutes): 10 minutes
CityView or Issue File Number: 26-022

SUBJECT: 2 An ordinance amending the application requirements for a rental dwelling license. (26-022)

ADMINISTRATIVE RECOMMENDATION: Customer Service and Zoning Staff recommend approval of the proposed amendment.

ADMINISTRATIVE MEMO: To streamline the Rental Dwelling License (RDL) application process, Customer Service staff met with Zoning to review current requirements for a RDL. Staff determined that requiring out-of-state property owners to obtain a limited power of attorney creates unnecessary delays and has not proven necessary for enforcement. Staff recommends removing it from the ordinance.

The current code also requires property owners living more than 20 miles from the rental property to designate a local agent. Staff recommends increasing this distance to 50 miles, which would include areas such as Salt Lake City, Park City, and Nephi, all within approximately one hour of Provo.

Minor updates were also made to align the ordinance with the City's current ordinance style and formatting.

FISCAL IMPACT: None

COUNCIL STAFF MEMO:

ORDINANCE <<Document Number>>

AN ORDINANCE AMENDING THE APPLICATION REQUIREMENTS FOR
A RENTAL DWELLING LICENSE. (26-____)

RECITALS:

It is proposed that Provo City Code Chapter 6.26 be amended to eliminate the requirement for a limited power of attorney and to increase the distance threshold requiring the designation of a local agent to fifty (50) miles;

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

After considering the facts presented to the Municipal Council, 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:

Provo City Code 6.26 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.

Chapter 6.26

RENTAL DWELLINGS

Sections:

6.26.010	Definitions.
6.26.020	License Required.
6.26.030	License Application.
6.26.040	License Procedure.
6.26.050	License Fee.
6.26.060	Effect of License Issuance.
6.26.070	License Denial.
6.26.080	License Suspension or Revocation.
6.26.090	Determination of Legal Status.
6.26.100	Minimum Health and Safety Requirements.
6.26.110	Minimum Parking Requirements.
6.26.120	Inspections.
6.26.125	Signage Requirements.
6.26.130	Effective Date.
6.26.140	Compliance Reports.
6.26.150	Rental Disclosure Required.

6.26.010

Definitions.

Words and phrases contained herein which are defined in Chapter [6.01](#), [6.02](#) or [14.06](#), Provo City Code, as amended, ~~shall~~ [will](#) have the meanings set forth in such chapters. If there is a conflict between definitions contained in ~~Title 14~~, [other sections or Titles of](#) Provo City Code, and definitions contained in this Title, the definitions in this Title ~~shall~~ [will](#) govern for the purposes of interpreting this Title.

(Enacted 2003-01, Am 2019-45)

6.26.020

License Required.

- (1) It is unlawful for any person to keep, conduct, operate or maintain a rental dwelling within the City without a business license for such dwelling. A person who owns multiple-rental dwellings or multiple buildings containing rental dwellings is not required to obtain more than one (1) business license for the operation and maintenance of those rental dwellings.
- (2) A business license for a rental dwelling is not transferable between persons or structures. Any person holding such license ~~shall~~ will give written notice within ~~thirty (30)~~ 30 days to the business license official after having transferred or otherwise disposed of legal or equitable control of any rental dwelling licensed under this Chapter. Such notice of transferred interest ~~shall~~ will be deemed a request to cancel an existing business license for such rental dwelling and ~~shall~~ will include the name, address, and information regarding the person(s) succeeding to the ownership or control thereof. The new owner ~~shall~~ will obtain a business license as required by this Chapter.
- (3) A business license ~~shall~~ will not be required for a dwelling unit which is ordinarily owner-occupied but is temporarily rented because:
- (a) the owner is placed in a hospital, nursing home, assisted living facility or other similar facility, or
 - (b) the owner has a bona fide, temporary absence of three ~~(3)~~ years or less for activities such as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling ~~shall~~ will not qualify for this exception.
 - (c) As used in this subsection owner occupancy means:
 - (i) a natural person who possesses ~~fifty percent (50%)~~ ownership or more in the dwelling and said dwelling is the primary residence of such person; or
 - (ii) a family trust created for the primary purpose of estate planning by one ~~(1)~~ or more trustors who create the trust, place the dwelling in such trust, and whose primary residence is such dwelling.

(Enacted 2003-01, Am 2006-14, Am 2008-17, Am 2021-27, Am 2024-19)

6.26.030

License Application.

An application for a business license ~~shall~~ will conform to the requirements of Section [6.01.060](#) of this Title and ~~shall~~ will include the following additional information:

- (1) the address of each building containing rental dwellings which are owned, operated or maintained by the applicant;

- (2) the number of rental dwelling units in each building;
- (3) the occupancy status of each rental dwelling unit;
- (4) the number of parking spaces provided on the premises;
- (5) if the owner of the rental dwellings is not a Utah resident, the name, address, and both home and business telephone numbers of a legal representative and agent who resides in the State of Utah for service of process;
- (6) the name, address, and both home and business telephone numbers of a local agent who:
 - (a) resides not more than ~~twenty (20)~~ 50 miles from the rental dwelling(s), and
 - (b) is authorized to manage the rental dwelling(s);
- (7) proof of liability insurance for the rental dwellings to be licensed; and
- (8) the signature of the owner of the rental dwelling(s):
 - (a) certifying, to the best of the owner's knowledge or belief, that the use and occupancy of the rental dwelling(s) conforms to applicable ordinances, and
 - (b) agreeing to comply with applicable ordinances.

(Enacted 2003-01, Am 2006-45)

6.26.040

License Procedure.

- (1) A rental dwelling business license ~~shall~~ will be issued pursuant to the requirements of Chapters 6.01 and 6.02 of this Title except as modified by this Chapter.
- (2) No business license ~~shall~~ will be issued or renewed for a rental dwelling unless the owner:
 - ~~(a) if not a Utah resident, designates in writing a power of attorney, in the name of a resident agent, for:~~
 - ~~(i) receipt of service for notice of violation of the provisions of this Chapter or any other applicable code requirement, and~~
 - ~~(ii) service of process, acknowledged by such agent;~~

(b a) certifies, to the best of the owner's knowledge or belief, that the use and occupancy of the rental dwelling(s) conforms to applicable ordinances; and

(e b) agrees to comply with applicable ordinances.

(Enacted 2003-01, Am 2006-45)

6.26.050

License Fee.

(1) The fee for a rental dwelling business license ~~shall~~ will be as on the [Consolidated Fee Schedule](#) adopted by the Municipal Council.

(2) There ~~shall~~ will be no fee reduction for the first year in which a person engages in the business of operating, keeping, conducting, or maintaining a rental dwelling.

(3) A rental dwelling license may be suspended or revoked at any time as provided in Section [6.26.080](#), Provo City Code.

(Enacted 2003-01, Am 2003-36, Am 2006-15, Am 2006-45, Am 2016-28)

6.26.060

Effect of License Issuance.

The issuance of a rental dwelling business license ~~shall~~ will not have the effect of changing the legal status of a rental dwelling, including, but not limited to:

- (1) legalizing an illegally created dwelling unit, use, or other circumstance, or
- (2) recognizing a nonconforming use, structure, or other nonconformity.

(Enacted 2003-01)

6.26.070

License Denial.

An application for a rental dwelling business license, including a renewal application, may be denied for any of the following reasons:

- (1) The applicant does not meet the qualifications for a license as provided in this Title.
- (2) For a new application, nonpayment and return of a check for the required license fee. For a renewal application, nonpayment of the required license fee plus any penalty assessed for late payment.
- (3) Violation of this Title or the Provo City Zoning Code with regard to any property to be licensed under that application, including failure to pay outstanding fines or penalties imposed for such violations.
- (4) A reviewing City department recommends disapproval of the application pursuant to an applicable provision of the Provo City Code.
- (5) An application contains false or incomplete information.
- (6) The rental dwelling does not comply with applicable Health Department regulations governing the premises, or any City, State or federal law.

(Enacted 2003-01, Am 2026-12)

6.26.080

License Suspension or Revocation.

The City may suspend or revoke a rental dwelling business license for any of the reasons set forth in Section [6.01.160](#) of this Title and for any of the following reasons:

- (1) The licensee does not meet the qualifications for a license as provided under this Title;
- (2) The licensee gave false or incomplete information on the licensee's application;
- (3) Violation of this Title or the Provo City Zoning Code with regard to any property to be licensed under that application, including failure to pay outstanding fines or penalties imposed for such violations;
- (4) The licensee has allowed the licensed premises to be occupied or operated in a manner contrary to the conditions set forth in the license; or
- (5) The licensee has, or the licensee's agents or employees have, violated the provisions of the license, this Title, or any other law while acting in relation to any rental dwelling authorized by the license.

(Enacted 2003-01, Am 2024-59, Am 2026-12)

6.26.090

Determination of Legal Status.

- (1) The provisions of this subsection ~~shall~~ will be applied to determine whether a particular rental dwelling was legally established and is thus qualified, subject to the provisions of this Chapter, for a rental dwelling business license.
- (2) If necessary building and zoning permits were issued authorizing the establishment of a rental dwelling, construction was substantially completed pursuant to such permits, and no deviation therefrom has occurred thereafter, the issuance of such permits ~~shall~~ will be prima facie evidence that the rental dwelling was legally established. A business license for such rental dwelling may be issued, subject to the provisions of this Chapter.
- (3) If necessary building permits were not issued authorizing a rental dwelling, or if allegations are made that necessary permits were issued, but no record of any such permits can be found, a determination of the legal status of the rental dwelling ~~shall~~ will be made pursuant to subsections (a), (b), and (c) below.
 - (a) A determination ~~shall~~ will be made as to whether the rental dwelling substantially conforms to applicable zoning and building code requirements in effect when the rental dwelling was established. If necessary to make such determination, the Zoning Administrator, Chief Building Official or their designees may inspect the rental dwelling premises, pursuant to authorization from the owner of the rental dwelling.
 - (i) If the rental dwelling conforms to requirements of the currently applicable zone, as set forth in Title [14](#), Provo City Code, then the rental dwelling ~~shall~~ will be deemed legally established so long as substantial evidence exists to conclude the rental dwelling met building code standards in effect when the dwelling unit was created and no deviations therefrom have occurred, other than deviations required by applicable law.
 - (ii) If the rental dwelling does not conform to requirements of the currently applicable zone, and did not conform to the requirements of the applicable zone when the rental dwelling was created, then the rental dwelling ~~shall~~ will be deemed illegal and no rental dwelling business license ~~shall~~ will be issued.
 - (iii) If the rental dwelling substantially conforms to zoning and building code requirements that applied when the rental dwelling was created, or conforms to requirements of a zoning status determination which may have been previously made by the City, and no deviations

therefrom have occurred, other than deviations required by applicable law, then the rental dwelling ~~shall~~ will be deemed legally established.

(iv) If the rental dwelling does not substantially conform to zoning and building code requirements that applied when the rental dwelling was created, a rental dwelling business license may be issued if the illegal aspects of the structure are abated, mitigated, or brought into compliance with applicable zoning and building code requirements in effect when the rental dwelling was established, except as otherwise provided in Section [6.26.100](#) of this Chapter; and provided the dwelling units in the rental dwelling have regularly been occupied in a manner that would have been allowed when the rental dwelling was established. The fact that a particular number of dwelling units could have been established under prior applicable zoning ~~shall~~ will not be used as a basis for authorizing a greater number of dwelling units than the number of units which have been regularly occupied as such in a rental dwelling.

(b) The presence of an interior connection between upper, lower, or adjoining portions of a structure originally constructed as a single family dwelling ~~shall~~ will create a presumption that only one ~~(1)~~ dwelling unit was originally authorized, unless the connection was obviously originally constructed as a vestibule, lobby, or passage way between dwelling units in the structure. Such presumption may be rebutted by a preponderance of evidence that the rental dwelling was legally established.

(c) Rental dwellings located within a complex consisting of one ~~(1)~~ or more multiple-family dwellings or apartment buildings constructed prior to January 1, 1974, and located in a zone where such dwellings and buildings, as presently existing, are not permitted under Title [14](#), Provo City Code, ~~shall~~ will be entitled to a rental dwelling business license so long as the requirements of this Chapter are met, and such dwellings and apartments in the complex:

- (i) were originally constructed substantially as presently existing;
- (ii) were not originally constructed and occupied as single-family dwellings and later converted to multiple-family or apartment dwellings, except as permitted by a building permit;
- (iii) are all owned by the same individual, association, firm, partnership, or other legal entity; and
- (iv) are managed by a property manager, or management company in Provo City.

(4)

(a) A person:

- (i) who owns a dwelling originally constructed as a one-family dwelling which existed prior to August 1, 2003, and
 - (ii) who has not applied for or obtained a rental dwelling license for such dwelling under the provisions of this Chapter by December 31, 2007;
- (b) ~~shall~~ will be entitled to thereafter obtain a rental dwelling license for more than one ~~(1)~~ rental dwelling unit in such dwelling unless:
- (i) a greater number of dwelling units is permitted by the zone where the dwelling is located,
 - (ii) a building permit has been issued authorizing the dwelling units, and
 - (iii) applicable provisions of this Title are met.

(Enacted 2003-01, Am 2003-36, Am 2007-29)

6.26.100

Minimum Health and Safety Requirements.

After the effective date of this Chapter, and notwithstanding that a rental dwelling qualifies for a business license under Section [6.26.090](#) of this Chapter, each rental dwelling ~~shall~~ will meet the building code requirements necessary to achieve, or be mitigated to the satisfaction of the Chief Building Official to achieve:

- (1) structural integrity;
- (2) proper installation, maintenance and operational condition of all plumbing, electrical, and mechanical systems;
- (3) appropriate exiting;
- (4) properly constructed and located stairways, including consistent rise and run of stair treads;
- (5) appropriate bedroom egress windows, including proper sill height and size of window openings and window wells for basement rooms;
- (6) minimum bedroom floor area;
- (7) adequate guardrails;
- (8) proper backflow prevention devices;

- (9) appropriately located and operational smoke alarms;
- (10) watertight and sound roofing systems;
- (11) fire-rated separation between dwelling units; and
- (12) properly placed street addressing.

(Enacted 2003-01, Am 2003-36)

6.26.110

Minimum Parking Requirements.

After the effective date of this Section, parking for a rental dwelling ~~shall~~ will conform to the following parking requirements:

- (1) Parking and driveway areas for a rental dwelling ~~shall~~ will be built as specified in Section [14.37.090](#), Provo City Code, and maintained in good condition.
 - (a) Paving ~~shall~~ will be maintained so as to eliminate dust or mud, and ~~shall~~ will be sealed, resurfaced, graded and drained to dispose of or infiltrate all surface water. Surface water drainage ~~shall~~ will not cross a public sidewalk.
 - (b) The width of any nonconforming driveway existing prior to August 17, 2004, may continue subject to the standards in effect when the driveway was created. In no case, however, ~~shall~~ will the paved width of a driveway be less than ~~eight and one-half (8-1/2)~~ 8.5 feet.
 - (c) The requirements of this Subsection (1) ~~shall~~ will not apply to a detached one-family rental dwelling. Provided, however, that any legally existing on-site parking for such a dwelling ~~shall~~ will be maintained in good condition.
- (2) The size of each parking space ~~shall~~ will be:
 - (a) ~~Eight and one-half (8-1/2)~~ 8.5 feet by ~~eighteen (18)~~ 18 feet; or
 - (b) If smaller than ~~eight and one-half (8-1/2)~~ 8.5 feet by ~~eighteen (18)~~ 18 feet, the size required when the parking space was created. Provided, however, that a parking space subject to this Subsection ~~shall~~ will always be at least ~~seven and one-half (7-1/2)~~ 7.5 feet by ~~fifteen (15)~~ 15 feet.
- (3) Pavement thickness for a parking space ~~shall~~ will be as follows:
 - (a) Asphalt: minimum of two ~~(2)~~ inches of asphalt and six ~~(6)~~ inches of road base.

-
- (b) Concrete: minimum of four ~~(4)~~ inches.
- (4) Each rental dwelling ~~shall~~ will have on-site parking spaces which equal the greater of:
- (a) The number of parking spaces required by applicable codes when the rental dwelling was created; or
 - (b) The number of legal parking spaces existing on August 17, 2004; or
 - (c) The number of parking spaces required to provide a parking space for every motor vehicle used by occupants of the rental dwelling. Vehicles owned or operated from such premises ~~shall~~ will not exceed the number of legal off-street parking spaces required to provide a parking space for every motor vehicle used by occupants of a rental dwelling.
- (5) Parking areas containing five ~~(5)~~ or more spaces ~~shall~~ will be striped to clearly demarcate required parking spaces. Striping ~~shall~~ will be at least three ~~(3)~~ inches wide and ~~shall~~ will consist of white or yellow paint designed for this purpose.
- (6) No off-street parking ~~shall~~ will be permitted in a required front yard or street side yard except as follows:
- (a) Tandem parking spaces for a one-family dwelling or a two-family dwelling may be located on a driveway in a required front or side yard provided such driveway leads to the minimum number of required covered off-street parking spaces which are located behind any required front or side yard setback.
 - (b) Nonconforming parking that has been established for front yard, side yard, or tandem parking not leading to covered parking, if permitted by applicable codes in effect when the rental dwelling was created, ~~shall~~ will be permitted. A public sidewalk ~~shall~~ will not be used for any portion of a parking space.
- (7) An existing carport or garage may continue to serve as required off-street parking subject to the standards in effect when the carport or garage was created; provided, that the interior dimensions of a garage or carport ~~shall~~ will in no case be less than ~~nine (9)~~ 9 feet wide and ~~fifteen (15)~~ 15 feet deep.
- (8) Off-street parking for a rental dwelling ~~shall~~ will be located on the same lot as the dwelling which it is required to serve. Required parking for multiple residential developments ~~shall~~ will not be rented, leased or otherwise utilized by another dwelling unit or development with the intent of increasing the occupancy of a dwelling unit.
- (9) In the case of mixed uses in a building or on a lot (commercial and residential uses), the total requirement for off-street parking spaces ~~shall~~ will be the sum of the parking required for each use present in the building or on the lot.
-

(10) No parking lot as required by this Section ~~shall~~ will be constructed or maintained or allowed within ~~one hundred (100)~~ 100 feet of the closest bank of the Provo River at any location where the adjacent property to the river is part of the floodplain.

(11) Plans for proposed changes or additions to parking existing as of the effective date of this Section ~~shall~~ will be submitted to the Development Services Department and approved prior to paving. Such plans ~~shall~~ will be drawn to a recognized scale indicating the proposed parking including location, size, shape, design, curb cuts and ~~shall~~ will show all structures located on the property.

(Enacted 2003-01, Am 2003-36, Am 2004-21, Am 2004-32, Am 2006-14, Am 2020-09, Am 2020-57, Am 2021-33)

6.26.120

Inspections.

Inspections of rental dwellings may be conducted as provided in Section [6.01.070](#), Provo City Code.

(Enacted 2003-01)

6.26.125

Signage Requirements.

Within six ~~(6)~~ months of the ordinance approval of this Section, all apartment buildings and condominium projects, as those terms are defined in Section [14.06.020](#), Provo City Code, must conform to the following signage requirements:

(1) The owner(s) must post and maintain at least one ~~(1)~~ sign, in English and in Spanish, in a conspicuous place on the exterior premises of the building and visible on the block face of the primary entrance of the building that includes the phone number of:

- (a) The building's office; and/or
- (b) The maintenance manager for the building.

(2) If an apartment complex or condominium project consists of multiple buildings in one ~~(1)~~ complex sharing the same name, only one ~~(1)~~ building is required to have the sign required by this Section, but the sign must be visible on the block face where the primary entrance to the complex is located.

(3) The signs required in this section ~~shall~~ will be a minimum of ~~twelve (12)~~ 12 inches by ~~twenty-four (24)~~ 24 inches. Sign facings ~~shall~~ will be weatherproof with contrasting colors between text and background.

Code reviser's note: Ordinance [2023-27](#) added this section as 6.26.120. It has been editorially renumbered to avoid duplication of numbering.

(Enacted 2023-27)

6.26.130

Effective Date.

The provisions of this Chapter ~~shall~~ will take effect on August 1, 2003, after which no rental dwelling ~~shall~~ will be rented, loaned, leased, or hired out for a period of one ~~(1)~~ month or longer without a valid business license.

(Enacted 2003-01)

6.26.140

Compliance Reports.

(1) By the first day of the second and fourth quarter, the Mayor or the Mayor's designee ~~shall~~ will provide to the Municipal Council a semiannual written report for the second half of the previous calendar year and the first half of the current calendar year, respectively, regarding rental dwelling business licenses that shows:

- (a) The number of rental dwelling business licenses that have been:
 - (i) Issued and have not expired or been revoked;
 - (ii) Applied for but not issued; and
 - (iii) Applied for and not issued which have been pending for more than six (6) months; and
- (b) The number of rental dwelling units authorized under all presently valid licenses.

(2) In conjunction with the report required under Subsection [\(1\)](#) of this section, the Mayor or the Mayor's designee ~~shall~~ will provide a report to the Municipal Council which details the reasons why any license pending for more than one ~~(1)~~ year has not been issued.

(Enacted 2007-29, Am 2024-01)

6.26.150

Rental Disclosure Required.

- (1) For purposes of this Section, the following definitions ~~shall~~ will apply:
- (a) “Lessor” means any person leasing to another person a rental dwelling or any interest therein.
 - (b) “Lessee” means any person leasing from another person a rental dwelling or any interest therein.
 - (c) “Provo City Rental Disclosure” means a document provided by the Provo City Development Services Department in accordance with this Section.
 - (d) “Rental dwelling” has the meaning defined in Section [6.02.010](#), Provo City Code, but also includes a mobile home rental dwelling as defined in that Section.
- (2) Every lessor, or the lessor’s agent, ~~shall~~ will provide to each lessee of the lessor’s property a Provo City Rental Disclosure signed by the lessor, or lessor’s agent, and ~~shall~~ will obtain the lessee’s signature thereon.
- (3) Every adult lessee ~~shall~~ will obtain a Provo City Rental Disclosure from the lessor, or lessor’s agent, of the leased property and ~~shall~~ will sign the same. It is an affirmative defense to a violation of this Subsection if the lessee requests in writing the Provo City Rental Disclosure from the lessor, or lessor’s agent, and the lessor, or lessor’s agent, fails to provide it.
- (4) The Provo City Rental Disclosure must contain the following:
- (a) A copy of the rental dwelling license for the lease property;
 - (b) A statement advising the lessee that if the lessee subleases or assigns any portion of the leased property to another, then, as a sublessor, the lessee is obligated to meet a lessor’s obligations under this Section with regard to the sublessee;
 - (c) A statement of the rights and responsibilities of lessees;
 - (d) A place for the signature of both the lessor and lessee acknowledging the lease of the property; and
 - (e) A place for the make, model, and license plate number for every motor vehicle used by the lessees of the rental dwelling.

- (5) A lessor, lessor's agent, or lessee must provide a copy of a completed Provo City Rental Disclosure, including all statements, signatures, and information required by Subsection (4) of this Section, to Provo City officials upon request or within ten (10) calendar days of the occurrence of any of the following events:
- (a) Execution of any lease agreement for a rental dwelling subject to this Chapter;
 - (b) The addition of any property or rental dwelling to an existing Rental Dwelling License; or
 - (c) A change in any information required by this Section, including a change in tenants or a change in lessee motor vehicle information.
- (6) Notwithstanding the other requirements of Subsection (5) of this Section, any parcel containing five (5) or more dwelling units is only required to provide the Provo City Rental Disclosure when requested by Provo City officials.
- (7) It is unlawful for any lessor, lessor's agent, lessee, or other individual to violate the requirements of this Section.
- (8) Any lessor, lessor's agent, lessee, or other individual who intentionally, knowingly, or recklessly violates this Section is guilty of a Class C misdemeanor.
- (a) A second or subsequent conviction under this Section is a Class B misdemeanor.
 - (b) For purposes of this Section, a plea of guilty or no contest to a violation of this Section, which plea is held in abeyance under Utah Code Title 77, Chapter 2a, Pleas in Abeyance, is the equivalent of a conviction, even if the charge has been subsequently reduced or dismissed in accordance with the plea in abeyance agreement.

(Enacted 2017-51, Am 2018-01, Am 2018-10, Am 2020-57, Am 2021-27, Am 2022-17, Am 2024-56)

The Provo City Code is current through Ordinance 2026-17, passed June 9, 2026.

Disclaimer: The city recorder has the official version of the Provo City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.provo.gov](http://www.provo.gov)

[City Telephone: \(801\) 852-6000](tel:(801)852-6000)

[Hosted by ICC Code Solutions.](#)



WELCOME HOME

PROVO TOWNE CENTRE REDEVELOPMENT

MUNICIPAL COUNCIL

OCTOBER 20, 2026

GENERAL PLAN MAP AMENDMENT

Brixton Capital requests a General Plan Map Amendment from Commercial (C) to Transit Oriented Development (TOD) for about 23 acres, generally located at 1095 South 500 West and 1200 South Towne Centre Boulevard.

Franklin South and East Bay Neighborhoods

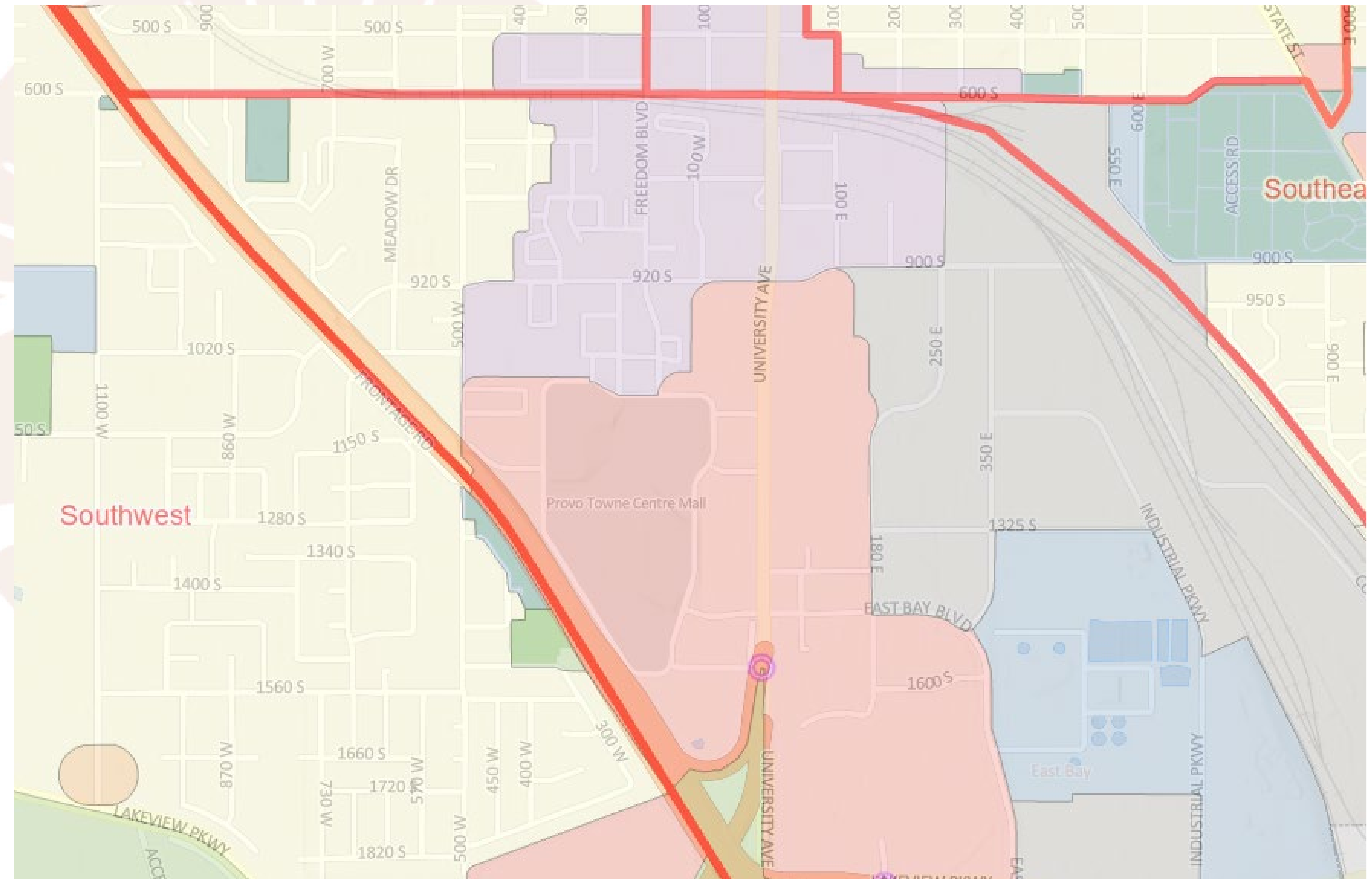
PLGPA20250235

General Plan Map: Current

Designated Commercial (C) since 1999

General Plan

- Downtown District
- Mixed Use
- Transit Oriented Development
- Commercial
- Residential
- Agricultural
- Public Facilities
- Industrial
- Parks, Recreation, & Open Space
- Airport Related Activities



General Plan Map: Proposed

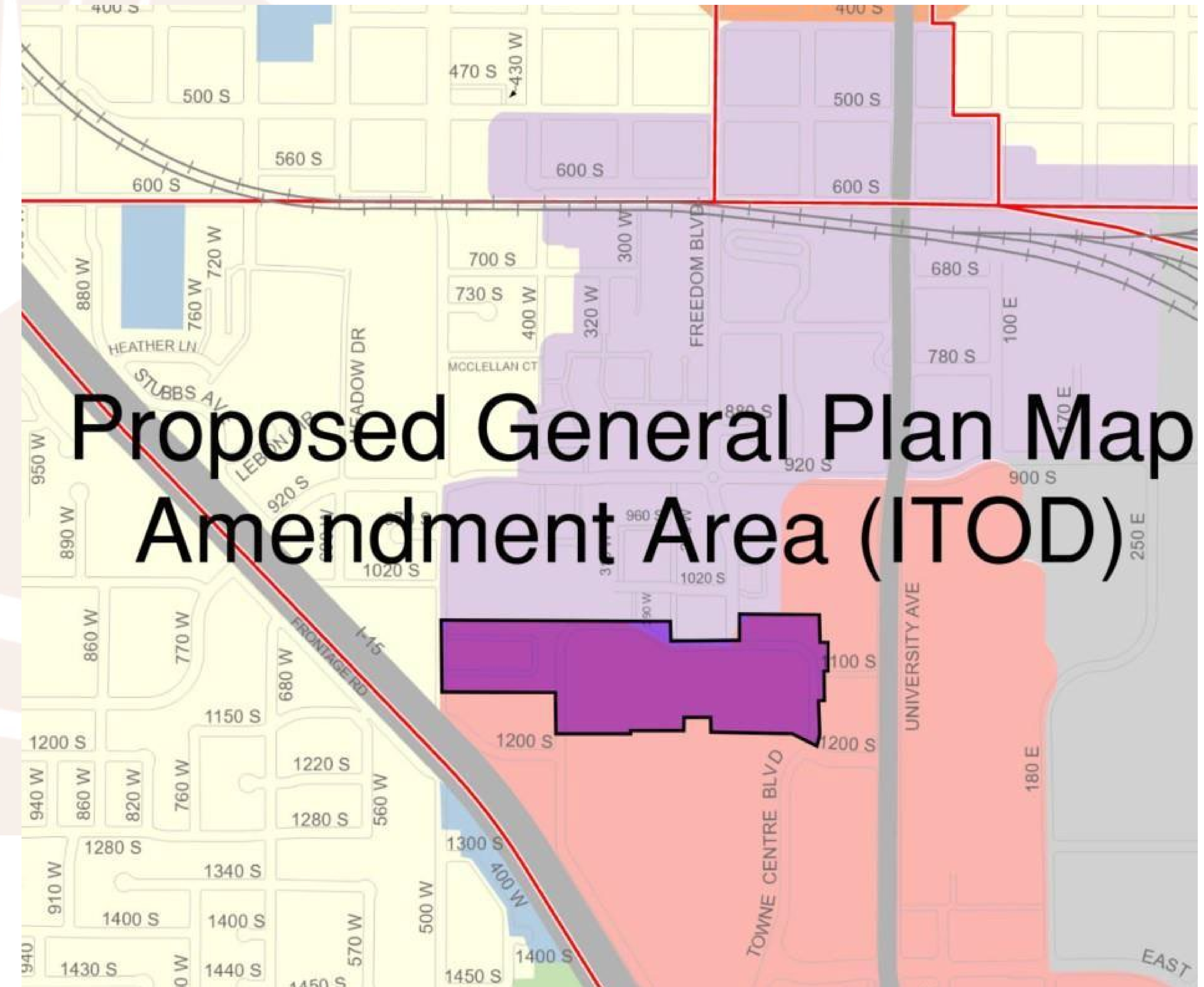
Commercial to Transit Oriented Development (TOD)

About 23 acres, including the Shady Acres mobile home park

UVX bus rapid transit runs through the east part of the site

Parts of the site are within half a mile of the FrontRunner station

Planning Commission: approval (8:0)



ITOD ZONE TEXT AMENDMENT

PEG Development and Brixton Capital request an Ordinance Text Amendment to Chapter 14.23, the ITOD (Interim Transit Oriented Development) Zone, regarding permitted uses and development standards.

Citywide Application

PLOTA20250243

Planning Commission Concerns: ITOD Text

Recommended denial (8:0), due to recommended changes. Commissioners were uncomfortable creating a very specific standard for a single development; changes should focus on the purpose and objectives of the ITOD zone.

Proposed change	Commission straw poll	In draft ordinance
Add townhomes as a permitted use	Not supported (3:5)	Yes
Exempt units intended for owner occupancy from lot area, width, and frontage standards	Not supported (0:8)	Yes
Raise the conditional use size threshold from 2,500 to 10,000 sq. ft.	Not supported (0:8)	No
Replace transitional height standards with a transitional yard	Not supported (0:7, one abstention)	No
Remove maximum front and side yard setbacks	Keep maximums; allow plazas and courtyards, not parking (8:0)	Yes, as recommended

Supported (8:0) and in the draft: lot frontage on a private drive, reduced main floor depth, allowing slider doors and windows, and amenity space anywhere outdoors.

ZONE MAP AMENDMENT

Brixton Capital requests a Zone Map Amendment from the RM (Residential Manufactured Home Park) and SC3 (Regional Shopping Center) Zones to the ITOD (Interim Transit Oriented Development) Zone, with a development agreement, for 23.021 acres generally located at 1095 South 500 West and 1200 South Towne Centre Boulevard.

Franklin South and East Bay Neighborhoods

PLRZ20250236

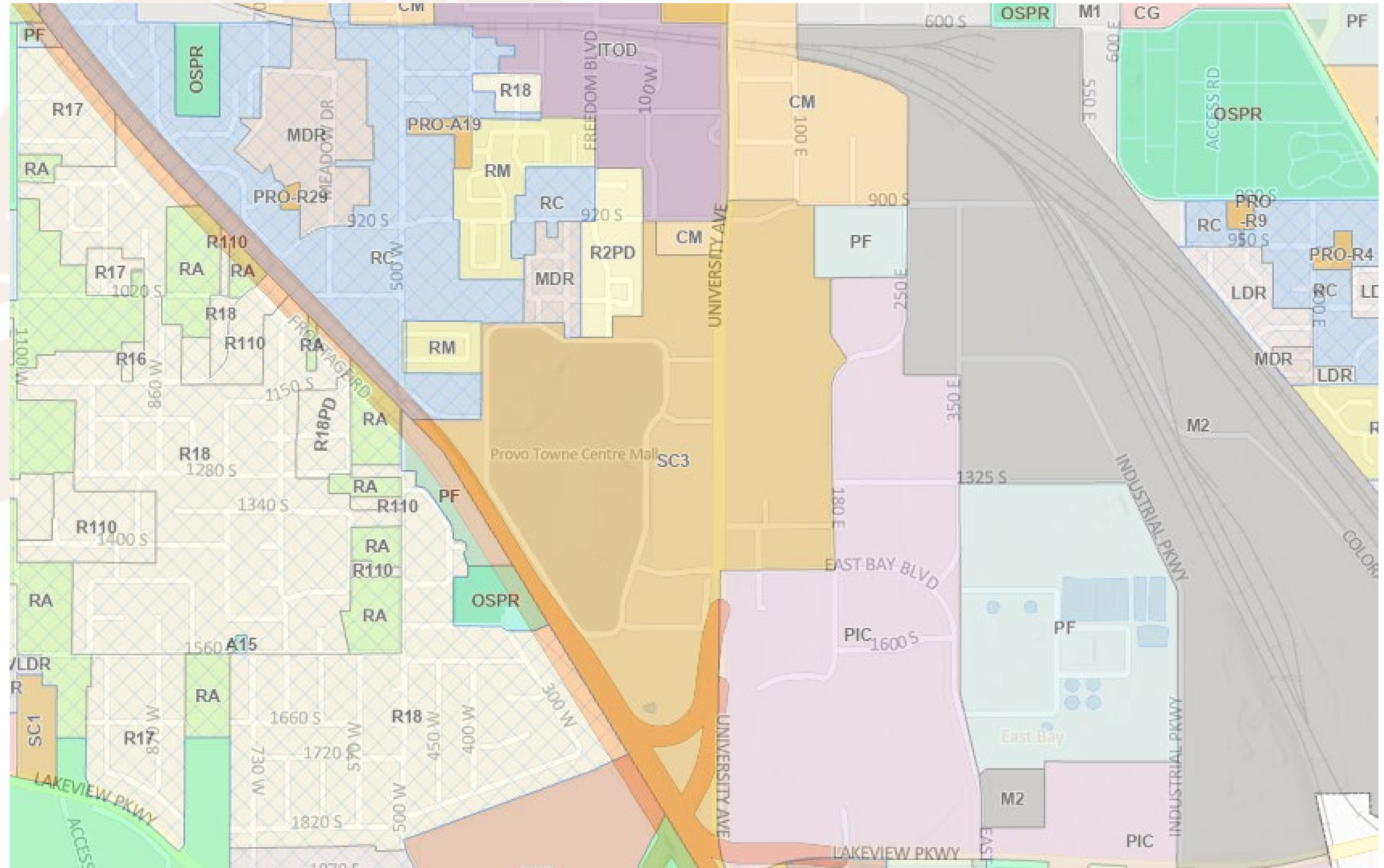
Zoning Map: Current

RM

Shady Acres mobile home park, developed in 1970, zoned RM since 1974

SC3

Mall property, zoned SC3 since the mall was developed in 1997, and a commercial auto pad



Zoning Map: Proposed

RM and SC3 to ITOD

23.021 acres, including the mobile home park, with a development agreement

Planning Commission: approval (8:0), with a recommendation to exclude the mobile home park



CONCEPT PLAN

Brixton Capital requests Concept Plan approval for a mixed-use redevelopment of about 23 acres of the Provo Towne Centre mall property and the Shady Acres mobile home park, located at 1095 South 500 West and 1200 South Towne Centre Boulevard.

Franklin South and East Bay Neighborhoods

PLCP20250237

Concept Plan: Exhibit B, Part 1

Concept site plan reviewed by the Planning Commission on March 11, 2026

Partial demolition of the north part of the mall, a new east-west street, and a roundabout

1,300 apartments in five buildings (March unit summary)

South parking area, “Future Development T.B.D.,” is outside the rezone and stays SC3

Planning Commission: continued (6:2)



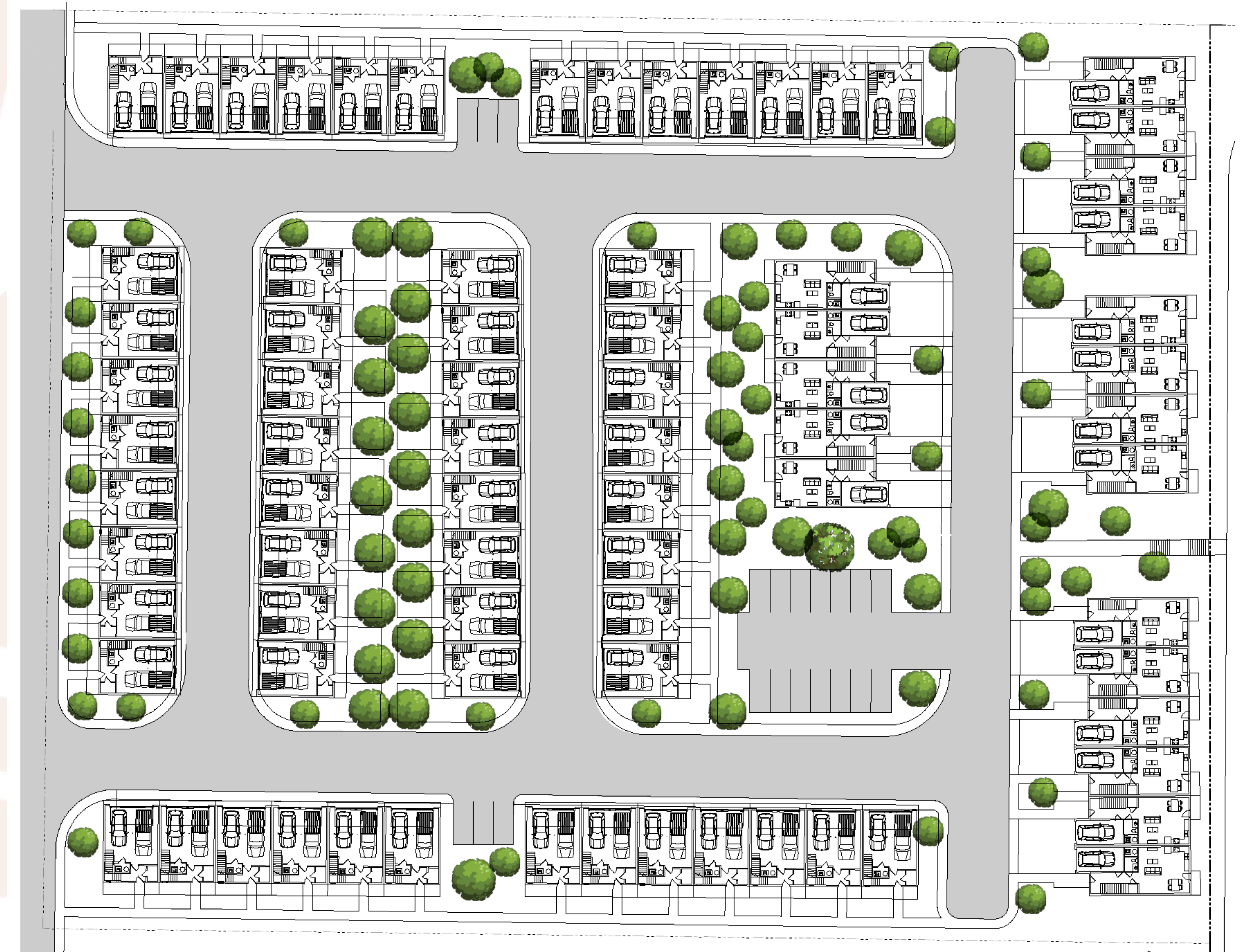
Concept Plan: Exhibit B, Part 2

77 for-sale townhomes in the mobile home park area

19 two-story units with one-car garages

58 three-story units with two-car garages

Dated October 12, 2026



PROVO TOWNE CENTER DEVELOPMENT
TOWNHOME SITE REVISION 1
SCALE: 1/32" = 1'-0"
10/12/2026

2 Story, 1 car garage= 19 Units (25%)
3 Story 2 Car Garage= 58 Units (75%)

Total Unit Count = 77 Units

An architectural rendering of the Provo Town Center Redevelopment. The scene is set on a rooftop terrace with a wooden deck and a dark wood pergola overhead. In the foreground, several groups of people are seated at wooden tables with blue metal chairs, enjoying a meal. In the background, modern multi-story apartment buildings with balconies line a pedestrian walkway. Large white umbrellas provide shade in the distance. The entire scene is set against a backdrop of rugged, snow-capped mountains under a clear blue sky with a few clouds. The text "Provo Town Center Redevelopment" is overlaid in the center in a large, white, sans-serif font.

Provo Town Center Redevelopment

A LONG-TERM PARTNER IN PROVO

Brixton Capital is a vertically integrated real estate owner and operator with in-house capabilities spanning redevelopment, leasing, asset management and property operations.



SINCE 2016

REINVESTMENT

FULL-CYCLE TEAM

NEXT CHAPTER

OWNERSHIP

Brixton has owned Provo Towne Centre since January 2016.

TARGET AT PROVO

Brixton converted the former Dillard's building into a 135,000-square-foot Target anchor.

VERTICALLY INTEGRATED

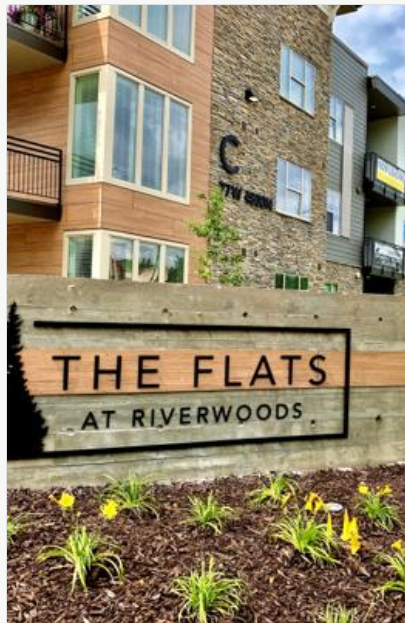
The same team remains engaged from planning and leasing through construction and ongoing operations.

MIXED-USE COMMUNITY

The proposed plan adds housing, attainable homeownership, public gathering space and a revitalized retail district.

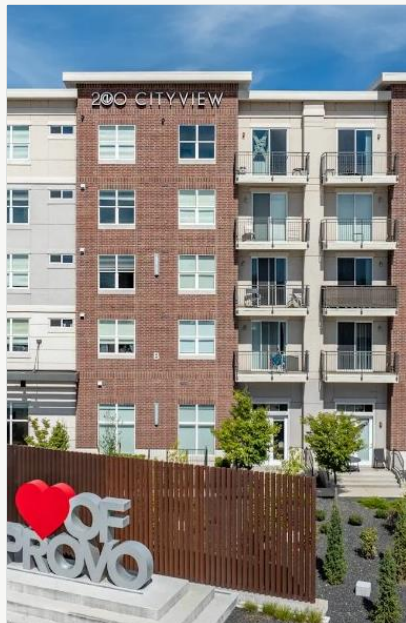
PEG's Commitment to Provo

A long-standing local presence supported by completed hospitality, office, and residential projects.



The Flats at Riverwoods

218 residential units | 2020



200 City View

159 residential units | 2018



Hyatt Place Provo

133 hotel rooms | 2018



Townhomes on 100 West

28 residential units | 100 West



Freedom Plaza Office

124,150 SF Class A office | 2022

Founded in 2003, PEG has deep roots in Provo, with its headquarters in downtown Provo for the majority of the company's history.





Mall Closure Statistics



Last Updated: **June 5, 2026**

Highlights. Projections indicate that up to **87%** of large shopping malls may close over 10 years.

- The United States is home to an estimated **1,200** malls as of 2023.
- By 2028, there may be as few as **900** malls still in operation.
- In 1986, there were **25,000** malls, large and small, nationwide.
- A net **14,610** mall stores closed between 2016 and 2025.
- Malls had an **8.8%** vacancy rate at the beginning of 2026.

Mall Economics

 KGW

[Lloyd Center owners set closing date for iconic Portland mall](#)

PORTLAND, Ore. — This story comes from the Portland Business Journal, a KGW News Partner. The full story is here. The Lloyd Center's owners...

 fox61.com

[Crystal Mall closing after 40 years as General Dynamics plans new development](#)

WATERFORD, Conn. — Waterford is saying goodbye to the Crystal Mall, 40 years after its doors first opened. While the mall's parking lot was...

 The Courier-Journal

[Which Mid City Mall businesses are closing? What we know](#)

When Mid City Mall in Louisville's Highlands neighborhood hit the market in 2024, people began to wonder what would happen with the...

 Fox 59

[People bid farewell to Circle Centre as the mall closes its doors for good](#)

INDIANAPOLIS — The once vibrant shopping center that was the crown jewel of Indianapolis-based Simon Malls officially closed its doors for...

[As Oak Court Mall closure looms, what's next for East Memphis site?](#)

Oak Court Mall, which opened in Memphis in 1988, will be demolished. Ahead of the mall's closure, here is a look back at its history and...

 Los Angeles Times

[Troubled Moreno Valley Mall closed for safety violations](#)

Moreno Valley Mall faced a partial closure after the city 'red-tagged' most sections for unresolved fire safety violations posing serious...

 ClickOnDetroit | WDIV Local 4

[Morning 4: Once-popular Macomb County shopping mall closing for good this year – and more news](#)

Morning 4 is a quick roundup of stories we think you should know about to start your day.

 Pittsburgh Magazine

[Is it True? Is The Monroeville Mall Headed for the Wrecking Ball?](#)

There are lots of unanswered questions — including the future of the Living Dead Museum — regarding Pittsburgh's largest mall.

 The Columbus Dispatch

[Eastland Mall to close this week after 54 years in Columbus](#)

Eastland Mall is closing at the end of this week after being in business since 1968 as the area's first fully enclosed mall.

[Swansea Mall closing March 31](#)

SWANSEA — After years of decline and a recent spate of tenants closing up shop, the Swansea Mall is expected to close by the end of March,...

Site Plan: Upper



Site Plan: Lower



Retail Program

Category	Approx. SF
Current SF	
Mall	~400K SF
Sears	~124K SF
JCP	~151K SF
Cinemark	~781K SF
Dillard's	~205K SF
Current SF Total	~964K SF
Redevelopment SF	
Existing Anchors	~365K SF
Large Format Retail	~110K SF
Retail + Food & Beverage	~42K SF
Commercial Space	~98K SF
Office / Co-Work	~19K SF
Post Redevelopment SF	~635K SF



Project Meetings Timeline

Engagement with City leadership, education, business, community champions, and neighborhoods

18

ENGAGEMENTS

6

MONTHS

5

AUDIENCE GROUPS

MAY

JUNE

JULY

AUGUST – OCTOBER



Engagement Path:



City / Council Alignment



Community / School Outreach



Neighborhood Leadership

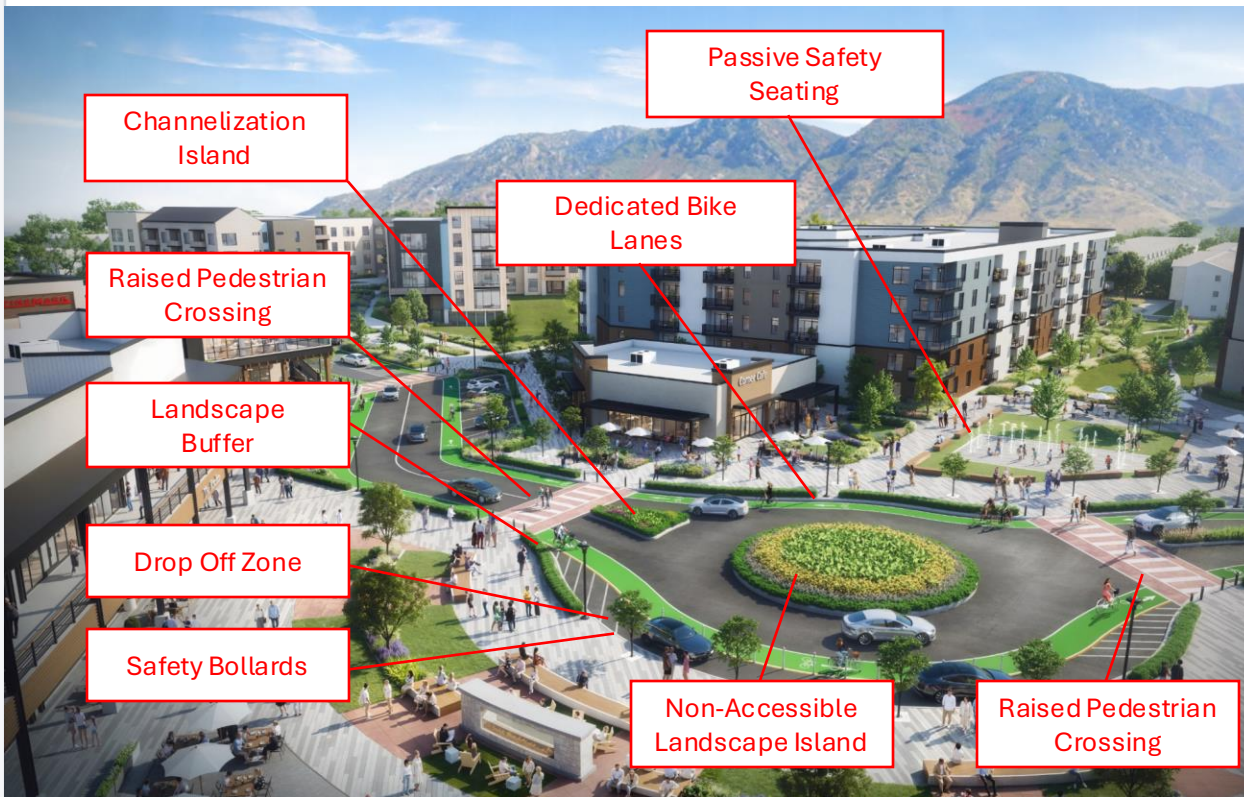


Development Agreement / Open House





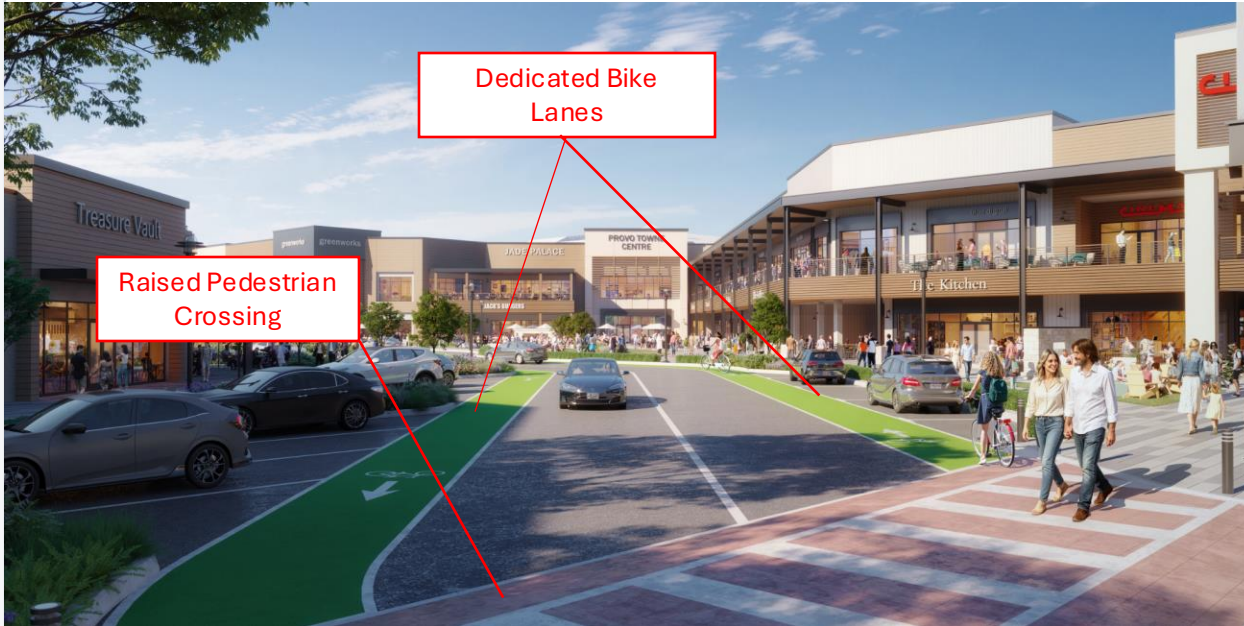
Revised



Original



Revised



Original



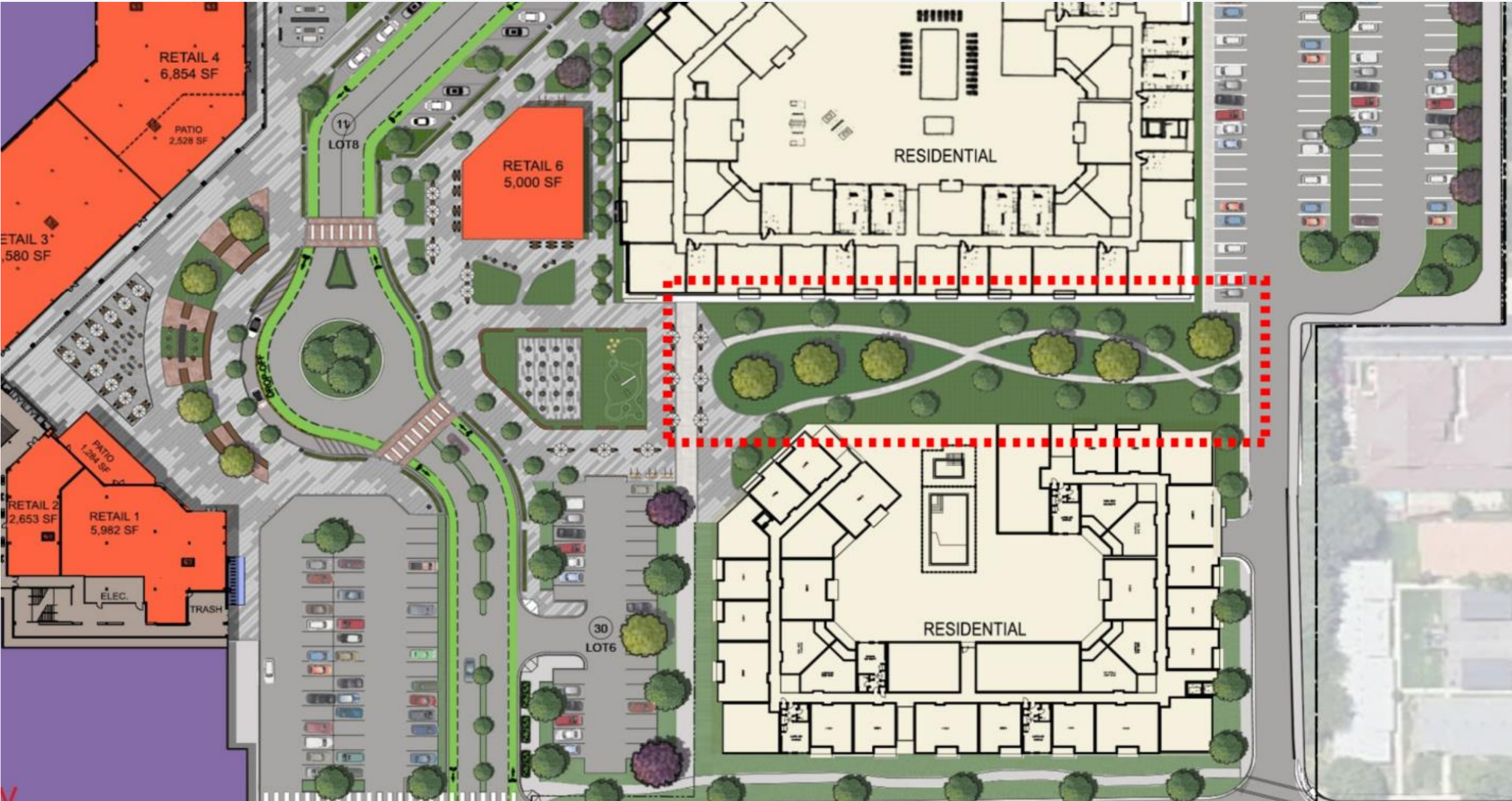
Revised



Original



Additional Public Amenity Space



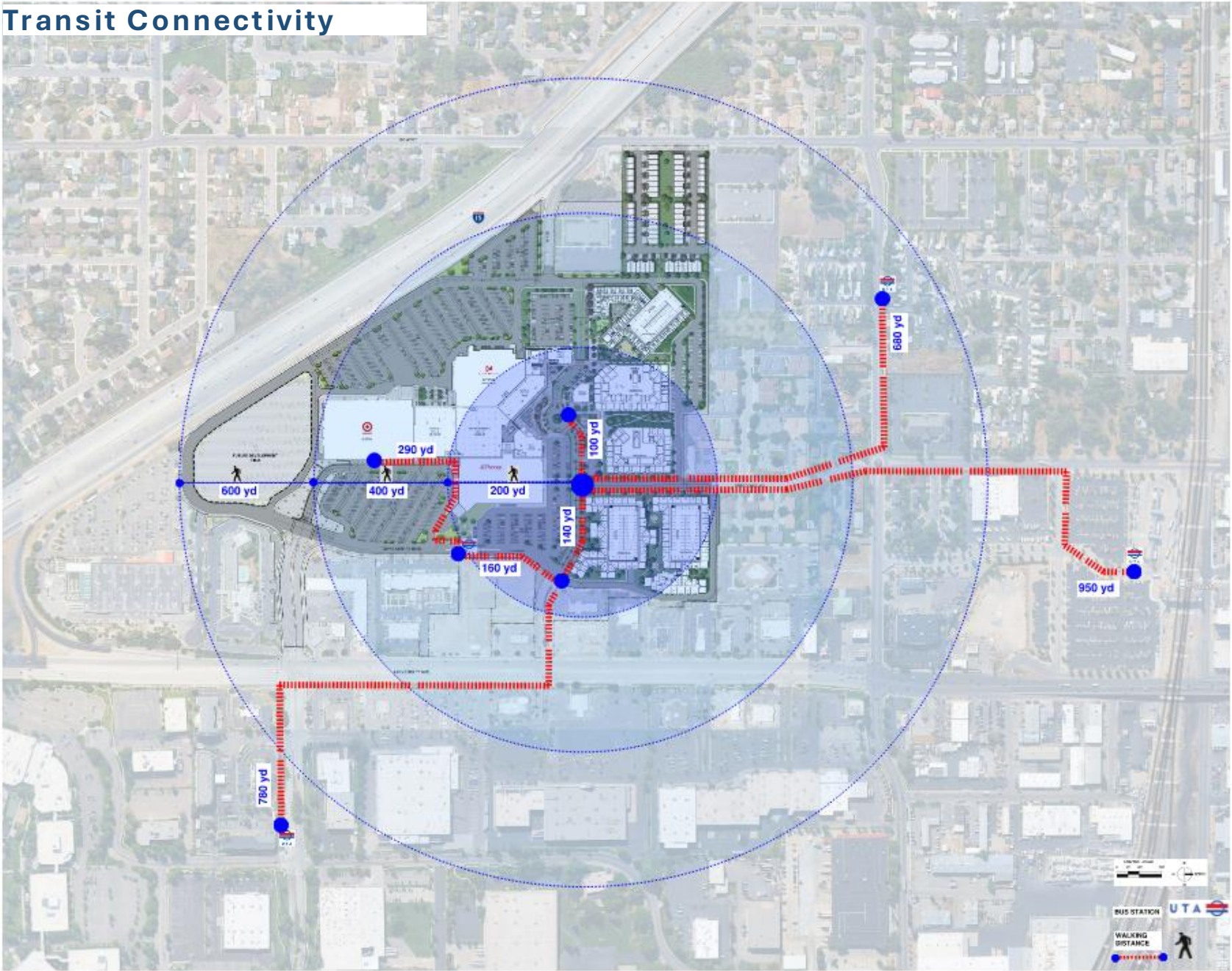
Bicycle Connectivity

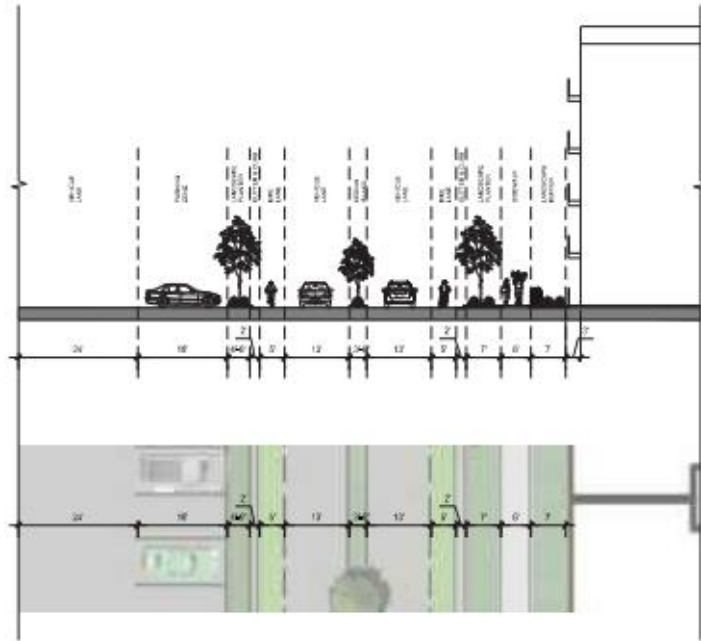


Pedestrian Connectivity

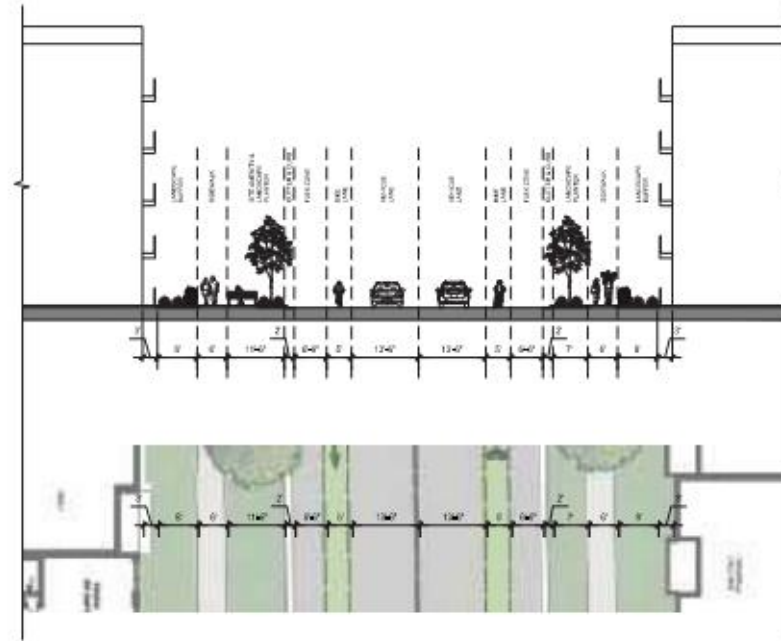


Transit Connectivity





STREET SECTION A-A Scale: 3/32" = 1'-0"



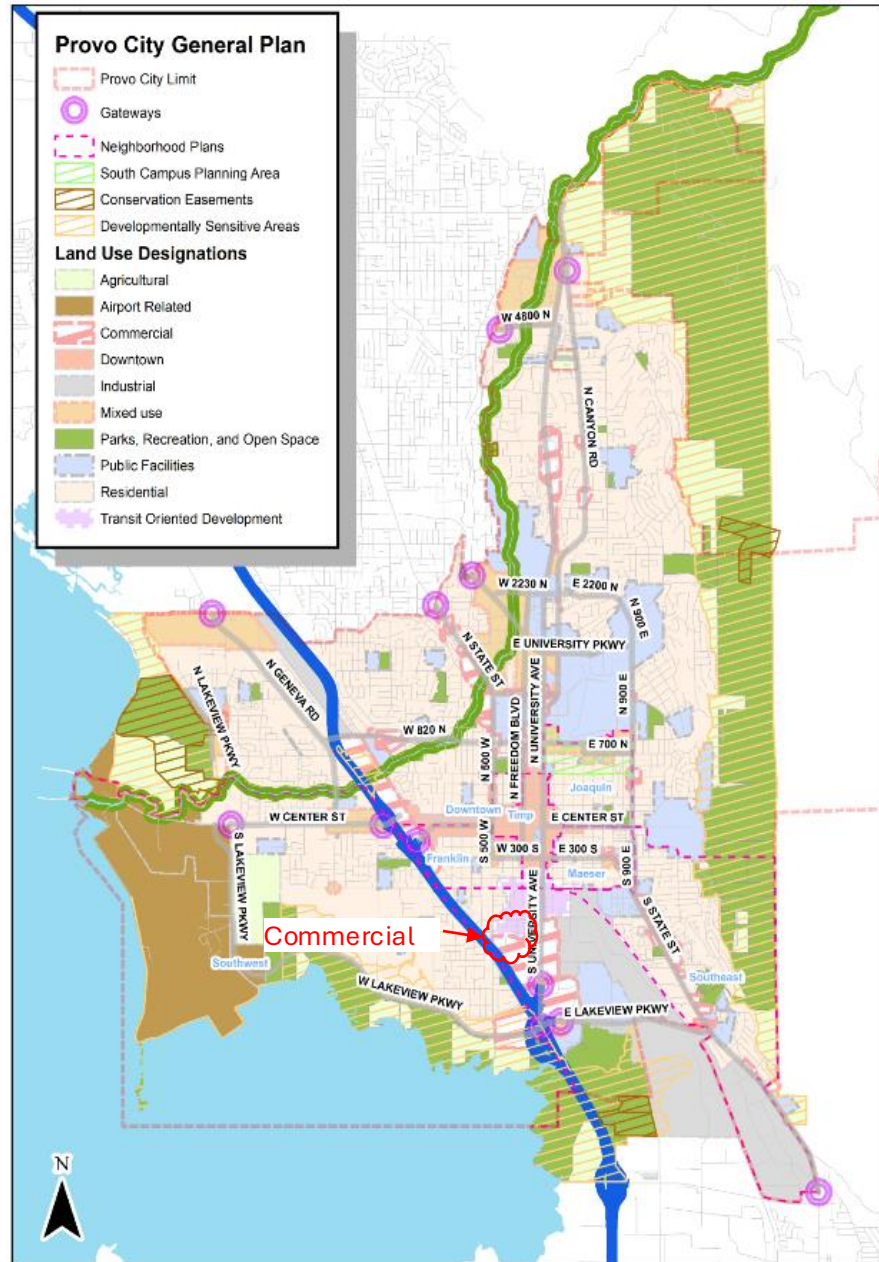
STREET SECTION B-B Scale: 3/32" = 1'-0"



KEY PLAN



Provo 2023 General Plan – Mobile Home to Townhomes



Shady Acres Mobile Home Park

Resident transition commitments and redevelopment principles

1 **Minimum 18-Month Transition Period**

Residents will receive a minimum 18-month transition period before being required to vacate, providing meaningful time to plan for their next housing decision.

2 **Relocation Assistance**

Assistance for eligible households as part of the redevelopment program, subject to final City approval, up to \$10,000 per qualifying household.

3 **Transparent Communication**

Respectful, transparent communication with residents throughout the transition process.

4 **Professional Management**

Continued professional management of the community throughout the transition period.

5 **Individual Transition Assistance**

Help residents understand the relocation process and available resources.

6 **Thoughtful Redevelopment**

Balance existing resident needs with the project’s long-term benefits for the broader community.

Requested Council Actions

Four coordinated actions supporting the proposed ITOD and concept plan

ITEM
3

Ordinance Text Amendment

Amend Provo City Code 14.23 for the ITOD Zone.

ITEM
4

General Plan Map Amendment

Change the designation from Commercial (C) to Transit Oriented Development (TOD).

ITEM
5

Zone Map Amendment

Rezone RM (Manufactured Home Park) and SC3 (Regional Shopping Center) areas to ITOD.

ITEM
6

Concept Plan Approval

Approve a mixed-use redevelopment concept over 23 acres within the proposed ITOD Zone.

THANK YOU

June 10, 2026



Firm Background:

- Established in 1935, D.A. Davidson Companies has approximately 1,600 employees working from 114 locations in 30 states and Canada.
- In Utah, D.A. Davidson is the **#1 municipal bond underwriter** in negotiated offerings (in par amount and number of transactions)
- D.A. Davidson has consistently ranked among the top investment banks nationwide in tax-exempt negotiated underwriting and in 2025, ranked **6th among all investment banks in the nation** for number of negotiated municipal bond transactions completed

HTRZ Expertise:

- Serves as a subject matter expert to legislators, HTRZ committee members, GOED, UDOT and other public staff on the HTRZ code, and has represented jurisdictions' interests to ensure the tool works effectively
- Advises on multiple HTRZs, both approved and currently in process
- Only firm to have prepared an HTRZ application for an applying jurisdiction and to have secured bond funding (e.g., see South Salt Lake HTRZ)
- Presented HTRZ materials in previous meetings with Provo over the last two years

A HOUSING AND TRANSIT REINVESTMENT INVESTMENT ZONE (HTRZ) CAPTURES TAX INCREMENT, MUCH LIKE A CRA

HTRZs (Utah Code 63N-3-6) are an economic development tool created by the State of Utah to incentivize transit-oriented development (TOD) to help mitigate the housing affordability crisis and to better utilize transit infrastructure and investment. Its central objectives are referenced in Utah Code 63N-3-603(1):

- Promote greater utilization of public transit
- Increase availability of housing, including affordable housing and fulfillment of moderate-income housing plans
- Improve efficiencies in parking and transportation, including walkability near public transit
- Overcome development impediments and market conditions that render a development cost prohibitive absent the proposal and incentives
- Conserve water resources through efficient land use
- Improve air quality by reducing fuel consumption and motor vehicle trips
- Encourage transformative mixed-use development and investment in transportation and public transit infrastructure in strategic areas
- Strategic land use and municipal planning in major transit investment corridors
- Increase access to employment, educational opportunities and child care

CHARACTERISTICS AND REQUIREMENTS

An HTRZ is a designated area of land around a commuter rail, light rail or bus rapid transit station where local taxing entities (e.g., City, County, School District) are required to share up to 80% of the property tax increment generated by a TOD project for up to 25 years to enable transit-oriented growth and redevelopment to occur.

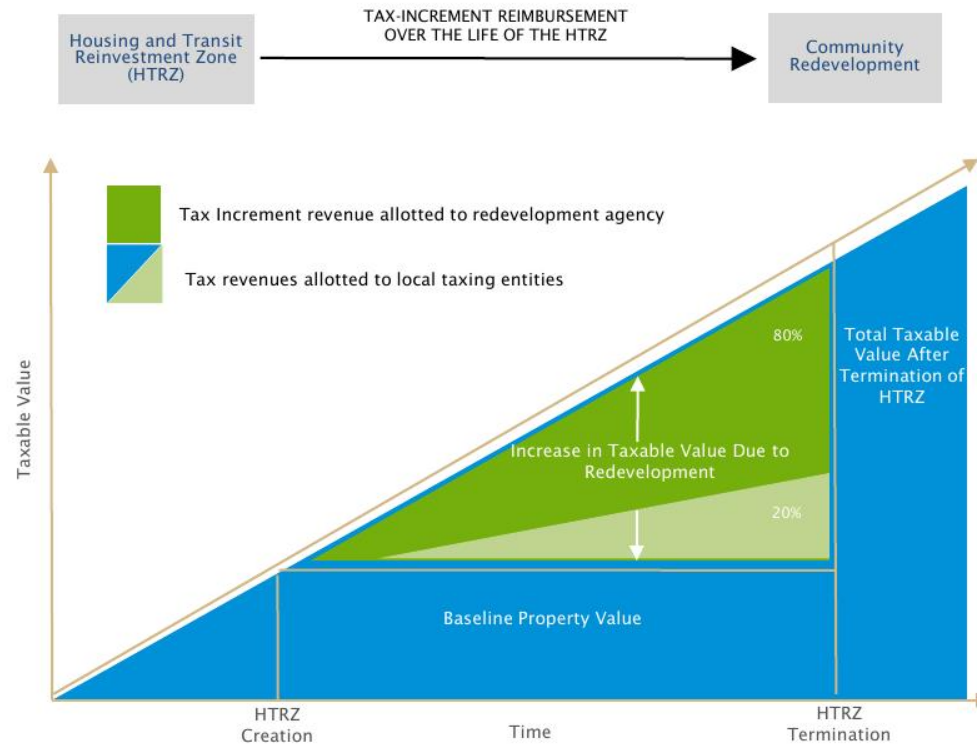
	Commuter Rail
% affordable housing requirement on developable acres	12%
Residential % of developable land	51%
# of DUs per acre	≥ 50
Mixed-use development required	Yes
Reasonable % of DUs > 1 bdrm required	Yes
Radius from station	$\leq 1/3$ mile $\leq 1/2$ mile*
Maximum acres (non-contiguous)	125
Maximum #of HTRZs	None
Property tax increment capture	80%, 25 yrs max per parcel, 45-yr period

*For a city of the 1st class, in a county of the 1st class, with commuter or light rail station located in an opportunity zone, radius can extend to 1/2 mile

Tax Increment

A Redevelopment Tool that Benefits All Parties

HTRZ TAX INCREMENT PLAN



- Tax increment only adds to the tax base (e.g., taxing entities aren't "giving up" tax revenues relative to the existing collections)
- The tax increment is what enables the redevelopment (and thereby the increase in taxable values); otherwise, taxing entities will continue to collect against a depreciating asset
- During the HTRZ, taxing entities continue to collect the base value plus 20% of the incremental value above the base. Upon the termination of the HTRZ, taxing entities collect 100% of the increment

Provo Towne Centre (PTC)
Tax Increment

DEVELOPMENT

TAX INCREMENT



1,384
Residential Units



407,959
Sq. Ft. of Commercial

ASSUMPTIONS

	<u>Property Tax</u>	<u>Sales Tax</u>
Base Value	\$49.5MM	\$51.6MM ⁽¹⁾
Total Collections	9.874 Mills	1%
PTC Participation	80%	50%
Collection Period	25 Years	30 Years

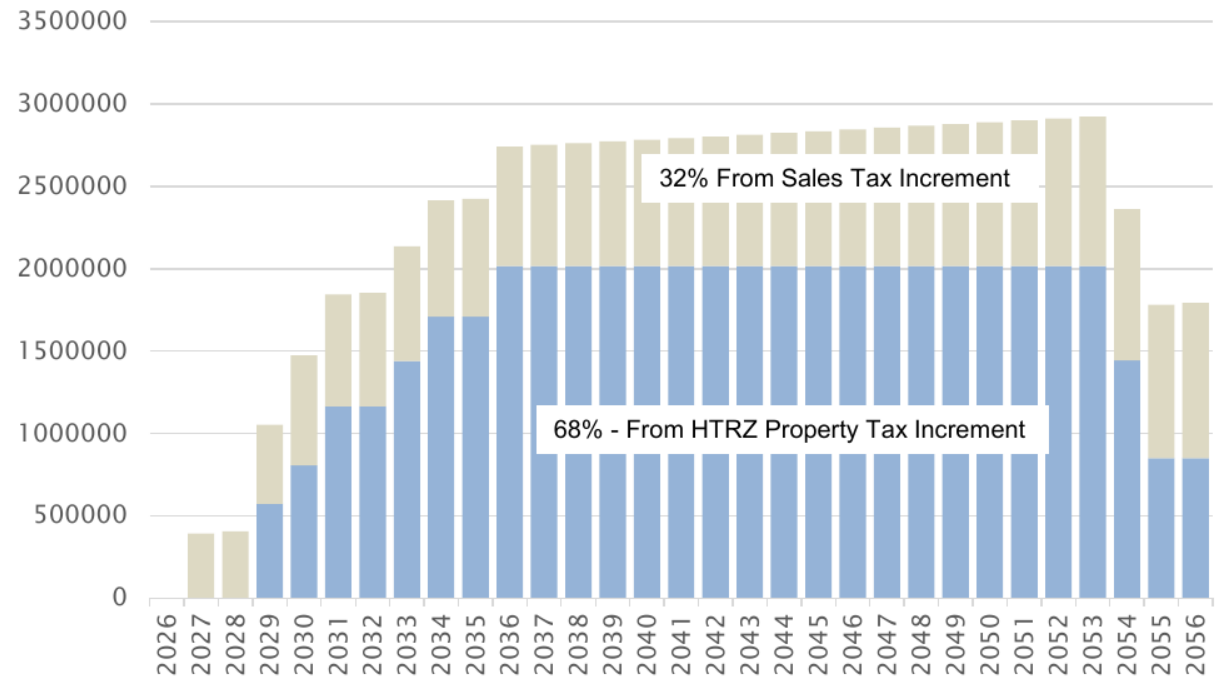
EST. BOND PROCEEDS

\$19.0MM

(1) To be verified by Provo

Revenues Both property tax and sales tax increment are key contributors to generating the estimated proceeds needed to realize the redevelopment recommended by the Planning Commission

Revenues Pledged to Bond



	HTRZ TIF	Sales Tax	Total
2027		\$393,038	\$393,038
2028		\$406,058	\$406,058
2029	\$573,369	\$479,708	\$1,053,077
2030	\$806,771	\$668,306	\$1,475,077
2031	\$1,166,217	\$677,569	\$1,843,786
2032	\$1,166,217	\$686,924	\$1,853,141
2033	\$1,440,293	\$696,373	\$2,136,666
2034	\$1,709,013	\$705,917	\$2,414,930
2035	\$1,709,013	\$715,556	\$2,424,569
2036	\$2,017,124	\$725,291	\$2,742,415
2037	\$2,017,124	\$735,124	\$2,752,248
2038	\$2,017,124	\$745,055	\$2,762,179
2039	\$2,017,124	\$755,085	\$2,772,209
2040	\$2,017,124	\$765,216	\$2,782,340
2041	\$2,017,124	\$775,448	\$2,792,572
2042	\$2,017,124	\$785,782	\$2,802,906
2043	\$2,017,124	\$796,220	\$2,813,344
2044	\$2,017,124	\$806,762	\$2,823,886
2045	\$2,017,124	\$817,410	\$2,834,534
2046	\$2,017,124	\$828,163	\$2,845,287
2047	\$2,017,124	\$839,025	\$2,856,149
2048	\$2,017,124	\$849,995	\$2,867,119
2049	\$2,017,124	\$861,075	\$2,878,199
2050	\$2,017,124	\$872,265	\$2,889,389
2051	\$2,017,124	\$883,568	\$2,900,692
2052	\$2,017,124	\$894,983	\$2,912,107
2053	\$2,017,124	\$906,513	\$2,923,637
2054	\$1,443,756	\$918,158	\$2,361,914
2055	\$850,907	\$929,919	\$1,780,826
2056	\$850,907	\$941,798	\$1,792,705
Total	\$48,024,695	\$22,862,304	\$70,886,999

Estimated Bond Par
Estimated Bond Proceeds¹

\$26,670,000
\$18,978,750

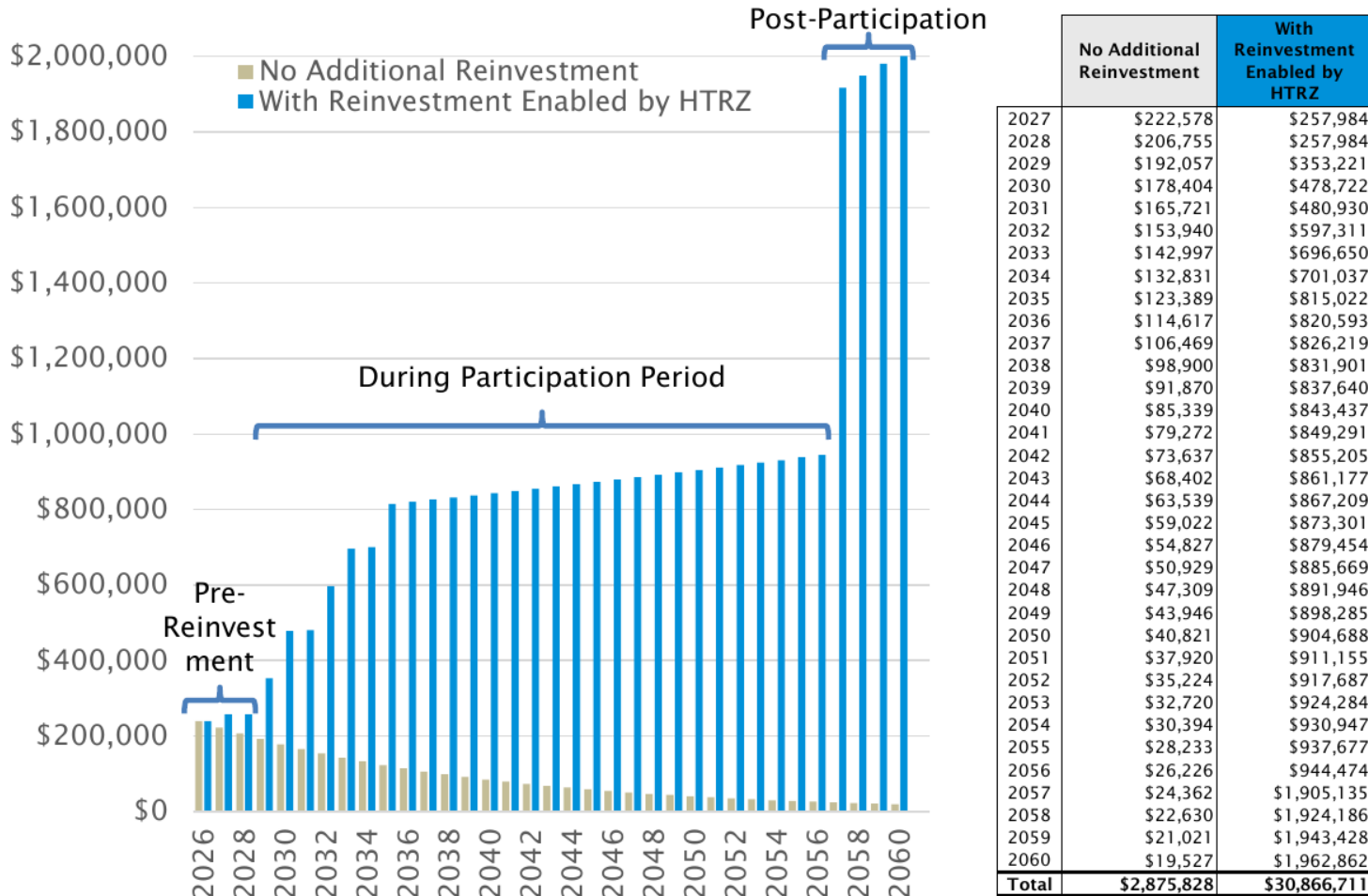
(1) Funds set aside for debt service reserve, capitalized interest, and cost of issuance



Forecasted Fiscal Benefit of Provo
Towne Centre Redevelopment to
Provo City

Reinvestment in Provo Towne Centre is expected to increase the City's forecasted sales tax collections within the project by more than 10x relative to what it is anticipated to collect absent reinvestment over the next 35 years.

City's Forecasted Sales Tax Collections from Provo Towne Centre (2026-2060)¹

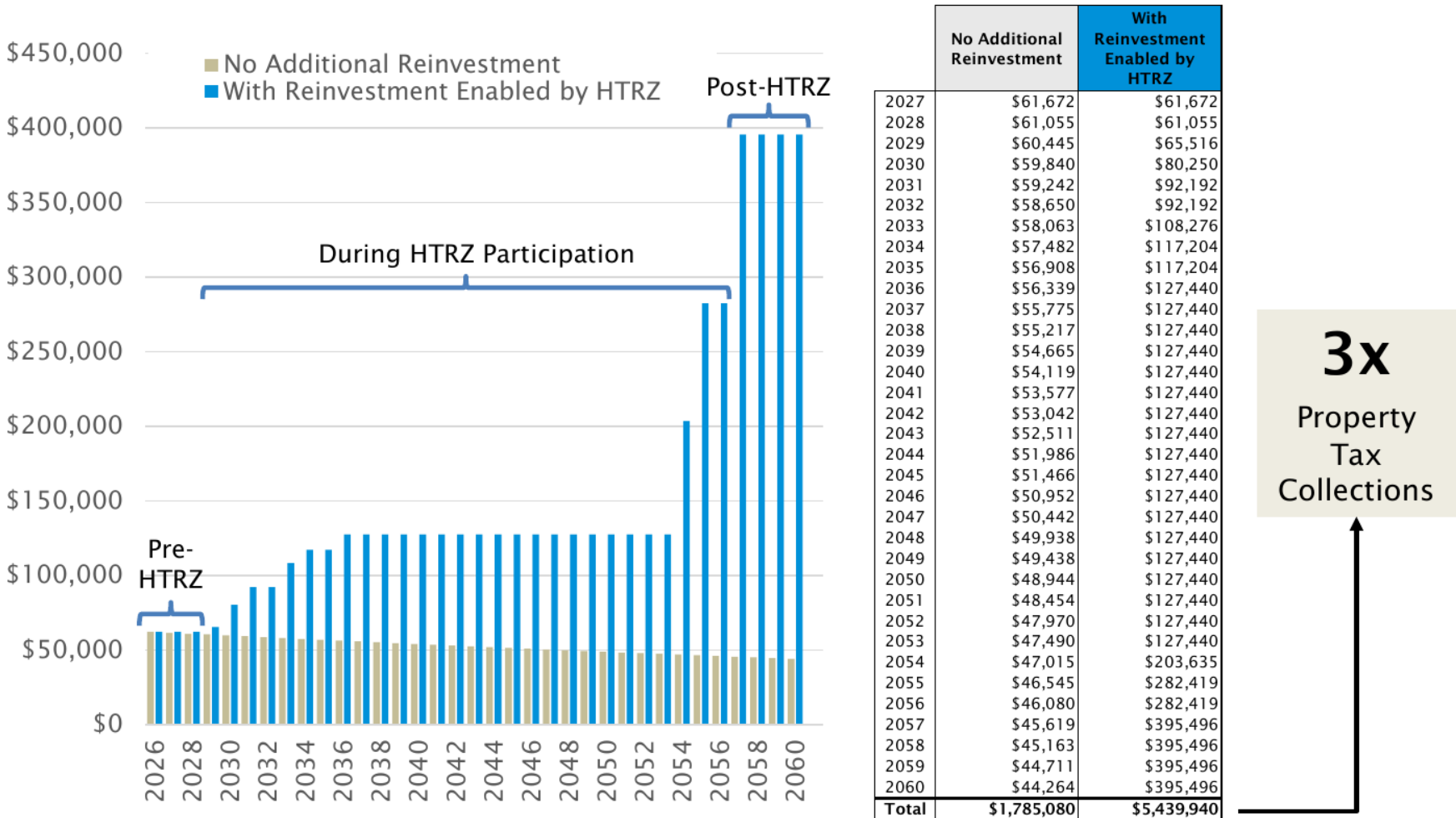


10x
Sales Tax
Collections

(1) Inclusive of point of sale, online sales, population dist., and TRT

Reinvestment in Provo Towne Centre is expected to increase the City’s forecasted property tax collections within the project by 3x relative to what it is anticipated to collect absent reinvestment over the next 35 years.

City’s Forecasted Property Tax Collections from Provo Towne Centre (2026–2060)



The Provo Towne Centre redevelopment is anticipated to produce a net fiscal benefit of \$24.4mm to the City over the next 35 years. Absent redevelopment, the site will eventually become a community liability.

Projected Revenues Less Expenditures (No Redevelopment)									Total
	2027	2032	2037	2042	2047	2052	2057	2060	
Revenues									
Property Tax	61,672	58,650	55,775	53,042	50,442	47,970	45,619	44,264	1,785,079
Sales Tax ²	222,578	153,940	106,469	73,637	50,929	35,224	24,362	19,527	2,875,828
Total Revenues	284,250	212,590	162,244	126,679	101,371	83,194	69,981	63,791	4,660,907
Expenditures³									
General Government Services	16,928	20,706	24,592	29,208	34,689	41,200	48,933	54,253	1,105,718
Public Safety Services	47,453	58,041	68,935	81,873	97,240	115,490	137,166	152,078	3,099,494
Public Works Services	5,677	6,943	8,246	9,794	11,632	13,816	16,409	18,193	370,783
Parks and Rec	4,577	5,598	6,649	7,897	9,379	11,139	13,230	14,668	298,948
Total Expenditures	74,635	91,289	108,422	128,772	152,940	181,645	215,737	239,192	4,874,942
Total Revenue Less Expenditures	209,615	121,301	53,822	(2,093)	(51,569)	(98,451)	(145,756)	(175,401)	(214,035)

Projected Revenues Less Expenditures (With Redevelopment)									Total
	2027	2032	2037	2042	2047	2052	2057	2060	
Revenues									
Property Tax ¹	61,672	92,192	127,440	127,440	127,440	127,440	395,496	395,496	5,439,310
Sales Tax ²	257,984	597,311	826,219	855,205	885,669	917,687	1,905,135	1,962,862	30,866,711
Total Revenues	319,656	689,503	953,659	982,645	1,013,109	1,045,127	2,300,631	2,358,358	36,306,022
Expenditures³									
General Government Services	16,928	17,356	17,794	18,243	18,704	19,176	19,661	19,957	625,682
Public Safety Services	47,453	180,188	294,346	301,778	309,399	317,211	325,221	330,124	9,098,844
Public Works Services	5,677	23,806	39,054	40,040	41,051	42,088	43,151	43,801	1,218,449
Parks and Rec	4,577	19,194	31,488	32,283	33,098	33,934	34,791	35,315	982,387
Total Expenditures	74,635	240,544	382,682	392,345	402,252	412,410	422,823	429,198	11,925,362
Total Revenue Less Expenditures	245,021	448,959	570,977	590,300	610,857	632,718	1,877,807	1,929,161	24,380,660

¹ Property tax revenues shown are net of property tax increment shared with HTRZ for redevelopment

² Sales taxes inclusive of point of sale, online sales, population dist., and TRT; sales tax assumptions driven by anticipated sales per sf of new retail and sales per capita of new residents.

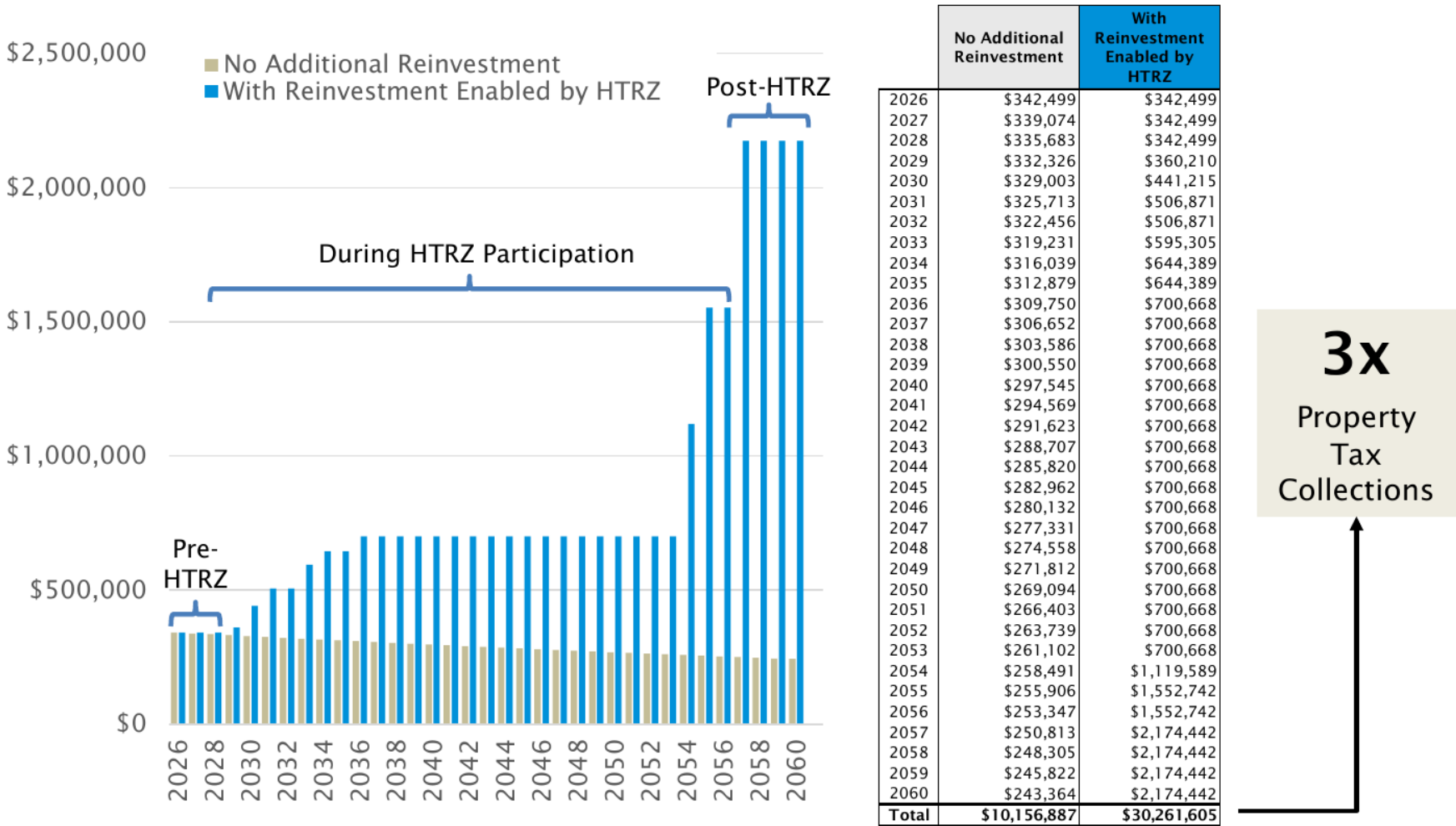
³ Expenditures estimated by using the City's 2024-25 annual CAFR report to determine an average cost per dollar of assessed value and per capita within the city for general government services, public safety services, public works services, and parks and rec and applying these ratios to the projected assessed value and additional residents projected within the Provo Towne Centre Development to determine the incremental costs of municipal services.



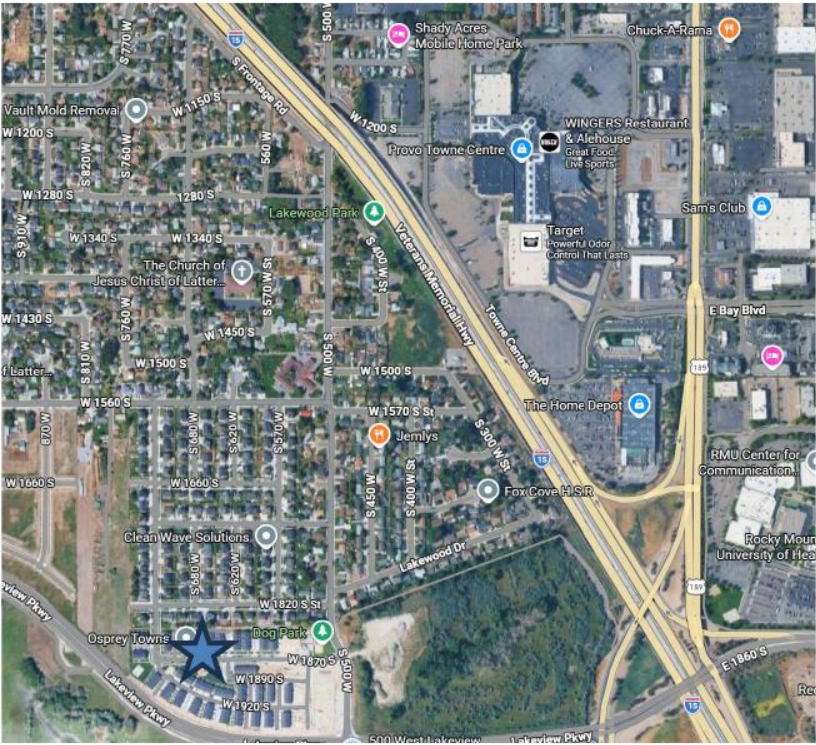
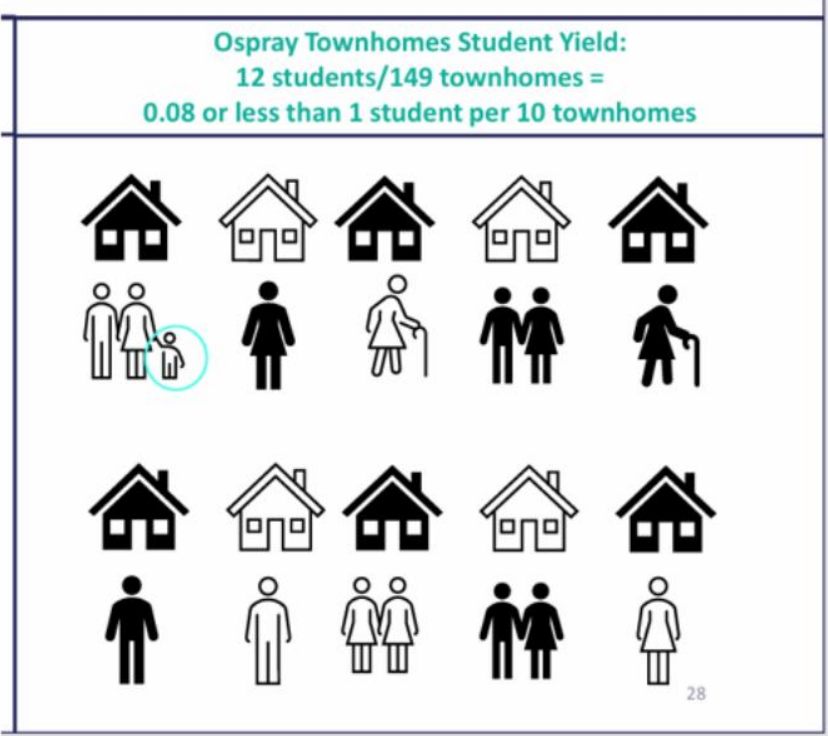
Forecasted Fiscal Benefit of Provo
Towne Centre Redevelopment to
Provo School District

Reinvestment in Provo Towne Centre is expected to increase the School District’s forecasted property tax collections within the project by 3x relative to what it is anticipated to collect absent reinvestment over the next 35 years.

School District’s Forecasted Property Tax Collections from Provo Towne Centre (2026–2060)



According to a 2025 Provo City School District report analyzing student yields, the nearby 149-unit Osprey Townhome Development produced 12 new students, or about 0.08 new students per townhouse (3-to-4-bedroom apartment equivalent).



Applying Provo City School District's student yield ratios, Provo Towne Centre is anticipated to add 44 new students total over 15 years using Provo City School District's student yield assumptions.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Ant. Year Occupied	2031	2034	2036	2038	2041	
Actual Units By Phase						
Studio	28	25	30	24	66	173
1 BR	115	155	159	129	112	670
2 BR	66	104	103	90	90	453
3 BR	0	0	0	0	4	4
Townhomes	80	0	0	0	4	84
Total	289	284	292	243	276	1,384
Est. Number of New Students ^{1, 2}						
Studio	1	1	1	1	1	4
1 BR	2	3	3	3	2	14
2 BR	3	4	4	4	4	19
3 BR	0	0	0	0	0	0
Townhomes	7	0	0	0	0	7
Total	13	8	8	7	8	44

¹ Uses student yield calculation of 0.08 students per townhome as reported in Provo City School District 2025 student yield report (informed by actual student yield reported for Osprey Townhome development, located less than a mile from Provo Towne Centre, the 149 units in the Osprey Development added 12 students to the Provo City School District or the equivalent of about 0.08 students per townhome.

² Assumes that a studio apartment = 0.25 townhome units; 1-bedroom apartment = 0.25 townhome units; 2-bedroom apartment = 0.50; 3-bedroom apartment = 0.75 townhome units; and a townhome = 1 townhome unit

The Provo Towne Centre redevelopment is anticipated to produce a net fiscal benefit of \$26.1mm to the School District over the next 35 years.

School District Revenues Less Expenditures									Total
	2027	2032	2037	2042	2047	2052	2057	2060	
Student Enrollment		13	29	44	44	44	44	44	
Revenues									
Property Tax	273,999	506,871	700,668	700,668	700,668	700,668	2,174,442	2,174,442	29,782,107
Motor Vehicle Fees	-	-	-	-	-	-	-	-	-
Interest	-	6,000	13,721	21,344	21,883	22,436	23,003	23,349	562,173
Food Services Sales	-	-	-	-	-	-	-	-	-
Other Local Revenue	-	5,308	12,141	18,886	19,363	19,852	20,353	20,660	497,419
State Revenue	-	97,231	222,376	345,918	354,653	363,608	372,790	378,410	9,110,829
Federal Revenue	-	8,627	19,731	30,693	31,468	32,262	33,077	33,576	808,391
Total Revenue	273,999	624,037	968,637	1,117,509	1,128,035	1,138,826	2,623,664	2,630,436	40,760,920
Expenditures									
Instructional Services	-	97,184	222,269	345,752	354,482	363,434	372,611	378,228	9,106,450
Supporting Services	-	58,985	134,904	209,850	215,149	220,582	226,152	229,561	5,527,051
Total Expenditures	-	156,169	357,173	555,602	569,631	584,015	598,762	607,789	14,633,501
Net to School District	273,999	467,868	611,464	561,907	558,403	554,811	2,024,902	2,022,648	26,127,418

*Revenues shown are net of property tax increment shared with HTRZ for redevelopment

**Costs projected by using Provo School District's 2024-25 annual CAFR to determine an annual cost per capita for the 13,463 students enrolled in the School District and applying the cost per capita to the projected incremental enrollment of new students expected to live within the Provo Towne Centre development. First new students anticipated in 2031.



Appendix

Provo Towne Centre

Development Summary Assumptions

Product Type	Taxable Value / Unit	Sales / SF	Unit Mix		Anticipated Absorption								
			Units	%	Pre-2028	2028	2029	2030	2031	2032	2033	2034	2035
Residential													
Studio	\$210,000	n/a	173	13%			28	25		30	24		66
One Bed	\$235,000	n/a	670	48%			115	155		159	129		112
Two Bed	\$250,000	n/a	453	33%			66	104		103	90		90
Three Bed	\$270,000	n/a	4	0%									4
Townhome 1	\$330,000	n/a	37	3%			19	18					
Townhome 2	\$370,000	n/a	46	3%			23	23					
Total Residential			1,384	100%			251	325		292	243		272
Commercial													
Retail/Commercial	\$184	\$184	41,176	5%		41,176							
Retail	\$184	\$200	14,775	2%		14,775							
Food/Beverage 1	\$558	\$594	7,580	1%		7,580							
Food/Beverage 2	\$558	\$552	6,340	1%		6,340							
Café 1	\$558	\$911	2,853	0%		2,853							
Café 2	\$558	\$975	2,565	0%		2,565							
Food & Entertainment	\$184	\$349	8,589	1%		8,589							
Retail/Commercial	\$184	\$184	98,079	13%		98,079							
Retail/Commercial	\$184	\$184	19,517	3%		19,517							
Cinemark	\$84	\$84	78,000	10%	78,000								
JCP	\$69	\$69	151,090	20%	151,090								
Target	\$160	\$160	135,828	18%	135,828								
Lower/Level 1	\$184	\$347	34,585	4%		34,585							
Lower/Level 2	\$184	\$386	35,000	5%		35,000							
Big-Box Retail	\$160	\$313	80,000	10%		80,000							
Auto Dealer	\$253	\$530	50,000	6%		50,000							
Restaurant 1	\$567	\$2,600	3,500	0%		3,500							
Restaurant 2	\$735	\$1,120	2,500	0%		2,500							
Restaurant 3	\$600	\$2,333	900	0%		900							
Total Commercial			772,877	100%	364,918	407,959							

Our Partners

A major project like Provo Towne Center requires strong partnerships. Our HTRZ Application enjoys the support and commitment of the following companies.



The Future of the Provo Towne Centre

With the assistance of an HTRZ, Provo Towne Centre will transform into a unique urban destination where people can LIVE, WORK, MOVE, AND PLAY



Provo Towne Centre: The Place to LIVE



Current Use of Planned Residential Site: A vacant building and surface parking.



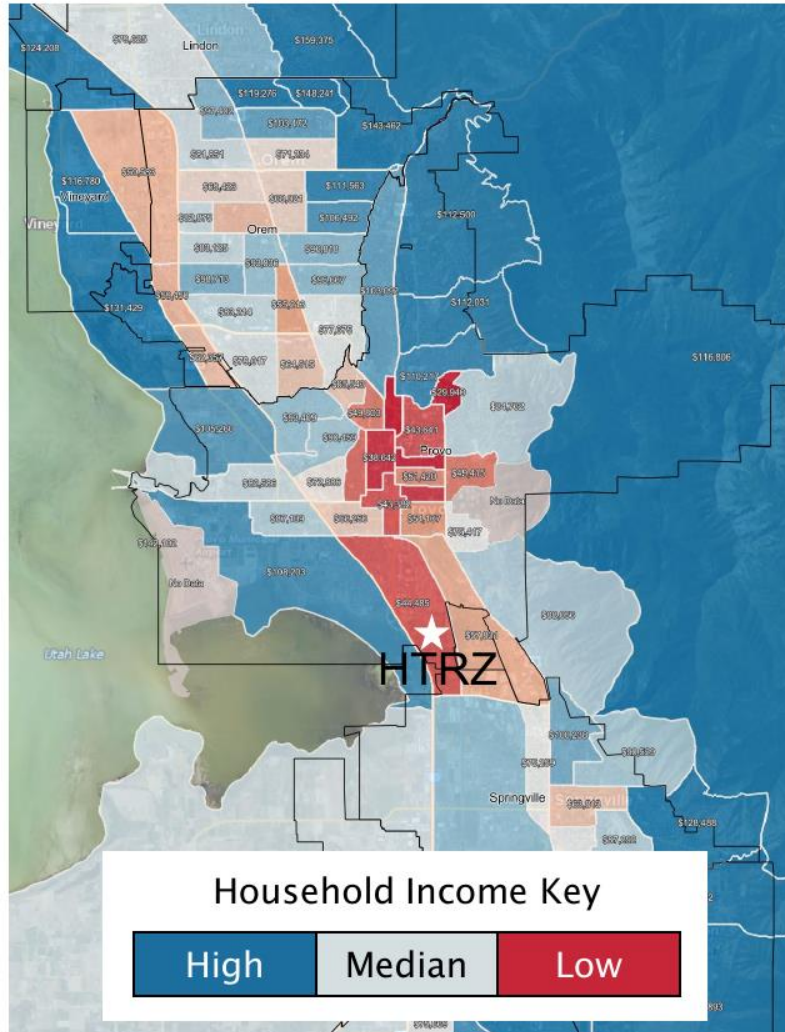
Future Residential Site: A true mixed-use community, enabled by HTRZ, where an estimated 2,500 to 3,500 people can live, work, shop, and play.

Provo Towne Centre: The Place to LIVE

- Provo Towne Centre provides a unique opportunity to maximize the State's transportation infrastructure by transforming a shopping mall in decline (with over 40 acres of surface parking) into a true mixed-use community where one can live, work, shop, and play.
- Planning is underway for over 1,300 residential units averaging over 70 units per acre, providing density to support a lively, thriving mixed-use neighborhood. The site is also planned to include 552,099 square feet of commercial and retail.



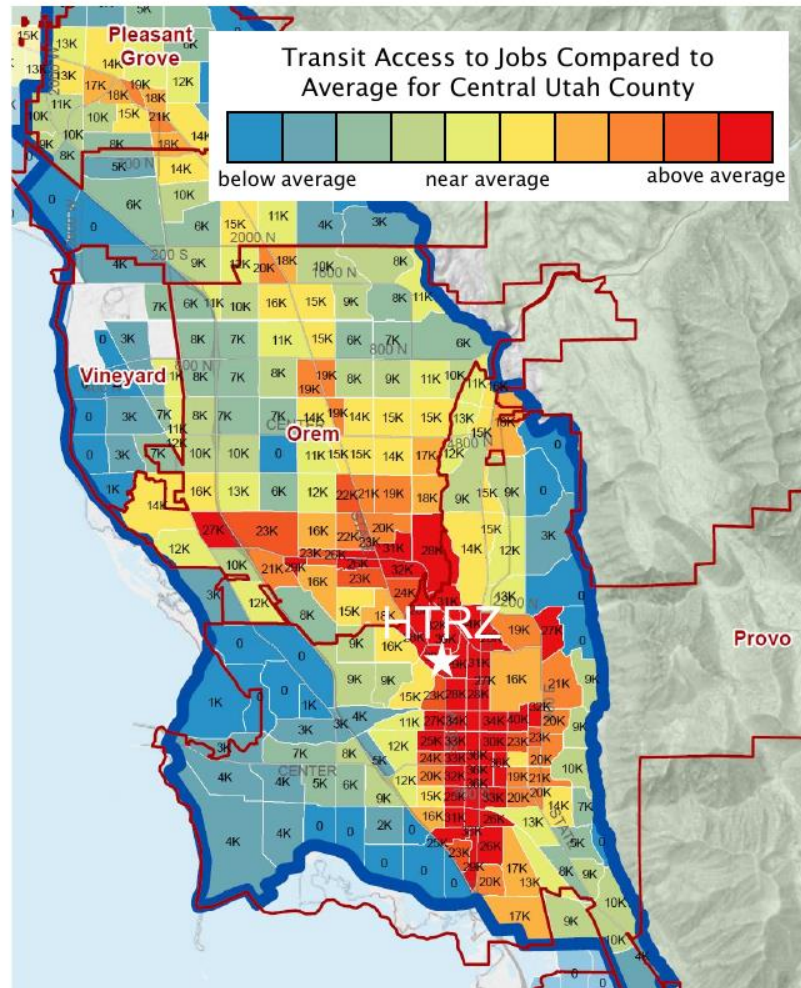
Provo Towne Centre: The Place to **Live** at a Range of Incomes



- The metro area's lower-income populations are concentrated along the I-15 corridor, with higher-income housing located concentrically outward.
- Provo Towne Center is located in the heart of the Provo-Orem metropolitan area and is at the population center that disproportionately provides housing for lower-income populations.
- The inclusion of Affordable units in the anticipated multi-family development in Provo Towne Centre demonstrates Provo's continuing commitment to ensuring affordable housing as an option to serve our current and future residents.

Provo Towne Centre: The Place to WORK

Transit allows HTRZ residents a 15-30-minute commute to jobs anywhere in Provo



- The Provo Towne Centre HTRZ is bringing much-needed housing to where plentiful jobs are already located.
- Significant investments in the regional transit and highway systems provide convenient access for Provo employers and residents.
 - **Employees** have greater choice about where to work – within walking distance, or anywhere in the Valley just a short transit ride away.
 - **Employers** can tap a wider pool of potential workers. Employees can reach Provo Towne Centre by transit from most areas in 15-30 minutes.
- With Frontrunner and multiple BRT stations near or within the HTRZ, Provo Towne Centre will have the highest level of transit access to jobs (dark red on Wasatch Front Regional Council map).

Provo Towne Centre: The Place to WORK

Ample employment, existing and new, will be available to residents in the HTRZ within a short distance

- The Provo Towne Centre HTRZ will allow employees of the businesses located in our city the opportunity to live closer to where they work, improving productivity and quality of life.
- Plentiful jobs – both new and existing in a diverse assortment of small, medium, and large employers – are within walking distance from anywhere in the proposed HTRZ.
- **Provo Towne Centre** will employ hundreds of workers who would have the option to live in the development.

Provo Accolades



Major Employers (distance from HTRZ)



Provo Towne Centre: The Place to **MOVE**

The proposed HTRZ maximizes Provo Towne Centre's immediate adjacency to the state's largest Interstate Highway, University Avenue, Frontrunner Commuter Rail, and Numerous Nearby Bus Rapid Transit Stops



- Provo Towne Centre is located at the nexus of I-15, US Route 189 (University Avenue), the Frontrunner Commuter Rail, and numerous bus routes and enables public transportation access to most places in the Central Utah Valley to within 15-30 minutes. For example:
- Provo Frontrunner Commuter Rail (0.33 miles) – is a 5-minute bus ride, or 15-minute walk from Provo Towne Centre and opens access to municipalities along the Wasatch Front
- The Utah Valley Express Bus Rapid Transit (UVX) – runs from Provo Towne Centre and south adjacent employment hubs up through Downtown Provo and BYU to Utah Valley University
- Route 833 Bus Rapid Transit – runs from the Frontrunner station out to the Provo Airport

Provo Towne Centre: The Place to **PLAY**

Provo offers many opportunities for residents of Provo Towne Centre to relax, play, and have fun



But for public incentives, Provo Town Center is not Viable

Turning Dead Malls Into Community Assets

By [Tom Vander Ark](#), Former Contributor. © I write about the future of learning, work and human...

The last two recessions accelerated the decline of traditional retail and shopping malls. The Great Recession began in 2008 with [441 retail bankruptcies](#). The pandemic of 2020 accelerated online shopping by a couple of years forcing hundred of retailers into bankruptcy and emptying out struggling malls across the country.

These [dead malls](#) and strip centers are not only a sign of a declining retail sector, it is a disaster for communities that relied on the property and sales tax to fund basic services.

The key is reversing a vicious cycle and that takes a catalyst-a big impact investment (a grant, guarantee, or reduced return expectation) and a big tenant (or a bundle of viable tenants).

Catalytic capital, according to the [MacArthur Foundation](#), is patient, risk-tolerant, concessionary, and flexible. It's catalytic in the sense that a deal won't get done without it.

And there is more to come. [Coresight Research](#) estimates 25% of America's roughly 1,000 malls will close over the next three to five years. Soon most communities will have empty strip centers and a dead mall.

Bloomberg

Business

Why Is the Government Giving Money to Dying Malls?

The project cost was \$70 million, including public and private funds. Bayer was able to obtain a low-interest loan from the U.S. Department of Energy, as well as tax credits from the state. The city paid to refurbish the landscaping in the area, including the sidewalks and street lamps, according to Wadkins.

Local government is “a very prevalent option,” said David Kitchens, an architect with Cooper Carry, which has worked with mall landlords on large-scale [redevelopments](#). “The ability to turbo-charge these sites is very important to all parties, including the community.”

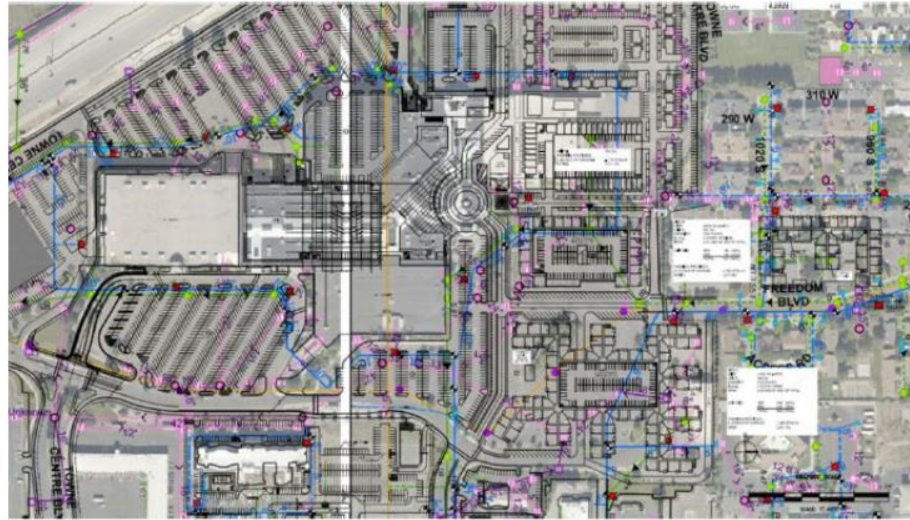
But for public incentives, Provo Town Center is not Viable

1. Infrastructure	All of the following infrastructure must be added / upgraded to service the proposed plan: ○ Storm Drain System – manholes, underground piping, and water quality ○ Sanitary Sewer – mainlines, laterals, and connection to municipal system ○ Domestic & Fire Water – mains, laterals, meters, and hydrants ○ Dry Utilities – electric, gas, and telecom ○ Irrigation / Landscaping ○ Base Course and Asphalt Paving
2. Demolition Costs	Provo Towne Centre is subject to extraordinary redevelopment costs including the demolition of existing buildings, staging construction materials, managing traffic flow, crane placement, and implementing safety precautions while building in this commercially active area.
3. Placemaking & Amenities	Building a true “destination” mixed use development requires enhanced placemaking elements, including commercial and park amenities that would otherwise not be viable absent outside funding.
4. Structured Parking	To generate the density required to create a truly walkable, transit-oriented development, parking must transition from surface parking (typical in suburban markets) to podium structured parking (typical of new urban TOD). The HTRZ anticipates 1,510 structured parking stalls. To surface-park that many cars would take ~12 acres of land, equivalent to using nearly 70% of the land in the residential portion of the planned development for parking instead of housing.
5. Building Cost Differential	Construction costs increase as density increases. Building material costs increase as different construction materials like concrete, steel, and elevators are required for taller, higher- density buildings. The complexity of mechanical, electrical, plumbing specifications and systems increase.

\$500+ MILLION
Total Investment

\$100+ Million
Extraordinary Project Cost

1. Public support is needed to overcome **Infrastructure** costs



Summary of Required Infrastructure

- Storm Drain System: manholes, underground piping, and water quality
- Sanitary Sewer: mainlines, laterals, connection to municipal system
- Domestic & Fire Water: mains, laterals, meters, and hydrants
- Dry Utilities: electric, gas, and telecom
- Landscaping and irrigation
- Base Course and Asphalt Paving

The existing utility infrastructure was designed for a single-use enclosed mall and is incompatible with the proposed mixed-use, phased redevelopment. Significant relocation, resizing, and reconfiguration are required to align utilities with new streets, parcels, and vertical development, and to meet current capacity and code requirements. These improvements are capital-intensive, non-revenue generating, and must be implemented upfront or in coordination with phasing—representing a primary cost driver and key justification for HTRZ participation

2. Public support is needed to overcome **Demolition** costs



Demolition involves significant costs related to structural teardown, hazardous material abatement, utility disconnects, and large-scale debris handling, all while maintaining safe conditions for any ongoing operations. As a non-revenue generating activity required upfront to unlock the site's highest and best use, demolition represents a material extra cost burden.

3. Public support is needed to overcome **Placemaking** costs



The community is envisioned and planned to be a beautiful and walkable environment including plazas, pedestrian corridors, and enhanced landscaping. These spaces are designed with a timeless aesthetic and durable, high-quality materials to create a cohesive sense of place. These spaces occupy valuable land and require substantial upfront capital for construction, yet do not directly generate revenue.

4. Public support is needed to overcome **Structured Parking costs**

To generate the density required to create a truly walkable, transit-oriented development, parking must transition from surface parking (typical in suburban markets) to podium structured parking (typical of new urban TOD).

Currently, **the HTRZ anticipates 1,510 structured parking stalls. Residential development is characterized by a parking ratio of 1.0 to 1.25 stalls per residential unit on average.** The relatively low ratio is, in part, a function of the City's allowance for a parking requirement reduction to promote high-density development around the Front Runner and to encourage the utilization of public transit over private transportation.

To surface-park as many cars would take approximately 12 acres of land (excluding any buildings). This is equivalent to using up 66% of land in the ~18-acre residential portion of the planned development for parking instead of housing. This approach is neither economically feasible due to land costs, nor practically feasible due to fragmented land ownership, nor would this advance the objectives of HTRZ.

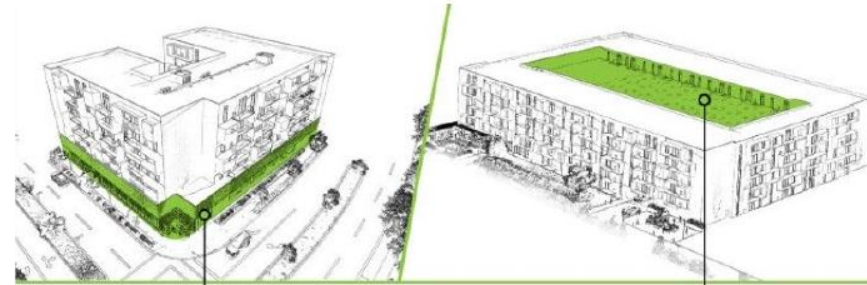


5. Public support is needed to overcome **Building costs**

4. HARD COST: Construction costs increase as density increases. Building material costs increase as different construction materials like concrete, steel, and elevators are required for taller, higher- density buildings. The complexity of mechanical, electrical, plumbing specifications and systems increase.

Provo is uniquely positioned as an intermediary market between urban and suburban. The cost of construction within the HTRZ are equivalent to urban markets, but the rents are significantly lower, which creates an additional financing gap.

The rents supported by this market do not make up for these costs without the implementation of the HTRZ, together with all development impediments discussed herein.



Podium and Wrap style buildings are significantly more expensive than garden style construction that is typical in Provo and surrounding areas

But for public incentives, Provo Town Center is not Viable

HTRZ Sample Pro-Forma				
STABILIZED CASH FLOW			COST SUMMARY	
Rent	36,044,631		TOTAL BUILDING COSTS & Infrastructure Enhancem	347,543,046
Ancillary Income	4,812,840		Demo and Site Prep	18,044,751
Less: Vacancy - Overall	(2,042,874)		Amenities	4,184,368
EFFECTIVE RENTAL INCOME	38,814,598		Parking	42,300,000
Less: Operating Expenses (% of ERI)	(9,528,921)		Contingency and Other	17,285,545
Management Fees (% of ERI)	(1,164,438)		TOTAL CONSTRUCTION COSTS	429,357,710
Reserves (% of ERI)	(388,146)		Land Value (Provo area)	49,734,500
TOTAL EXPENSES & RESERVES	(11,081,505)		TOTAL LAND & CONSTRUCTION	479,092,210
NET OPERATING INCOME	\$27,733,093		OTHER COSTS	
Construction Interest	(20,217,429)		Architects and Engineers	10,851,286
Construction Cash Flow	7,515,664		Legal & Misc.	3,959,506
Long-Term Debt Service	(22,395,917)		City Permits & Fees	9,060,506
Long-Term Cash Flow	5,337,176		Development Overhead	16,325,144
			Leasing / Marketing	22,406,934
			Constr. Loan & Costs	2,497,068
			Construction Interest	14,982,408
			Other Contingency	1,510,084
			Total Other Costs	81,592,936
			TOTAL COSTS	\$560,685,147
				100.0%
PROJECT MARKET VALUE			INVESTMENT ANALYSIS	
Market Value - Multifamily	455,846,106		TOTAL PROJECT COSTS	560,685,147
Market Value - Commercial	65,877,169		Less: TIF / Public Incentives (Net Nominal Collections)	100,000,000
TOTAL MARKET VALUE	\$521,723,275	Blend -- 5.32%	ADJUSTED PROJECT COSTS	\$460,685,147
FINANCING			Construction Loan	313,161,594
	Residential	Commercial	NET CAPITAL REQUIREMENT- Construction	177,523,553
CONSTRUCTION LOAN	249,706,792	63,454,802	NET CAPITAL REQUIREMENT - Long term	146,405,005
Interest Rate	6.00%	8.25%	YIELD-ON-COST (incl. Land)	6.0%
Annual Construction Interest	14,982,408	5,235,021	YIELD/CAP RATE SPREAD	0.7%
Loan-to-Value	55%	96%	CASH-ON-CASH RETURN - Long term Debt	3.6%
Loan-to-Cost	65%	60%		
PERM LOAN	300,808,435	43,471,706		
Loan-to-Value (LTV)	66%	66%		
Interest Rate	5.00%	5.00%		
Amortization Period	30	30		
Annual Debt Service	19,568,020	2,827,897		
Debt Yield / Loan Constant	7.7% /	6.5%		
Debt Service Coverage Ratio (DSCR)	1.16	1.75		

Provo Towne Center
HTRZ Cost
Impediments Include:

1. Cost to build high-density
2. Contribution to upgrading infrastructure and amenities
3. Demo required for redevelopment
4. Increased cost to build structured parking

To create the project, TIF needs to be monetized through PID, by issuing a bond to overcome the upfront funding gap

PROVO MUNICIPAL COUNCIL WORK SESSION STAFF REPORT



Submitter: KMARTINS
Presenter: Andrew Jackson, City Planner
Department: Recorder
Meeting Date: 10/20/2026
Requested Duration (Minutes): 45 minutes
CityView or Issue File Number: 26-023

SUBJECT: 3 A discussion about the Provo Town Centre Mall redevelopment zoning change and related development agreement (26-023)

ADMINISTRATIVE RECOMMENDATION: General Plan Amendment: Planning Commission Recommended Approval
Zone Change: Planning Commission Recommended Approval
Ordinance Text Amendment: Planning Commission Recommended Denial

ADMINISTRATIVE MEMO: The proposed Provo Town Center redevelopment would support a major mixed-use transformation of the mall property through a General Plan amendment from Commercial to Transit Oriented Development (TOD) and a zone map amendment from Regional Shopping Center (SC3) to Interim Transit Oriented Development (ITOD). From last meeting, the revised concept includes approximately 77 townhomes and 1,300 apartments, along with new commercial uses, roadways, public and private amenity areas, and partial demolition and redevelopment of the existing mall and parking areas. The lower unit count for the townhomes was the result of an effort to add more 3 bedroom units. The new proposal includes 75% 3 bedroom and 25% 2 bedroom townhome units. The proposal would also remove the Shady Acres mobile home park and displace its current occupants with relocation fees provided.

Staff supports redevelopment of the mall but has identified several issues for further consideration, including pedestrian connectivity and walkability, residential parking, accessibility of amenities, roadway capacity and infrastructure impacts, and whether the overall benefits of the project adequately address the various legislative requests associated with the proposal. The redevelopment concept emphasizes mixed-use development, pedestrian and bicycle connections, and a series of community gathering spaces and plazas intended to create a more walkable urban environment.

FISCAL IMPACT: TBD

COUNCIL STAFF MEMO:

Alcohol Licensing in Provo, Utah

Understanding Dual Channels of Approval

Alcohol for Beginners

Alcohol

Low

Fermented

- Beer
- Hard Cider

Below 5% ABV

Medium

Fermented

- Wine
- Sake
- Heavy Beer

High

Fermented + Distilled

- Whiskey
- Bourbon
- Gin
- Rum
- Tequila
- Vodka
- Brandy

Above 5% ABV

Bars



600 ft	Proximity Requirements	300 ft
21+	Admission Requirements	All Ages
100%	Max. Revenue from Alcohol	30%
No	Boundary Requirements	Yes

Restaurants



“Tavern” is a bar limited to sub-5% beer



State Per Capita Ratio

Community Location Proximity

Liability Insurance

Lease / Proof of Ownership

Responsible Alcohol Sales Plan

Business Floor Plan

State Business License

Required Training



Local Consent Letter/Form

Local Business License

Other Required Licenses

Land Use Allowance

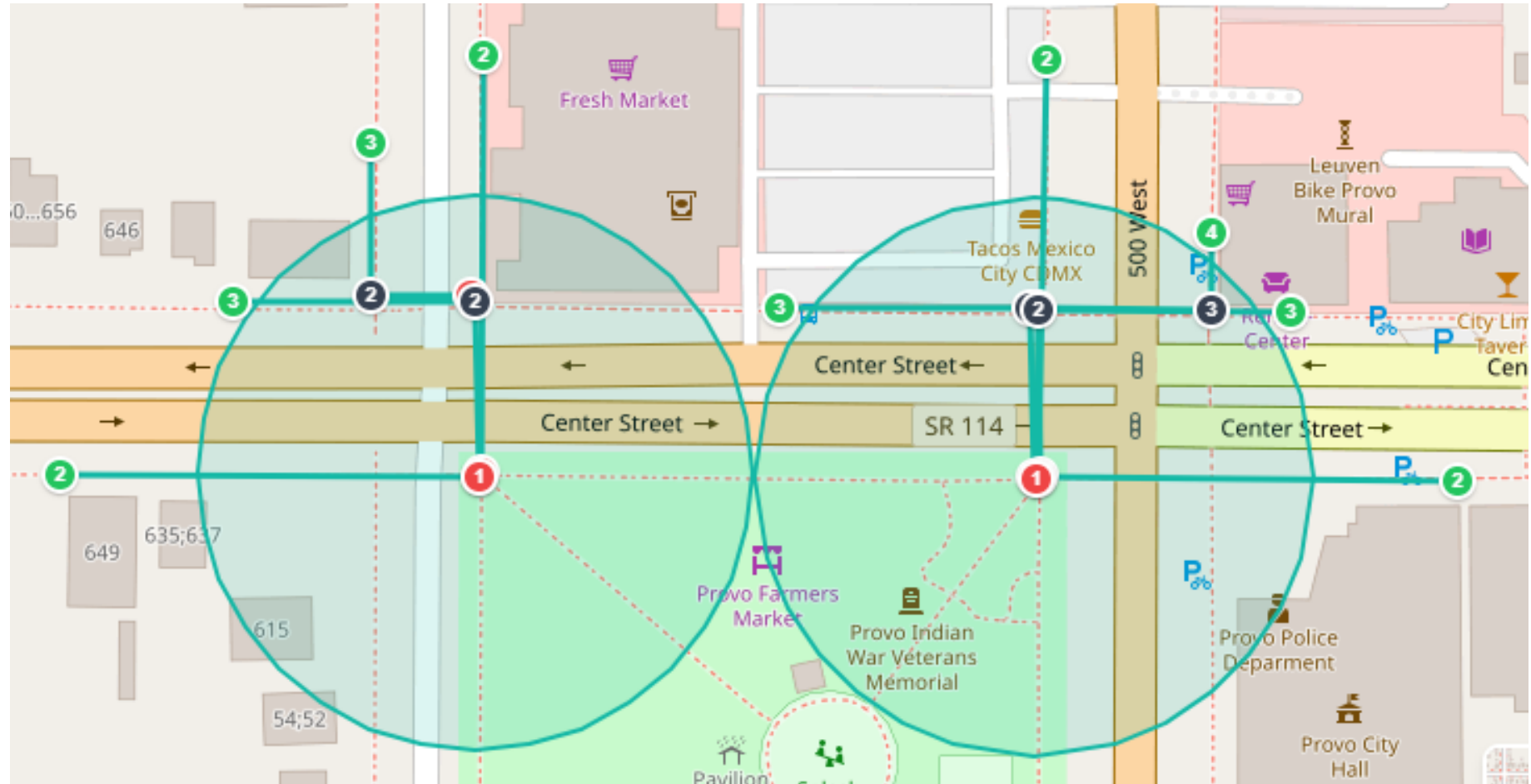
Criminal Background Check

Per Capita Caps Are Not An Immediate Limitation

Types of State Licenses	Available
Full-service Restaurant	105
Limited-service Restaurant	65
Bar Establishment	44
Tavern	41
Banquet	40
Reception Center	5

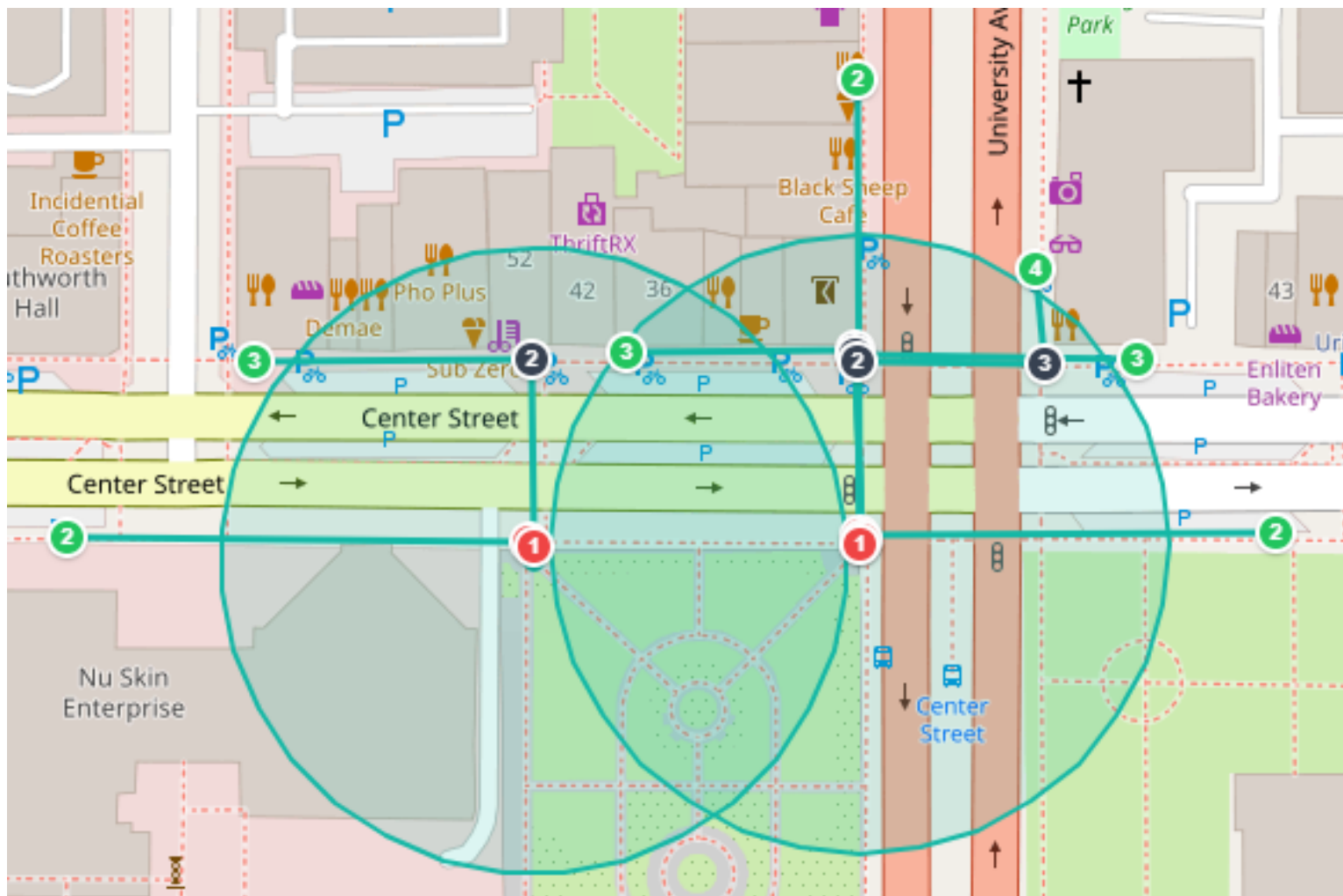
As of 10/12/2026

Proximity Can Be Limiting



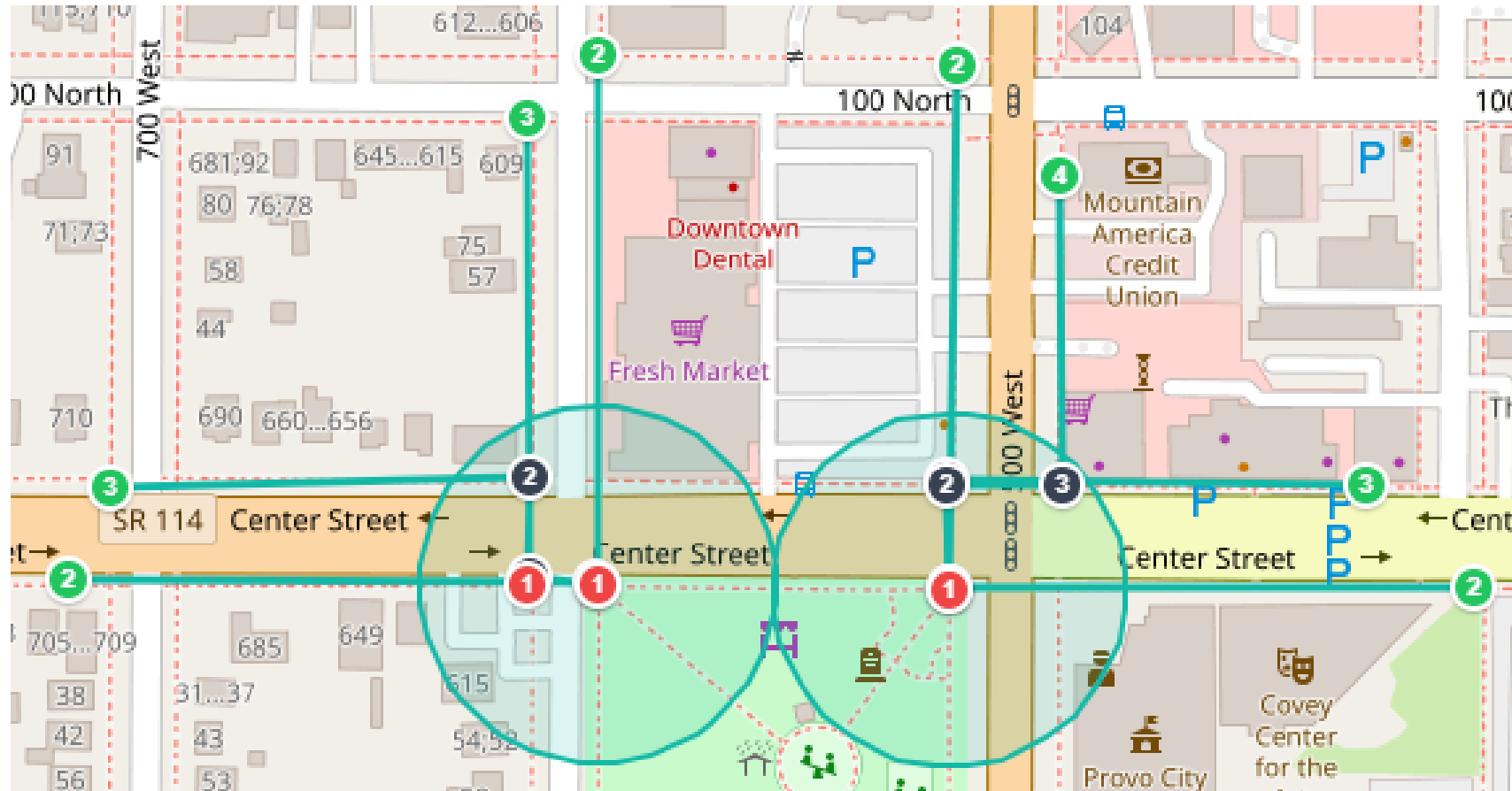
300 ft Pioneer Park Exclusion Area

Proximity Can Be Limiting



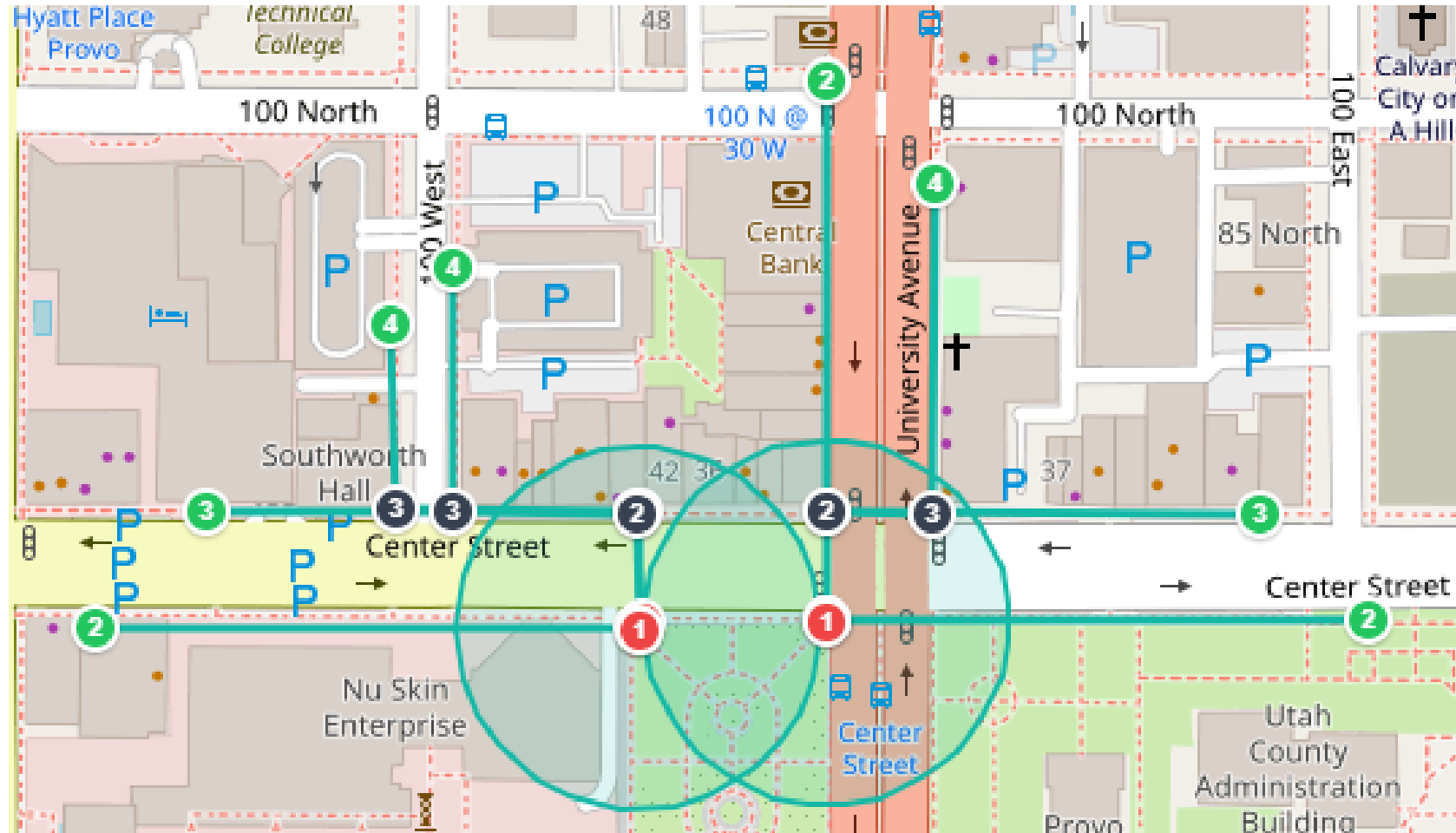
**300 ft City Center
Exclusion Area**

Proximity Can Be Limiting



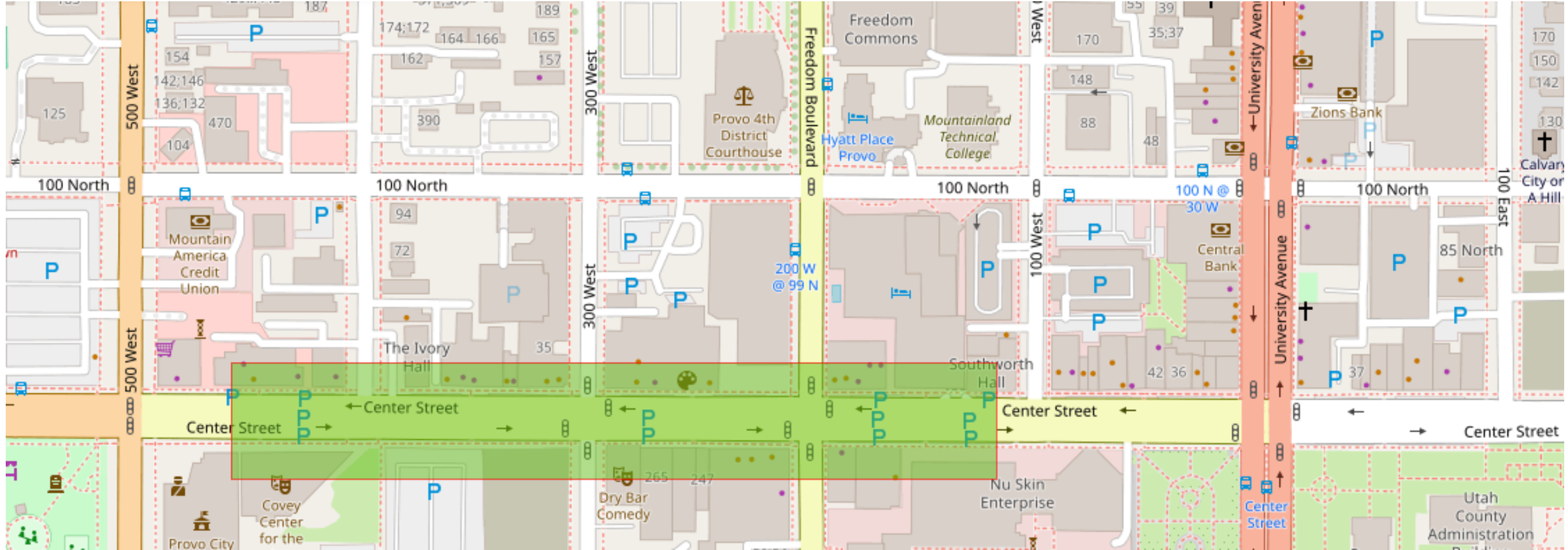
**600 ft Pioneer Park
Exclusion Area**

Proximity Can Be Limiting



600 ft City Center
Exclusion Area

Center Street Restaurant “Go-Zone”



Center Street Bar “Go-Zone”



Provo's Controls on Alcohol Retailers

Land Use

Expand
v.
Limit

Licensing

Relax
v.
Restrict

Consent

Approve
v.
Refuse

Land Use

No Zones Permit Bars

(CM is a Conditional Use)

Downtown and Shopping Zones
Permit Full-service Restaurants

Zoning Rewrite Expands Bar Access

Use	DT1	DT2	SC1	SC2	SC3	TOD	CM
Drinking Places	P	P	P	P	P	P	C

Drinking Places is a combination of full-service restaurants and bars

Local Consent

Customer Service has been acting as the designee.

Code can be amended to create a clear path for consent.



Department of
Alcoholic Beverage Services

Effective Date: Dec. 2024

Local Authority Consent for a Retail Alcohol License

Hotel

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an on-premise retail alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcohol product on the premises of the applicant under the following authorities:

Utah Code Sections 32B-1-202, 32B-5-201, 32B-5-203, 32B-5-205, and 32B-5-206.

Enter Town, City, or County Municipality

hereby grants its consent for the issuance of a license to:

Business Name (DBA):

Entity Name (or owner's name if sole proprietor):

Physical Location Street Address:

City: Zip Code:

List all sublicenses that apply: (Minimum of 3 including a bar or restaurant) Restaurant Full-Service, Restaurant Limited-Service, Restaurant Beer-Only, Bar Establishment, Hospitality Amenity, Resort Spa, On-premise Beer Retailer - Recreational Amenity, On-premise Beer Retailer - Tavern (List on a separate sheet and attach to this document if more than 7)

1. (Required) On-premise Banquet DBA:
2. (Required) Sublicense Type & DBA:
3. (Required) Sublicense Type & DBA:
4. Sublicense Type & DBA:
5. Sublicense Type & DBA:
6. Sublicense Type & DBA:
7. Sublicense Type & DBA:

Authorized Licensing Authority Signature:

Printed Name: Title: Date:

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

This is a suggested format. A local authority produced form is also acceptable.

Local Licensing

Provo's licenses only cover “beer”

"Beer" means a product that is obtained by fermentation, infusion, or decoction of malt or malt substitute and is clearly marketed, labeled, and identified as beer, ale, porter, stout, malt, or lager.

(UCA 32-1-102 (12)(a))

Paradigm Shift

If Provo doesn't explicitly license it,
then it's **illegal**

Paradigm Shift

If Provo doesn't explicitly license it,
then it's legal

Bars are Relatively Rare in Utah County

City	# Bar Licenses
Payson	1
Spanish Fork	1
Springville	2
Orem	1
Pleasant Grove	2
American Fork	1
Lehi	2

Utah County Cities' Licensing Approach Varies

Most other Utah County cities'
licenses address **all alcohol**

Fewer have a license specifically for
bar establishments

Bars' Effect On Behavior is Minor

Substance, violent, and sex crimes are infrequent near Provo's existing bar.

Outlet density can increase alcohol's negative affects, but the marginal effect is minor.

Resident Unmet Demand Exists

Leaked Provo resident demand is between \$4 million to \$6 million.

Current supply is still not adequate.

Nearby Cities Absorb Provo Demand

Provo residents make

- ~29,000 trips to bars in other Utah County cities and
- ~47,000 trips to bars outside of Utah County annually.

Visitors Choose Non-Provo Outlets

127,000 Provo visitors choose to drink in Vineyard and Springville annually.

ABG's attracts less than 17,000 visitors.

Land Use Options

Amend 14.08 to include multiple alcohol categories

Choose zones allowing full-service restaurants or bars

- TOD
- DT
- SC
- CM

Licensing Options

Amend language in
6.14 – “Beer Licenses”

Consent Options

- Council grants consent for all DABS Applicants
- Administration grants consent for all DABS applicants
- Local consent authority is divided

Additional Amendments

Allow alcohol in dance halls

Allow dancing, billiards, and
bowling in full-service
restaurants and brew pubs.

6.14.140 Regulations.

It shall be unlawful and shall constitute an offense of strict liability to violate any of the following, any one (1) of which shall constitute a sufficient basis for revoking a beer license:

- (1) ~~Beer shall not be sold or dispensed in a dance hall.~~
- (2) Beer shall not be sold or dispensed from any drive-up window.
- (3) No person shall obtain a beer license who has committed one (1) or more of the disqualifying acts described in Section [6.14.090](#), Provo City Code.
- (4) No person shall make any false or misleading statement on an application for a beer license.
- (5) No person shall be employed or act as a bartender, waitress, or in any other capacity deal with the public in connection with the sale or dispensing of beer who has committed one (1) or more of the disqualifying acts described in Section [6.14.090](#), Provo City Code.
- (6) No manager or employee shall, in the licensed premises, violate any provision of this Chapter, commit any criminal act, or knowingly (objective standard) cause a person to, or permit another to, commit a criminal act.
- (7) Any violation by any person, within a licensed premises, of Chapter [9.11](#), Provo City Code, Lewdness, Profanity, Nudity, Obscenity and Pornography, and Chapter [9.12](#), Provo City Code, Unlawful Sex Acts, is prohibited.
- (8) No Class "A" license holder or any employee or agent of a Class "A" license holder shall sell or offer for sale beer between the hours of 1:00 a.m. and 7:00 a.m. of the same day.
- (9) ~~Neither dancing, billiards nor bowling shall be permitted on any premises for which a Class "B" or Class "F" license has been issued.~~

Brew Pub Regulations Are Restrictive

(13) Any premises for which a Class "F" license has been issued shall not:

- (a) Produce more than one thousand five hundred (1,500) barrels of beer per calendar year on said premises;
- (b) Store outdoors any of the equipment, materials, ingredients, or products associated with or resulting from the production of beer on the premises;
- (c) Exceed thirty percent (30%) of the total floor area of the commercial space of the premises with respect to the area used for brewing, bottling, and kegging;
- (d) Engage in service truck loading and unloading between the hours of 8:00 p.m. and 8:00 a.m.; nor
- (e) Engage in service truck loading on public streets, but rather must perform such activities using an off-street or alley-accessible loading dock.

(14) No more than one (1) premises located within the same contiguous incidence of the General Downtown (DT1), Downtown Core (DT2), or Regional Shopping Center (SC3) Zones may be granted a Class "F" license.

Average 127
Gallons Daily

Strap Tank – Springville
~2,400 Barrels Annually

Strap Tank – Lehi
~4,000 Barrels Annually



Recommendation:
**Provide Feedback To Inform
Concrete Proposals**

**PROVO MUNICIPAL COUNCIL
WORK SESSION
STAFF REPORT**



Submitter: KMARTINS
Presenter: Tanner Taguchi, Council Policy Analyst
Department: Recorder
Meeting Date: 10/20/2026
Requested Duration (Minutes): 90 minutes
CityView or Issue File Number: 26-019

SUBJECT: 4 A presentation on alcohol retailing in Provo's downtown (26-019)

ADMINISTRATIVE RECOMMENDATION: This is a presentation on the regulatory environment in Provo related to alcohol retailers. After considering this item, Councilors will be better able to provide feedback on a future policy proposal to amend sections of city code that regulate the production and sale of alcohol.

ADMINISTRATIVE MEMO: This is a Council initiated item.

FISCAL IMPACT: This is a presentation only and has no fiscal impact.

COUNCIL STAFF MEMO: